Intended for

Cambridge City Council and South Cambridgeshire District Council

Date

November, 2015

Project Number **UK15-22172** 

# CAMBRIDGE AND SOUTH CAMBRIDGESHIRE LOCAL PLANS SA ADDENDUM REPORT

# ANNEX 1 SITE ASSESSMENT PROFORMAS & SUMMARY RESULTS

# **Site Assessment Proformas & Summary Results**

## Introduction

The Sustainability Appraisals which accompanied the Submission Cambridge and South Cambridgeshire Local Plans considered a wide range of sites which could potentially be allocated to address identified development needs. This included sites that were considered through the plan making process and were eventually included in the Local Plans, and also sites which were tested but subsequently rejected.

This Sustainability Appraisal Addendum presents sites across the two districts on a like for like basis, including those located in the Green Belt on the edge of Cambridge. It aims to make comparison between sites in different locations more accessible, by presenting summary tables which include sites al locations in the development sequence.

### Site assessment

This Sustainability Appraisal addendum document allows for a direct comparison of sites within each district on a like for like basis, using a revised joint site assessment proforma (see Appendix 6 in the SA Addendum Report) and the joint site assessment criteria used to complete the proforma is explained in Table 6.1 in the SA Addendum Report.

The spreadsheet draws the results together, so that sites can be easily compared.

### Identification of sites

The sites tested reflect the sites identified in each Councils' Sustainability Appraisals which accompanied the Submission Local Plans, with the following exceptions:

- Sites tested which have subsequently gained planning permission; these sites
  are now part of existing commitments and will contribute towards meeting
  needs. A list of these sites in included in Appendix 8 in the SA Addendum
  Report.
- Edge of Cambridge sites have been considered in Appendix 3 of the SA Addendum, some site have been amalgamated as part of larger sites. Others have not been subject to assessment as development constraints mean they are not reasonable alternatives.
- New sites proformas are included for Land South of Cambridge Biomedical Campus, and the revised site north of Cherry Hinton.
- Sites in Group and Infill Villages in South Cambridgeshire. These are discounted due to the availability of sufficient suitable sites higher up the development sequence which negates the need to consider sites for development in these less sustainable settlements.

# Site assessment summary table

The following table summarises the results of the individual site assessment proforma for each of the sites. It includes the following information:

- Site number the unique reference number of each site
- Location the Ward in Cambridge, Broad Location (for sites with the Green Belt), or settlement in South Cambridgeshire.
- Site address
- Proposed use(s) the use proposed by the site promoter(s) and/or allocated within the Local Plan
- Site Option Reference the Site Option number used in the Issues and Options consultations and/or the Policy number for sites allocated in adopted Plans (sites with no reference were not identified as options in the Issues and Options documents)
- Policy Number (SC & CC) the policy reference number for those sites proposed as allocations within the Cambridge or South Cambridgeshire Local Plans
- Site size the site area (hectares) identified, by district
- Residential Housing Capacity the number of dwellings the sites have been assessed as capable of delivering, taking into consideration site constraints.
- Development Sequence which tier of the development sequence the site falls within (Urban Area of Cambridge, Edge of Cambridge, New Settlement, Rural Centre or Minor Rural Centre)

Site Number	Location	Site Name / Address	Proposed Use(s)	Site Option Reference	1	Site Size in Hectares	Residential Housing Capacity (number of dwellings)	Development Sequence
R1	Arbury	295 Histon Road	Residential development	R1	SC/1 g & R1	SC 0, CC 0.711	• /	Urban Area
R2	Arbury	Willowcroft, 137-143 Histon Road	Residential development	R2	SC/1 h & R2	SC 0, CC 1.59		Urban Area
R4	West Chesterton	Henry Giles House, Chesterton Road	Residential development	R4	SC/1 f & R4	SC 0, CC 0.775		Urban Area
R5	Abbey	Camfields Resource Centre and Oil Depot	Residential development	R5	(CC) R5	SC 0, CC 0.858		Urban Area
R7	Coleridge	The Paddocks, Cherry Hinton Road	Residential development	R7	(CC) R7	SC 0, CC 2.796	123	Urban Area
R8	Coleridge	149 Cherry Hinton Road & Telehpne Exchange Coleridge Road	Residential development	R8	(CC) R8	SC 0, CC 0.76	33	Urban Area
R10	Petersfield	Mill Road Depot and adjoining properties, Mill Road	Residential development	R10	(CC) R10	SC 0, CC 2.7	167	Urban Area
R11	Romsey	Horizon Resource Centre, 285 coldham's Lane	Residential development	R11	(CC) R11	SC 0, CC 0.82	40	Urban Area
R12	Romsey	Ridgeons, 75 Cromwell Road	Residential development	R12	(CC) R12	SC 0, CC 3.27	120	Urban Area
R14	Trumpington	BT telephone exchange and car park, Long Road	Residential development	R14	(CC) R14	SC 0, CC 2.012	76	Urban Area
R16	Trumpington	Cambridge Professionsl Development Centre, Foster Road	Residential development	R16	(CC) R16	SC 0, CC 3.15	50	Urban Area
R17	Castle	Mount Pleasant House	Residential development	R17	(CC) R17	SC 0, CC 0.57	50	Urban Area
M4	Market	Police Station, Parkside	Residential development	M4	(CC) M4	SC 0, CC 0.485	50	Urban Area
R40	Abbey	Land north of Teversham Drift (also referrered to as R22)	Residential development	R40	(CC) R22	SC 3.67, CC 8.79	SC 147, CC 351 (total 498)	Urban Area
R44	Trumpington	Betjeman House	Residential development	R44	(CC) R44	CC 1.17	156	Urban Area
M1	Kings Hedges	379-381 Milton Road	Mixed use sites	M1	(CC) M1	SC 0, CC 2.413	40	Urban Area
M2	Coleridge	Clifton Road Area	Mixed use sites	M2	(CC) M2	SC 0, CC 9.43		Urban Area
M5	Trumpington	82-88 Hills Road and 57 - 63 Bateman Street	Mixed use sites	M5	(CC) M5	SC 0, CC 0.58		Urban Area
R6	Abbey	636-656 Newmarket Road, Holy Cross Church, East Barnwell Community Centre and Meadowlands, Newmarket	Mixed use sites	R6	(CC) R6	SC 0, CC 1.01		Urban Area
R21	Romsey	315-249 Mill Road and Brookfields	Mixed use sites	R21	(CC) R21	SC 0, CC 2.87		Urban Area
F4	Cherry Hinton	Church End Industrial Estatem Rosemary Lane	Employment	E4	(CC) E4	SC 0, CC 6.621		Urban Area
E5	Trumpington	,	Employment	E5	(CC) E4 (CC) E5	SC 0, CC 6.621		Urban Area
111	Market	Old Press/Mill Lane site	University	U1	(CC) E3	SC 0, CC 1.401		Urban Area
112	Market		University	U2	(CC) U1	SC 0, CC 2.004		
U2	Newnham	New Museums, Downing Street	University	U3	` '	<del></del>		Urban Area
U3		Grange Farm, off Wilberforce Road	· · · · · · · · · · · · · · · · · · ·		(CC) U3	SC 0, CC 1.22		Urban Area
RM1	East Chesterton	Fen Road	Residential Moorings	RM1	(CC) RM1	SC 0, CC 0.988		Urban Area
Policy SP/1	Orchard Park	Orchard Park - remaining land parcels	Residential	SP/1	(SC) SS/1	SC 32.29, CC 0		Urban Area
CCSC1001	Newnham (Broad Location 2)	Land North of Barton Road (Developer Proposal)	Mixed Use			SC 164.11, CC 156.96		Edge of Cambridge
CCSC1002	Newnham (Broad Location 1)	Land South of Barton Road (Developer Proposal)	Mixed Use			SC 58.45, CC 0	*	Edge of Cambridge
CCSC1003	Trumpington (Broad Location 4)	Land South of Trumpinton Meadows (Developer Proposal)	Mixed Use			SC 27.56, CC 4.65		Edge of Cambridge
CCSC1004	Great Shelford (Broad Location 5)	Land South of Addenbrooke's Road (Developer Proposal	Mixed Use			SC 145, CC 45		Edge of Cambridge
CCSC1005	Fulbourn (Broad Location 7)	Land between Babraham Road and Fulbourn Road (Developer Proposal	Mixed Use			SC 53.97, CC 116.55		Edge of Cambridge
CCSC1006	Fen Ditton (Broad Location 9)	Land at Fen Ditton (Developer Proposal)	Mixed Use			SC 74.99, CC 0	400 to 500	Edge of Cambridge
E1/B	Great Shelford (Broad Location 6)	Land to south of Addenbrooke's Road between Babraham Road and Shelford Road	Employment		(SC) E1/B	11.39	0	Edge of Cambridge
CC916	Newnham (Broad Location 1)	Grange Farm	Residential			SC 0, CC 44.03	991 to 1486	Edge of Cambridge
CC924	Trumpington (Broad Location 3)	Land West of Trumpington Road	Residential			CC 45.03	1019 to 1529	Edge of Cambridge
CC928	Trumpington (Broad Location 3)	Trumpington Road West amended	Residential			CC 32.8	1107	Edge of Cambridge
CC904	Trumpington (Broad Location 5)	Land East of Hauxton Road	Mixed use			CC 9.22	310	Edge of Cambridge
CC925	Queen Ediths (Broad Location 6)	Land South of Addenbrooke's and Southwest of Babraham Road	Residential			SC0, CC 39.08	896 to 1343	Edge of Cambridge
SC283	Fulbourn (Broad Location 7)	Land South of Cambridge Road Fulbourn, Cambridge	Residential			SC 6.62	132 to 199	Edge of Cambridge
CC929 (GB2)	Queen Ediths (Broad Location 7)	Land South of Worts' Causeway	Residential		(CC) GB2	SC 0, CC 6.8	230	Edge of Cambridge
CC930 (GB1)	Queen Ediths (Broad Location 7)	Land North of Worts' Causeway	Residential		(CC) GB1	SC 0, CC7.33	247	Edge of Cambridge
CC932 (GB3)	Cherry Hinton (Broad Location 7)	Fulbourn Road West (2)	Employment		(CC) GB3	SC 0, CC 2.3		Edge of Cambridge
CC933 (GB4)	Cherry Hinton (Broad Location 7)	Fulbourn Road West (1)	Employment or Residential		(CC) GB4	SC 0, CC 1.4		Edge of Cambridge
SC300 (GB5)	Fulbourn (Broad Location 7)	Fulbourn Road East	Employment		(SC) E/2 & GB5	SC 4.29, CC 0		Edge of Cambridge
SC036	Fen Ditton (Broad Location 9)	Land East of Horningsea Road, Fen Ditton (land South and East of 42 Horningsea Road, Fen Ditton)	Residential		(00) =/= 0.020	SC 5.36, CC 0		Edge of Cambridge
SC298 (GB6)	Girton & Impington (Broad Location 10)	Land south of the A14 and west of Cambridge Road	Residential		(SC) SS/2 & GB6	<u> </u>		Edge of Cambridge
Policy CE/3 / SS/3	Cambridge East (Broad Location 6)	Cambridge East - North of Newmarket Road and North of Cherry Hinton	Mixed Use	CE/3	(CC & SC) SS/3	61.56		Edge of Cambridge
Policy SP/2 / SS/2 (NIAB 2) & SC298	Histon & Impington (Broad Location 10)	Land south of the A14 and west of Cambridge Road	Residential	SP/2	(SC) SS/2	SC 27.8, CC 0		Edge of Cambridge
Policy SP/2 / SS/2 (NIAB 2) & SC298	Histon & Impington (Broad Location 10)	Land south of the A14 and west of Cambridge Road  Land south of the A14 and west of Cambridge Road	Residential	01 /2	(SC) SS/2	SC 3.16, CC 0		Edge of Cambridge
R47 and CE/3 / SS/3	Cambridge East (Existing Location)	Land North of Cherry Hinton	Residential		R47 & (SC) SS/3	·	SC 420, CC 780 (total 1200)	
Site 334	Edge of Cambridge (Milton)	Cambridge, Fen Road	Residential		K47 & (3C) 33/3	1.74	· ·	Edge of Cambridge
(SC) H/6	Edge of Cambridge (Milton)	Chesterton Fen Road, Milton	Residential Moorings		(SC) H/6	0.95		
	0 1 /		<u> </u>	1 (19.04)	` '			Edge of Cambridge
Site 242	Northstowe	Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)	Residential	1 (I&01)	(SC) SS/7	56.08		Northstowe
Site 273	Northstowe	Southwell Farm, Station Road, Longstanton (part of Northstowe Reserve)	Residential		(SC) SS/7	1.84		Northstowe
Site 274	Northstowe	Land generally to the north and north east of Northstowe adjoining the Cambridgeshire Guided Busway	Residential			202		Northstowe
Site 275	Northstowe	Old East Goods Yard, Station Road, Oakington	Residential	0.000		0.59		Northstowe
Site 231	Waterbeach	Land north of Waterbeach	Mixed Use	2 (I&01)		558		New Settlement
Site 231 (revised boundary)	Waterbeach	Land north of Waterbeach	Mixed Use		(SC) SS/5	407.3		New Settlement
Site 231 (Built Area)	Waterbeach	Land north of Waterbeach (Built area only)	Residential	4 (I&01)		58.15		Minor Rural Centre
Site 231 (MOD Area)	Waterbeach	Land north of Waterbeach (MOD only)	Mixed Use	3 (I&01)		280.2		New Settlement
Site 057 & 238 (revised proposal)	Bourn	Bourn Airfield, Bourn	Mixed Use	5 (I&01)	(SC) SS/6	141.7	3000 to 3500	New Settlement
Site 135	Six Mile Bottom	Land at Six Mile Bottom	Mixed use			918.22	10000	New Settlement
Site 239 (revised boundary)	Cambourne	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1		17 (I&01)	(SC) SS/8	92		Rural Centre
Site 303	Cambourne	Cambourne, land at Cambourne Business Park	Residential	H1 (I&O2)		7.33		Rural Centre
Cito 220	Combourno	Land west of Lawren Combourne and the Combourne Dustrace Deal, hounded to the west by the A400 and to the west by the A4	Mixed use	47 (19.04)		450.00	0050	Bural Contro

Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1 Mixed use

2250 Rural Centre

2626 New Settlement

150.88

164.11

17 (I&01)

Mixed use

Site 239 Site 194 Cambourne

Cambourne

Land north of A428

Site 265	Cambourne	Land to the north of the A428	Mixed use			271.65	2500 New Settlement
Site 265 (Revised)	Cambourne	Land to the north of the A428 (Developer Proposal)	Mixed use			271.65	3500 New Settlement
	Hinxton	Hanley Grange, east of A1301 and west of A11	Mixed use			264.56	5000 New Settlement
Site 251	Heathfield	Land at Heathfield (north of Duxford Airfield)	Residential			60.11	962 New Settlement
	Barrington	Land at Barrington Quarry	Residential			404.99	3250 New Settlement
Site 116	Sawston	Land Rear of 41 Mill Lane, Sawston	Residential	11 (I&01)		1.59	32 Rural Centre
Site 023	Sawston	Land between 66 & 68 Common Lane, Sawston	Residential	12 (I&01)		0.5	14 Rural Centre
Site 133	Histon & Impington	Land at Buxhall Farm, Glebe Way, Histon	Residential	13 (I&01)		12.44	187 Rural Centre
Site 112	Histon & Impington	Land r/o 49-71 Impington Lane, Impington	Residential	14 (I&01)	(SC) H/1 d	1.82	20 Rural Centre
Site 114	Histon & Impington	Land north of Impington Lane, Impington	Residential	15 (I&01)	(SC) H/1 d	1.77	5 Rural Centre
Site 005	Great Shelford & Stapleford	Land off Cambridge Road, Great Shelford	Residential	18 (I&01)		3.96	89 Rural Centre
Site 258	Sawston	Land south of Babraham Road, Sawston	Residential	8 (I&01)		4.63	104 Rural Centre
Site 178 & 258 (revised boundary)	Sawston	Land south of Babraham Road	Residential	8&9 (I&01)	(SC) H/1 c	11.64	260 Rural Centre
Site 178	Sawston	Land east of Sawston	Residential	9 (I&01)		17.21	160 Rural Centre
Site 308	Histon & Impington	Histon, Land at Former Bishops Hardware Store	Residential	H2 (I&O2)		0.22	10 Rural Centre
Site 310	Sawston	Sawston, Dales Manor Business Park	Residential	H3 (I&O2)		2.06	47 Rural Centre
Site 311	Sawston	Sawston, land north of White Field Way	Residential	H4 (I&O2)		6.6	66 Rural Centre
Site 312	Sawston	Sawston, land at Former Marley Tiles Site, Dales Manor Business Park	Residential	H5 (I&O2)	(SC) H/1 a	10.7	200 Rural Centre
Site 313	Sawston	Land north of Babraham Road, Sawston	Residential	H6 (I&O2)	(SC) H/1 b	3.64	80 Rural Centre
Site 330	Great Chesterford	Great Chesterford, Land adjacent to Whiteways, Ickleton Road	Residential			3.9	88 Rural Centre
Site 305	Great Shelford	Great Shelford, Land east of The Hectare, Walden Way & Hobson Acre	Residential			3.54	63 Rural Centre
Site 031	Great Shelford & Stapleford	The Railway Tavern, Station Road, Great Shelford	Residential			0.12	13 Rural Centre
Site 033	Great Shelford & Stapleford	Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)	Residential			1.91	52 Rural Centre
Site 041	Great Shelford & Stapleford	Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)	Residential			16.93	254 Rural Centre
Site 139	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			2.8	63 Rural Centre
Site 140	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			0.72	15 Rural Centre
Site 141	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			2.08	47 Rural Centre
Site 145	Great Shelford & Stapleford	Land at Granhams Farm, Great Shelford	Residential			17.54	263 Rural Centre
Site 146	Great Shelford & Stapleford	Land at Hinton Way, Great Shelford	Residential			12.16	182 Rural Centre
Site 149	Great Shelford & Stapleford	Land at Marfleet Close, Great Shelford	Residential			0.82	17 Rural Centre
Site 188	Great Shelford & Stapleford	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	Residential			1.8	49 Rural Centre
Site 205	Great Shelford & Stapleford	Land north-west of 11 Cambridge Road, Great Shelford	Residential			1.41	29 Rural Centre
	Great Shelford & Stapleford	Land east of Hinton Way, north of Mingle Lane, Great Shelford	Residential			10.04	151 Rural Centre
Site 208	Great Shelford & Stapleford	Land to the north of Gog Magog Way, Stapleford	Residential			0.32	7 Rural Centre
Site 212	Great Shelford & Stapleford	Land east of Hinton Way, Great Shelford	Residential			1.97	53 Rural Centre
Site 253	Great Shelford & Stapleford	Land at Gog Magog Way / Haverhill Road, Stapleford	Residential			0.38	11 Rural Centre
	Great Shelford & Stapleford	Land at Hinton Way, Stapleford	Residential			1.21	33 Rural Centre
	Histon & Impington	Histon, Land west of 113 Cottenham Road	Residential			2.16	22 Rural Centre
Site 006	Histon & Impington	Land off Clay Close Lane, Impington	Residential			0.59	16 Rural Centre
Site 013	Histon & Impington	Land rear of 59 & 61 Cottenham Road, Histon	Residential			1.72	46 Rural Centre
Site 053	Histon & Impington	Mill Lane, Impington	Residential			1.35	32 Rural Centre
Site 227	Histon & Impington	Land off Villa Road, Histon	Residential			6.64	21 Rural Centre
Site 336	Histon & Impington	Impington, Land off Lone Tree Avenue	Residential			1.37	37 Rural Centre
	Sawston	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)	Residential Residential			6.57	149 Rural Centre
	Sawston	Land at Cambridge Road, Sawston		0 (10 04)		38.14	572 Rural Centre
	Sawston	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	Residential Residential	6 (I&O1)		3.56	80 Rural Centre 117 Rural Centre
	Sawston	Land at Grove Road / West Way, Dales Manor Business Park, Sawston	Residential	7 (I&O1)		5.19	40 Rural Centre
	Sawston Sawston	Mill Lane, Sawston	Residential	10 (I&O1)		1.48	194 Rural Centre
	Sawston	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston Land Adjacent Sawston Bypass	Employment			8.62 3.7	0 Rural Centre
Site 021	Cottenham	Land to the rear of 69 High Street, Cottenham	Residential	21 (I&01)		0.76	21 Rural Centre*
Site 260	Cottenham	Land at Oakington Road, Cottenham	Residential	22 (1&01)		4.9	110 Rural Centre*
Site 200 Site 003	Cottenham	The Redlands, Oakington Road, Cottenham	Residential	23 (1&01)		2.87	65 Rural Centre*
Site 129	Cottenham	Land south of Ellis Close and East of Oakington Road, Cottenham	Residential	24 (1&01)		4.4	99 Rural Centre*
Site 123	Cottenham	Land off Histon Road, Cottenham	Residential	25 (1&01)		0.83	17 Rural Centre*
Site 123 Site 263	Cottenham	Land to the rear of 34 - 46 Histon Road, Cottenham	Residential	26 (1&01)		1.04	21 Rural Centre*
Site 203	Cottenham	Cottenham Sawmills, Cottenham	Residential	27 (1&01)		1.35	9 Rural Centre*
Site 125 Site 054	Cottenham	Land at the rear of 335 High Street, Cottenham	Residential	27 (10(01)		1.33	225 Rural Centre*
Site 113	Cottenham	Land behind Rampton Road/Oakington Road Cottenham	Residential			26.61	175 Rural Centre*
Site 124	Cottenham	Cottenham Sawmills, Cottenham	Residential			1.35	27 Rural Centre*
Site 128	Cottenham	Land at Rampton Road, Cottenham	Residential			9.77	220 Rural Centre*
Site 241	Cottenham	The Woodyard, Cottenham	Residential			1.22	25 Rural Centre*
Site 269	Cottenham	Land adjacent to The Woodyard, Cottenham	Residential			1.42	29 Rural Centre*
Site 316	Cottenham	Cottenham, Land to Rear of High Street	Residential			7.02	158 Rural Centre*
Site 152	Linton	Land east of Station Road, Linton	Residential	29 (I&01)		1.78	36 Minor Rural Centre
	Gamlingay	Land off Grays Road, Gamlingay	Residential	32 (1&01)		4.32	47 Minor Rural Centre
Site 117	Gamlingay	Green End Industrial Estate, Green End, Gamlingay	Residential		(SC) H/1 f	4.09	92 Minor Rural Centre
	Gamlingay	Land at Mill Road, Gamlingay	Residential	34 (1&01)	(,	1.18	24 Minor Rural Centre
Site 151	Papworth Everard	Papworth Hospital, Papworth Everard	Residential	45 (I&01)		5.23	118 Minor Rural Centre
	Willingham	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)	Residential	<u> </u>	(SC) H/1 g	3.41	48 Minor Rural Centre
Site 204	Willingham	Land to the rear of Green Street, Willingham	Residential	47 (I&01)	, , ,	2.6	39 Minor Rural Centre
	Waterbeach	Land off Lode Avenue, Waterbeach	Residential	51 (1&01)		0.59	14 Minor Rural Centre
Site 202	Waterbeach	Land off Cambridge Road, Waterbeach	Residential	52 (1&01)		4.81	8 Minor Rural Centre
	Melbourn	Melbourn, land to the east of New Road	Residential	H7 (I&O2)		26.02	200 Minor Rural Centre
	Melbourn	East Farm, Melbourn	Residential	H8 (I&O2)		2.83	60 Minor Rural Centre
	Melbourn	East Farm	Residential	H8 (I&O2)		2.83	60 Minor Rural Centre
	Melbourn	36 New Road, Melbourn	Residential	· ' '	(SC) H/1 e	0.71	14 Minor Rural Centre
	Gamlingay	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)	Residential		()	4.64	104 Minor Rural Centre

10. 72								<u> </u>
1975   1985	Site 170	Gamlingay	Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)	Residential				38 Minor Rural Centre
10   10   10   10   10   10   10   10	Site 172	Gamlingay	Land rear of Merton Farm, Gamlingay	Residential			1.24	25 Minor Rural Centre
1.   1.   1.   1.   1.   1.   1.   1.	Site 173	Gamlingay	Land off Honey Hill, Gamlingay	Residential			4.51	101 Minor Rural Centre
1985   PEC	Site 174	Gamlingay	Land off Green End, Gamlingay	Residential			1.52	31 Minor Rural Centre
1.   1.   1.   1.   1.   1.   1.   1.	Site 015	Linton	1 Horseheath Road, Linton	Residential			0.28	6 Minor Rural Centre
The Company of the	Site 032	Linton	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)	Residential			3.96	89 Minor Rural Centre
1995		Linton	Land to the east of Linton (to the north of Tower View and Balsham Road), Linton	Residential			18.16	272 Minor Rural Centre
1965   1965								
1975   1976								
1.   1.   1.   1.   1.   1.   1.   1.								
29   19   19   19   19   19   19   19								
1.   1.   1.   1.   1.   1.   1.   1.								
19. 1. 19. 19. 19. 19. 19. 19. 19. 19. 1								
1995   1995								
2007   1970								
20   19   19   19   19   19   19   19   1			·					
1992   1, Feet								
Section   Sect		Linton	Land adjacent to Paynes Meadow, Linton					
Second Content	Site 318	Linton	Linton, Land to the east of Linton	Residential			27.95	420 Minor Rural Centre
March   Proposed Proposed   Pro	Site 196	Papworth Everard	Land to east of Ridgeway and north of Old Pine Way, Papworth Everard	Residential			81.77	981 Minor Rural Centre
A	Site 321	Papworth Everard	Papworth Everard, land at The Ridgeway	Residential			11.12	167 Minor Rural Centre
1997   1997	Policy SP/10, site 2	Papworth Everard	Papworth Everard West Central	Residential	SP/10(2)	(SC) H/3	8.55	66 and 2 Minor Rural Centre
1995   Windows				Residential			4	30 Minor Rural Centre
Proceedings   September   Se	Site 043						5.35	120 Minor Rural Centre
19   19   19   19   19   19   19   19								-
March   March   Agency of Section								
1995   Missished   System of Investor Lawrence   Missished   1995   19								
Ministration   Mini					E0 (19 04)			-
					50 (1&01)			
18.257   Watchcomb   Watchcomb   Watchcomb   Benchmark   Section								
Section   Willington   Land Date and of Society Any Proposed   Reduction   Reduction   Company   Reduction   Company   Compa								
According   Willingham   According   Acc								
20   15   15   15   15   15   15   15   1							1.84	
See 25   Willington	Site 058		Land South of 77 Station Road, Willingham				0.41	2 Minor Rural Centre
18.272   Wrightsom	Site 157	Willingham	Land to the rear of High Street / George Street, Willingham	Residential			2.55	57 Minor Rural Centre
18.937   Willingham   Willingham   Willingham   Anne Area (Read Colone)   Anne Area (Read Colo	Site 259	Willingham	Land Adjacent to 15 Priest Lane, Willingham	Residential			0.52	12 Minor Rural Centre
Second   Willingham   Willingham   Willingham   Lear word Read Doors   Second Read	Site 279	Willingham	Land at Black Pit Drove / Rampton Road, Willingham	Residential			0.85	10 Minor Rural Centre
Section   Published   Publis	Site 323	Willingham		Residential			2.08	25 Minor Rural Centre
Second   S		-			28 ( &01)			
Second   Seasing Dorm					` ′			
Basinghourn		,			` '			
Segregation   Land Segregation   Land Segregation   Segr					` ′			
Section   Comment   Comm					` ′			
Section   Combetton   Land of Lung Road Internal Confession   Residential   4 (1041)   5.77   120   More Reac-cells   104   105					` ′			
See 2016   Comberton   Lord off, Centre for the Sear of Baston Control   See 2016   Se					` ′			
Second					` '			
Size 110   Combertion   Combe					` ′			
Second   Combertion   Combert					` ′		4.83	
SassingDourn   Noth Erd & Ebourne Way, Essangtourn   Rosidontial   2.6 do, Note Rost Carbon   SassingDourn   and of the Causery, Bassingtourn   Residential   1.0 do   1.0 d					` /		6	
See   See   SeesingDourn			Comberton, Land at Bennell Farm		H10 (I&O2)	(SC) H/1 h		
Bassinghourn	Site 059	Bassingbourn	North End & Elbourne Way, Bassingbourn				2.8	
Bassingbourn	Site 066	Bassingbourn	Land off the Causeway, Bassingbourn	Residential			1.03	28 Minor Rural Centre*
Seasongbourn   Seas	Site 220	Bassingbourn	Land south of Poplar Farm Close & north of Brook Road, Bassingbourn	Residential			0.51	11 Minor Rural Centre*
Sile 079   Comberton	Site 291	Bassingbourn	Land opposite 68 Spring Lane, Bassingbourn	Residential			0.61	12 Minor Rural Centre*
Sile 079   Comberton	Site 324							57 Minor Rural Centre*
Since 900   Combertion   Sp. 5-48 West Street, Comberton   Rasidential   Comberton   Com	Site 079							29 Minor Rural Centre*
Site 0.67   Combertion   Land to the rear of 42 Swaynes Lane, Combertion   Residential   2.24   50 Minor Plust Combetion   2.24   50 Minor Plust Combetion   Residential   2.25   50 Minor Plust Combetion   Residential   2.26   50 Minor Plust Combetion   Residential   2.26   50 Minor Plust Combetion   Residential   2.26   50 Minor Plust Combetion   Residential   2.27   50 Minor Plust Combetion   Residential   50 Minor Plust Combetion	Site 080							18 Minor Rural Centre*
Combetron								
Combetton   Land to the West of Green End, Combetton   Residential   6.02   138   Minor Rural Center								
Fulbourn   Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn   Residential   1.10   1.00   1.								
Site 0.038   Fulbourn								
Site 108								
Fulbourn								
Site 136   Fulbourn   Land at Bathsam Road, Fulbourn   Land between Teversham Road and Cow Lane, Fulbourn   Land between Teversham Road and Cow Lane, Fulbourn   Residential   Residen								
Fulbourn   Land between Teversham Road and Cow Lane, Fulbourn   Residential   Reside			,					
Fulbourn   Land at east of Court Meadows House, Balsham Road, Fulbourn   Residential								
Fulbourn   Land off Home End, Fulbourn   Bird Farm Field, Cambridge Road, Fulbourn   Residential   Residential   Site 245   Fulbourn   Bird Farm Field, Cambridge Road, Fulbourn   Residential   Site 35   Fulbourn   Fulbourn, Land to the rear of 12+18 Teversham Road   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 018   Girton   Fulbourn and Ida Darwin Hospitals   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 018   Girton   Town End, Duck End, Girton   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 144   Girton   Land at Dodford Lane / High Street, Girton   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 144   Girton   Land off Oakington Road, Girton   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 144   Girton   Land off Oakington Road, Girton   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 240   Girton   Land off Oakington Road, Girton   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 240   Girton   Land off Oakington Road, Girton   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 240   Girton   Land off Oakington Road, Girton   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 240   Girton   Land at Littleton House, High Street, Girton   Residential   Sp/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro Site 327   Milton   The Former EDF Depot & Training Centre, Ely Road, Milton   Residential   Sp/9 (215 if unconstrained) Minor Rural Centro Site 048   Swavesey   Land adj to 79 Middlewatch, Swavesey   Residential   Sp/9 (38 Minor Rural Centro Site 048   Swavesey   The Farm, Boxworth End, Swavesey   Residential   Sp/9 (38 Minor Rural Centro Site 048   Swavesey   The Farm, Boxworth End, Swavesey   The Farm, Boxworth End, Swavesey   Residential   Sp/9 (Residential Swavesey   The Farm, Boxworth End, Swavesey   The Farm, Boxworth End, Swavesey   The Farm, Boxworth End,	Site 162							92 Minor Rural Centre*
Fulbourn   Bird Farm Field, Cambridge Road, Fulbourn   Residential   R	Site 213							166 Minor Rural Centre*
Fulbourn Fulbourn, Land to the rear of 12-18 Teversham Road Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Policy SP/9 Fulbourn Fulbourn and Ida Darwin Hospitals Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 018 Girton Town End, Duck End, Girton Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 144 Girton Land at Dodford Lane / High Street, Girton Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 144 Site 144 Site 144 Site 144 Site 144 Site 144 Site 145 Site 147 Site 144 Site 144 Site 145 Site 147 Site 144 Site 145 Site 147 Site 144 Site 145 Site 147 Site 148 Site 147 Site 148 Site 147 Site 148 Site 1	Site 214	Fulbourn	Land off Home End, Fulbourn				0.52	14 Minor Rural Centre*
Fulbourn Fulbourn, Land to the rear of 12-18 Teversham Road Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Policy SP/9 Fulbourn Fulbourn and Ida Darwin Hospitals Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 114 SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Residential SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 144 SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 144 SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 144 SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 144 SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 144 SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 144 SP/9 (SC) E/7 26.91 250 to 275 Minor Rural Centro Site 203 Site 204 Site 205 Sit	Site 245	Fulbourn	Bird Farm Field, Cambridge Road, Fulbourn					
Fulbourn   Fulbourn   Fulbourn and Ida Darwin Hospitals   Residential   SP/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro   Site 018   Girton   Town End, Duck End, Girton   Residential   SP/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro   Site 144   Girton   Land at Dodford Lane / High Street, Girton   Residential   SP/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro   Site 147   Site 144   Girton   Land at Dodford Lane / High Street, Girton   Residential   SP/9 (SC) E/7   26.91   250 to 275   Minor Rural Centro   Site 147   Site 144   Site 144   Site 145   Site 147   Site 148   Site 147   Site 148   Site 148   Site 148   SP/9 (SC) E/7   26.91   250 to 257   Minor Rural Centro   Site 148   SP/9 (SC) E/7   26.91   250 to 257   Minor Rural Centro   Site 144   SP/9 (SC) E/7   26.91   250 to 257   Minor Rural Centro   Site 144   Site 148   Site 148   SP/9 (SC) E/7   26.91   250 to 257   Minor Rural Centro   Site 144   SP/9 (SC) E/7   26.91   250 to 257   Minor Rural Centro   Site 144   Site 144   Site 144   Site 145	Site 335							9 Minor Rural Centre*
Site 018 Girton Town End, Duck End, Girton Residential 0.37 8 Minor Rural Centro Site 144 Girton Land at Dodford Lane / High Street, Girton Residential 0.3.5 2 Minor Rural Centro Site 177 Girton Land off Oakington Road, Girton Residential 0.3.12 47 Minor Rural Centro Site 203 Girton Land off Duck End, Girton Residential 0.3.41 51 Minor Rural Centro Site 240 Girton Land at Littleton House, High Street, Girton Residential 0.3.41 51 Minor Rural Centro Site 132 Milton The Former EDF Depot & Training Centre, Ely Road, Milton Residential 35 (I&O 2012) 8.53 128 Minor Rural Centro Site 327 Milton Milton Milton, Land west of A10 Residential Residential 0.9.54 0 (215 if unconstrained) Minor Rural Centro Site 008 Swavesey Land adj to 79 Middlewatch, Swavesey Residential 0.9.64 3 Minor Rural Centro Site 048 Swavesey The Farm, Boxworth End, Swavesey Residential 0.9.94 Ninor Rural Centro	Policy SP/9		Fulbourn and Ida Darwin Hospitals		SP/9	(SC) E/7		250 to 275 Minor Rural Centre*
Site 144 Girton Land at Dodford Lane / High Street, Girton Residential 3.5 Minor Rural Centro Site 177 Girton Land off Oakington Road, Girton Residential 3.12 47 Minor Rural Centro Site 203 Girton Land off Duck End, Girton Residential 3.41 51 Minor Rural Centro Site 240 Girton Land at Littleton House, High Street, Girton Residential 3.5 (18.0 2012) 3.5 Milton The Former EDF Depot & Training Centre, Ely Road, Milton Rural Centro Site 327 Milton Milton, Land west of A10 Residential 3.5 (18.0 2012) 3.5 Milton 9.5 Milton Swavesey 1.5 Milton Milton, Swavesey 1.5 Milton Rural Centro Site 008 Swavesey 1.5 Milton Swavesey 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton 1.5 Milton Swavesey 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton Swavesey 1.5 Milton Rural Centro Site 008 Residential 1.5 Milton Rural Centro Site 008 Rural Rural Centro Site 008 Rural Rura	Site 018							8 Minor Rural Centre*
Girton Land off Oakington Road, Girton Residential Site 203 Girton Land off Duck End, Girton Residential Residential Site 240 Girton Land at Littleton House, High Street, Girton Residential Site 240 Milton The Former EDF Depot & Training Centre, Ely Road, Milton Rural Centre, El								
Gite 203 Girton Land off Duck End, Girton Land off Duck End, Girton Land at Littleton House, High Street, Girton Residential 3.41 5.51 Minor Rural Central Cen								
Site 240 Girton Land at Littleton House, High Street, Girton Residential Site 240 Residential Site 327 Milton The Former EDF Depot & Training Centre, Ely Road, Milton Residential Site 327 Milton Milton, Land west of A10 Residential Residential Site 08 Swavesey Land adj to 79 Middlewatch, Swavesey Residential Site 048 Residential Swavesey Swave								
Site 132 Milton The Former EDF Depot & Training Centre, Ely Road, Milton Rural Centre, Ely Road, E			· · · · · · · · · · · · · · · · · · ·					
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Site 008 Swavesey Land adj to 79 Middlewatch, Swavesey Residential 0.26 3 Minor Rural Centrol Site 048 Swavesey The Farm, Boxworth End, Swavesey Residential 1.99 38 Minor Rural Centrol Swavesey Residential 1.99 Minor Rural Centrol Sw					35 (I&O 2012)			
Site 048 Swavesey The Farm, Boxworth End, Swavesey Residential 1.99 38 Minor Rural Centro								
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Site 049 Swavesey Land to east of Boxworth End, Swavesey Residential 61.54 738 Minor Rural Centre	Site 048							
	Site 049	Swavesey	Land to east of Boxworth End, Swavesey	Residential			61.54	738 Minor Rural Centre*

Site 050	Swavesey	Dairy Farm, 31 Boxworth End, Swavesey	Residential	3.55	80 Minor Rural Centre*
Site 065	Swavesey	Land abutting Fen Drayton Road, Swavesey	Residential	7.22	162 Minor Rural Centre*
Site 071	Swavesey	Land south of Hale Road, Swavesey	Residential	10.76	81 Minor Rural Centre*
Site 169	Swavesey	Land south of Market Street & at Fenwillow Farm, Swavesey	Residential	1.09	0 Minor Rural Centre*
Site 250	Swavesey	Driftwood Farm, Swavesey	Residential	1.74	47 Minor Rural Centre*
Site 287	Swavesey	Land adj to Fen Drayton Road, Swavesey	Residential	1.3	26 Minor Rural Centre*
SCEM1	Milton	Land between the A14 and Milton, Milton	Employment	1.79	0 Minor Rural Centre*
SCEM2	Milton	West of the A10 and south of the Park & Ride, Milton	Employment	9.5	0 Minor Rural Centre*
SCEM5	Melbourn	Land North of Melbourn South of the A10	Employment	33.5	0 Minor Rural Centre
SCEM7	Swavesey	Land adjoining Buckingway Business Park, Swavesey	Employment	2.1	0 Minor Rural Centre

Site 248	New Settlement	r r	g a	a r	a	g <mark>a</mark>	а	a a	r	r a	a	aa a	la la la	ı <mark>a</mark>	a r	g a	a la la	a la	gg a	а	la la la	a la	a	aa a	a a	a r	a g
	New Settlement	r r	g a	r r	a a	g g	a	g a	g	r a	r	a g	g g g	a	a r	r a	g <mark>a a</mark>	g r	g a	a	r r r	r r	a	a g	rr a	a r	g a
Site 261	New Settlement	a r	a a	g a	a a	g <mark>a</mark>	a	g <mark>a</mark>	r	<mark>a</mark> g	r	g g	gg g g	a <mark>a</mark>	g <mark>r</mark>	g g	g <mark>a a</mark>	g r	a a	а	g g a	a a	а	<mark>a</mark> g	g a	ı r	g <mark>a</mark>
Site 116	Rural Centre	r g	g g	g <mark>a</mark>	a g	g g	a	a a	a	a g	r	a a	g g g	a <mark>a</mark>	a <mark>r</mark>	r <mark>a</mark>	g <mark>a a</mark>	g a	g a	g	a g r	a	g	g g	a g	r	g <mark>a</mark>
Site 023	Rural Centre	r g	g <mark>a</mark>	g g	g <mark>a</mark>	g g	a	a a	a	g g	g	a a	g g a	a a	a <mark>r</mark>	r <mark>a</mark>	g <mark>a a</mark>	g a	g a	g	a g r	a	а	a g	a g	r	g <mark>a</mark>
Site 133	Rural Centre	r <mark>a</mark>	g a	g g	g g	g g	a	g <mark>a</mark>	a	a a	g	<mark>a</mark> g	g <mark>a a</mark>	a a	r r	r g	g <mark>a </mark> a	g a	g g	a	a a a	a a	g	gg g	g g	r	g <mark>a</mark>
	Rural Centre	r <mark>a</mark>	g g	g g	g <mark>a</mark>	g g	a	g <mark>a</mark>	a	a a	а	<mark>a</mark> g	a g g	a a	a r	a a	g <mark>a a</mark>	g a	g g	a	a g a	a a	gg	gg g	gg	r	g <mark>a</mark>
	Rural Centre	r <mark>a</mark>	g g	g g	g <mark>a</mark>	g g	a	g <mark>a</mark>	a	a a	а	<mark>a</mark> g	g g <mark>a</mark>	a a	a r	g <mark>a</mark> (	g <mark>a </mark> a	g a	g g	a	a g a	a a	gg	gg g	gg g	r	a a
	Rural Centre	r <mark>a</mark>	g g	a a	a g	g g	g	a a	a	a a	g	<mark>a</mark> g	g <mark>a r</mark>	a	r r	r <mark>a</mark>	g <mark>a a</mark>	g a	g g	r	r r r	a	g	gg g	a g	, r	a a
	Rural Centre	r a	g g	g g	g <u>g</u>	g g	g	g a	g	g a	g	a g	g g g	j <mark>a</mark>	r r	r a	g a a	g a	g a	а	g a a	a a	а	r g	a g	<u> </u>	g a
	Rural Centre	r <mark>a</mark>	g g	g g	g <u>g</u>	g g	g	g a	g	g a	а	a g	<b>99</b> 9 9	j <mark>a</mark>	r r	r a	g a a	g a	g a	a	g a a	a a	а	a g	a a	r	a a
Site 178	Rural Centre	r <mark>a</mark>	g g	g g	g g	g g	g	g a	g	g <mark>a</mark>	а	a g	g g g	j <mark>a</mark>	r r	r a g	g a a	g a	g a	a	a a a	a a	а	a g	a a	r	a a
	Rural Centre	g g	g g	a a	a a	g g	g	g a	g	<b>gg</b> g	g	a g	g g g	j a	r r	g <mark>a</mark>	g g a	g a	a g	a	a g a	a a	gg	<u>gg</u>   gg	99 9	g r	g g
	Rural Centre	9 9	9 9	g a	a a	g g	a	g a	g	9 9	g	a g	g g a	a a	r r	r a	g r a	g a	a a	a	a a a	a a	а	a g	r		g a
	Rural Centre	r a	9 9	<u>g</u> g	9 9	9 9	a	a a	g	g a	g	a g	9 9	a	r r	r a	g a a	g r	g a	a	r g r	a	а	a g	a		g a
	Rural Centre Rural Centre	9 9	9 9	9 9	gg a	9 9	a	g a	9	9 9	9	a g	9 9 9	a	r r	r a	g a a	g a	a a	а	a a a	a a	а	a g	a		g a
	Rural Centre	r a	g g	9 9	g a	9 9	9	g a	9	y a	9	a g	g g a	a a	o r	l d	g I	g a	g a	a	r r r	l a	a	gg r	aa (		y a
	Rural Centre	r a	g a	a c	9 n 0	0 0	a	g a	r	r r	9	a a	g a r	a	r r	r a	g r	g a	g a	a	rrr	) a	9	gg g	2 0	1 r	a a
	Rural Centre	a a	g g	g 8	9 9 a a	g g	a	g a	a	a a	g	a d	g a	a	a r	g a	g g	g a	g g	a	a a r	a	g	gg g	aa g	1 0	g a
	Rural Centre	r a	a a	g c	n a	a a	a	a a	а	g g	a	a g	a a a	a	r r	rr	g g	g r	g g	a	g a r	a	g	a a	a (	1 r	g a
	Rural Centre	r a	g a	a c	a a	a a	a	a a	r	a r	r	a g	a a a	a a	r r	r a	g r a	g a	g a	a	a a r	a	a	r a	a	ı r	g a
	Rural Centre	r g	g g	g g	g <mark>a</mark>	g g	a	a a	а	g a	а	a g	g g g	a	r r	r a	g <mark>a a</mark>	g r	g g	a	g <mark>a r</mark>	a	g	g g	a	1 g	g a
Site 140	Rural Centre	r g	g g	g g	g <mark>a</mark>	g g	a	a a	а	a a	а	a g	g g g	a a	r r	r <mark>a</mark>	g <mark>r a</mark>	g r	g g	a	g <mark>a r</mark>	a	g	g g	a g	r	g a
Site 141	Rural Centre	r g	g g	g a	a a	g g	a	a a	а	a a	g	<mark>a</mark> g	g g g	a <mark>a</mark>	r r	r g	g <mark>r a</mark>	g r	g g	a	g <mark>a r</mark>	a	а	<mark>a</mark> g	a g	r	g <mark>a</mark>
	Rural Centre	r <mark>a</mark>	g g	g g	g <mark>a</mark>	g g	r	a a	r	r r	r	a g	g g g	a a	r r	r <mark>a</mark>	g <mark>a a</mark>	g a	a g	a	r r g	g <mark>a</mark>	g	a g	gg	j <mark>a</mark>	g <mark>a</mark>
	Rural Centre	r <mark>a</mark>	g g	g g	g g	g g	g	a a	r	a r	g	a g	g <mark>a r</mark>	a	r r	r <mark>a</mark>	g <mark>a a</mark>	g a	g a	а	r r r	a	а	a a	gg	r	g a
	Rural Centre	r <mark>a</mark>	g a	g g	g g	g g	a	g <mark>a</mark>	a	r r	g	a g	g <mark>a r</mark>	a	r r	r a	g <mark>a a</mark>	g a	g a	а	r r a	a a	a	gg g	a g	r	a a
	Rural Centre	r <mark>a</mark>	g g	g a	a a	g g	g	g a	а	r a	g	<mark>a</mark> g	g <mark>a r</mark>	a	r r	r a	g <mark>a </mark> a	g a	g g	a	r r a	a a	g	gg g	a	g r	a a
	Rural Centre	r a	g g	g a	a g	g g	g	a a	а	r a	r	a g	g <mark>a r</mark>	a	r r	a a	g <mark>r a</mark>	g a	g g	a	r r r	a	g	<b>gg</b> g	a g	r	g a
	Rural Centre	r <mark>a</mark>	g g	g a	a g	g g	g	a a	r	r r	a	a g	g g a	a a	r r	r a	g <mark>r a</mark>	g a	g g	a	a a r	a	g	g a	gg	j a	a a
	Rural Centre	r a	g g	g g	g g	g g	a	g a	a	a a	а	a g	g g g	a a	r r	r a	g a a	g a	9 9	a	a a r	a	а	a g	a g		g a
	Rural Centre	r a	g g	g g	g g	g g	g	g a	a	a a	r	a g	g g r	a	r r	r a	g <mark>a a</mark>	g a	g g	a	a a r	a	g	g a	99 9	g <mark>a</mark>	r a
	Rural Centre	r a	9 9	9 9	9 9	9 9	a	g a	a	g a	9	a g	9 9 9	a	rr	r a	g g a	g a	9 9	a	a a r	a	a	g g	a		g a
	Rural Centre Rural Centre	r g	9 9	9 9	9 9	9 9	a	g a	2	a I	9	a g	9 9	a	r   r	l a	g a a	g a	9 9	a	r 0 c	a	9	gg II	99	<del>                                     </del>	g a
	Rural Centre	r a	9 9	g c	y y	9 9	a	y a	r	a a	y r	a y	g a r	a	r r	r a	g l	g a	9 9	2	r a a	a a	g	99 9	g	10 r	a a
	Rural Centre	r a	g g	0 2	a d	g g	g	g a	a	a a	r	a g	g g	a	r r	r a	g a a	g a	9 9	a	a a a	a a	99	gg g	99	9 r	a a
	Rural Centre	r a	g g	g e	a g	g g	9 a	g a	r	a a	r	a g	g a g	a a	a r	r a	g a a	g a	g g	a	a a a	a a	gg	aa a	ad 6	1 7	a a
	Rural Centre	r a	a a	a a	a a	a a	a	g a	r	a r	a	a a	a a a	a	r r	a a	g a a	g g	g a	a	a g	a a	gg	a a	gg (	ıq r	a a
	Rural Centre	r a	g a	r a	a a	g g	a	g a	a	a a	q	a q	a a a	a	r r	r a	g a a	g a	a a	a	a a a	a a	gg	aa a	gg	ag r	a a
	Rural Centre	r g	g g	g g	g g	g g	g	a a	r	g r	g	a a	g g a	a a	r r	r a	g <mark>a a</mark>	g r	g a	а	r g r	a	a	r g	a	r	g a
Site 126	Rural Centre	r r	g <mark>a</mark>	g r	a	g g	a	a a	r	r r	r	<mark>a</mark> g	g g r	a	r r	r g	g <mark>r a</mark>	g r	g <mark>a</mark>	а	g g a	a a	а	<mark>a</mark> g	a g	r	g a
Site 153	Rural Centre	g g	g g	g r	a	g g	a	g <mark>a</mark>	g	g g	g	<mark>a</mark> g	g g <mark>a</mark>	a a	r r	r <mark>a</mark>	g <mark>a </mark> a	g <mark>a</mark>	a a	a	a g a	a a	а	<mark>a</mark> g	a g	j r	g <mark>a</mark>
	Rural Centre	g g	g g	g r	a	g g	g	g <mark>a</mark>	g	g g	g	<mark>a</mark> g	g g <mark>a</mark>	a a	r r	r <mark>a</mark>	g <mark>a </mark> a	g a	a a	а	a g a	a a	g	g g	a g	r	g <mark>a</mark>
	Rural Centre	r g	g g	g g	g g	g g	a	a a	g	a g	r	a a	g g a	a a	a <mark>r</mark>	r <mark>a</mark>	g <mark>a </mark> a	g a	g a	g	r g r	a	а	a g	a g	j r	g <mark>a</mark>
	Rural Centre	r <mark>a</mark>	g a	g r	a	g g	g	a a	r	g r	r	a a	g g a	a a	r r	r <mark>a</mark>	g <mark>r a</mark>	g a	g a	a	r g a	a a	а	g g	a g	r	g <mark>a</mark>
	Rural Centre	r a	g a	g g	g <u>g</u>	g r	r	r a	r	r r	g	a g	g g g	a a	r r	r a	g <mark>r a</mark>	g g	g g	g	g g r	a	а	rr g	a g	<u> </u>	g a
	Rural Centre*	a g	g g	g g	g a	g g	a	g a	a	r g	r	a g	g a r	a	a r	a a	g g a	g r	a g	r	r a r	a	а	a g	a		g a
	Rural Centre*	r a	9 9	g a	a g	9 9	a	g a	a	a g	9	a g	g g a	a a	rr	r a	g a a	g r	9 9	r	a g	a	g	<u>99 9</u>	a g		g a
	Rural Centre* Rural Centre*	r a	9 9	9 6	a a	9 9	а	g a	9	a g	9	a g	9 9 a	a a		l a	g a a	g	9 9		a g	a	9	9 9	a	<u> </u>	g a
	Rural Centre*	r a	9 9	g c	2 <u>y</u>	9 9	a	y a	a	a a	a	a y		a a	rrr	r a	y a a	g	9 9	r	a g	a	9	99 9 00 0	a (	<del></del>	g a
	Rural Centre*	r a	9 9 0 0	g c	a g	9 9 0 0	a	g a	a	a a	9	a g	9 9 r	a	r r	r a	g a a	g r	9 9	r	a a a	a a	9	gg g	a	r	g a
	Rural Centre*	r a	a a	g c	a a	a a	a	g a	a	g a	a	a g	g g	a	r r	r a	g a a	g r	r a	r	a g a	a a	g	aa a	a	1 r	a g
	Rural Centre*	r a	a a	a a	a a	a a	a	g a	a	r r	r	a g	a a a	a a	r r	r a	g a a	a a	a a	r	r a a	a a	a	a a	a	r	r a
	Rural Centre*	r r	g g	g a	a g	g g	a	g a	а	a g	g	a g	g g a	a	r r	r a	g a a	g r	g a	r	a a a	a a	g	g g	a	l r	g q
	Rural Centre*	a a	g g	g c	g <mark>a</mark>	g g	a	g a	а	a a	g	a g	g g r	a	r r	r a	g a a	g r	a g	r	a g a	a a	g	gg g	a	r	a a
	Rural Centre*	r <mark>a</mark>	g g	g a	a a	g g	g	g <mark>a</mark>	r	r g	g	a g	g g g	a <mark>a</mark>	r r	r <mark>a</mark>	g <mark>r a</mark>	g r	g g	r	a a r	a	g	g g	a g	J r	g <mark>a</mark>
	Rural Centre*	r a	g g	g a	g g	g g	a	g <mark>a</mark>	r	r g	r	a g	g <mark>a r</mark>	a	r r	r <mark>a</mark>	g <mark>r a</mark>	g r	g g	r	r <mark>a</mark> r	a	а	rr g	a a	r	r a
	Rural Centre*	r <mark>a</mark>	g g	g a	a g	g g	A	G a	r	r G	r	a g	g <mark>a r</mark>	a	r r	r <mark>a</mark>	g <mark>a </mark> a	g r	g g	r	r <mark>a r</mark>	a	а	r g	a a	r	g <mark>a</mark>
	Rural Centre*	<mark>a</mark> g	g g	g g	g <mark>a</mark>	g g	g	g <mark>a</mark>	a	r g	r	<mark>a</mark> g	g <mark>a r</mark>	a	r r	a a	g <mark>r a</mark>	g r	a a	r	r <mark>a r</mark>	r	a	a g	a g	j r	g g
	Minor Rural Centre	g g	g g	g <mark>r</mark>	a	g g	a	a a	а	a g	a	a g	g g a	a a	a <mark>r</mark>	a a	g <mark>r a</mark>	g r	r g	a	a g r	r	g	gg <mark>a</mark>	a g	<u>, r</u>	g <mark>a</mark>
	Minor Rural Centre	r g	g g	g g	g g	g g	a	g a	g	g g	g	a g	g g a	a a	a r	a a	g a a	g r	g g	g	a g r	r	a	gg rr	g g		g a
	Minor Rural Centre	g g	g g	g g	gg a	g g	a	g a	g	g g	g	a g	g g a	a a	g r	a a	g g a	g r	<u>g</u> g	g	g g r	r	а	gg rr	g g		g a
	Minor Rural Centre	9	9 9	9 9	9 9	9 9	a	g a	g	9 9	a	a g	9 9	a	a r	g a	g a a	g r	9 9	9	a g r	r	-	gg rr	9 9		g a
	Minor Rural Centre		g g	9 9	gg a	9 9	a	a a	g	gg g	99 a	a g	g g a	a a	a r	a a	g g a	9 9	a g	a	a r r	r	9	gg rr	99 9	g r	a a
	Minor Rural Centre Minor Rural Centre	. <u>.</u>	g g	g a	a a	9 9	~	g a	a	a g	r	a g	g g a		a r	a a (	g a a	g r	9 9	a	a r r	r	a a	g r	a g		a a
	Minor Rural Centre  Minor Rural Centre	r g	g g	9 9	a a	9 9	<u> </u>	g a	a	a a	2	a 9	g g a	2	a r	2 2	g a a	g a	a g	2	a r	r	a	g r	a g	1 0	a
	Minor Rural Centre	r a	g g	9 6	a a	g g	a	g a	а	a a	a	a a	9 9 0	2	a r	ra	g a a	a r	9 9	a	r r r	r	a	ga r	g g	1 r	a a
	Minor Rural Centre	<u>~</u>	g g	g c	, 9 , a	g g	a	g a	а	a a	a	a n	g g	a	a r	a a	g a	g r	g g	a a	a g	r	g	a r	gg	9 '	g a
	Minor Rural Centre		g g	g 0	a a	a a	~	g a		9 9 a a	g	a n	g g g	a	r	a a	g a	g r	g g	g	a g	r	a	g r	gg		g a
	Minor Rural Centre	r a	g g	g c	a a	g g	a	g a	a	g g	a	a g	g a a	a	r r	a a	g a a	g r	g g	a	a g	r	q	g r	gg	1 r	g a
	Minor Rural Centre	r a	g g	g c	g	g g	a	g a	g	g g	g	a g	g a g	a	r r	g a	g g a	g r	g a	g	a a r	r	a	a r	gg	ıg r	g a
	Minor Rural Centre	r g	g g	g c	g <mark>a</mark>	g g	a	g a	a	g g	r	a g	g a r	a	a r	r a	g r a	g r	g g	g	a a r	r	a	gg rr	g		r a
	Minor Rural Centre	r g	g g	g c	g g	g g	a	g a	а	a g	g	a g	g g r	a	a r	a a	g <mark>r a</mark>	g r	g g	g	a g r	r		gg rr	g	r	g <mark>a</mark>
	Minor Rural Centre	r <mark>a</mark>	g g	g g	g <mark>a</mark>	g g	a	g <mark>a</mark>	g	a g	r	a g	g g a	a a	a r	a a	g <mark>r a</mark>	g r	g g	g	a g r	r	a	g rr	g	r	g <mark>a</mark>
	Minor Rural Centre	r g	g g	g g	g <mark>a</mark>	g g	g	g <mark>a</mark>	r	r g	r	a a	g g g	a a	a r	g <mark>a</mark>	g <mark>r a</mark>	g r	g g	g	a g r	r	a	a rr	g g	r	g <mark>a</mark>
Site 174	Minor Rural Centre	r g	g g	g g	g <mark>a</mark>	g g	a	g <mark>a</mark>	a	a g	r	a g	lg g a	a a	a r	a a	g <mark>r a</mark>	g r	g g	g	a g r	r	a	gg <mark>rr</mark>	g	r	g a
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Site 015	Minor Rural Centre	g (	g g	g	a g	g g	g <mark>a</mark>	a a	g a	a g	a a	g g	g g	r	a g	r	a a g	g	a g	r	g g	a g	a	r	r g gg	a a	g	r g a
Site 032	Minor Rural Centre	g (	g g	9	a g	<u>g</u> g	g a	g a	r g	9 9	g a	g g	g a	r	a r	r	r a g	g	a g	r	g a	a a	a	r	r g gg	a a	g	r r a
Site 101	Minor Rural Centre r	g (	<u>g g</u>	<u> 19</u>	a a	<u>g</u> [9	g <mark>a</mark>	g a	r g	9 9	a a	g (	g a	r	a r	r	a a g	r	a g	r	g <mark>a</mark>	a a	a	r	r a a	a a	g	r r a
Site 102	Minor Rural Centre	g g	<u>g</u> g	g	a g	g g	g <mark>a</mark>	g a	a g	<u>g</u>	r a	g g	g a	r	a r	r	r a g	a	a g	r	g a	a a	а	r	r g gg	a a	g	r r a
Site 103	Minor Rural Centre r	g g	g g	g	a g	<u>g</u> [9	g <mark>a</mark>	g a	r g	g <u>g</u>	r a	g g	g <mark>a</mark>	r	a r	r	r a g	r	a g	r	g a	a a	а	r	r a g	a a	g	r r a
Site 104	Minor Rural Centre r	g g	<u>g g</u>	g	a g	g g	g <mark>a</mark>	g a	a g	<u>g</u>	r a	g g	g <mark>a</mark>	r	a r	r	r a g	a	a g	r	g a	a a	а	r	r g gg	a a	g	r r a
Site 120	Minor Rural Centre r	g g	g g	g	a g	g g	g a	g a	r g	<u>g</u>	a a	g g	g   g	g	a r	r	r a g	r	a g	r	g a	a a	a	r	r a g	a a	g	r r r
Site 197	Minor Rural Centre r	a	a g	g	a g	g a	a a	g a	r g	g <u>g</u>	r a	g g	g g	g	a r	r	r a g	a	a g	r	g <mark>a</mark>	a r	g	r	r a rr	a a	g	r r <mark>a</mark>
Site 198	Minor Rural Centre r	g g	g g	g	a g	g g	g <mark>a</mark>	g a	a g	g <u>g</u>	g a	g g	g a	r	a r	r	r a g	a	a g	r	9 9	a g	a	r	r a g	a a	g	r r a
Site 199	Minor Rural Centre r	g g	g g	g	a g	g g	g <mark>a</mark>	g a	r g	<u>g</u>	r a	g g	g <mark>a</mark>	r	a r	r	r a g	r	a g	r	g a	a a	a	r	r g gg	a a	g	r r a
Site 200	Minor Rural Centre r	g g	g g	g	r a	g g	g <mark>a</mark>	g a	a a	a g	a a	g g	g g	a	a a	r	a a g	r	a g	r g	g a	a a	g	r	r g gg	a a	g	r r a
Site 201	Minor Rural Centre r	g (	a g	g	a g	g   g	g <mark>a</mark>	g a	r r	g	r a	a g	g g	g	a g	r	a a g	r	a g	r	g a	a g	g	r	r g gg	a a	g	r r a
Site 276	Minor Rural Centre r	g g	g g	g	g g	g   g	g <mark>a</mark>	g a	r g	<u>g</u>	a a	g g	g r	a	a a	r	a a g	a	a g	r	g a	a a	g	r	r a g	a a	g	r r a
Site 318	Minor Rural Centre r	g g	g g	g	a g	g g	g a	g a	r g	9 9	a a	g g	g   g	g	a r	r	r a g	r	a g	r	g <mark>a</mark>	a a	а	r	r a a	g a	g	r r a
Site 196	Minor Rural Centre r	r	g a	g	a g	g a	a a	g a	r a	a g	g a	g g	g   g	g	a a	r	a a g	r	a g	g g	9 9	a r	r	r	r a a	rr gg	9	r a a
Site 321	Minor Rural Centre r	a	g g	g	g g	g g	g <mark>a</mark>	g a	r a	a g	g a	g g	g g	a	a a	r	a a g	a	a g	g g	g g	a a	r	r	r a g	rr gg	9	r a a
Policy SP/10, site 2	Minor Rural Centre g	g g	g g	g	g a	g g	g <mark>a</mark>	a a	g g	g	g a	g g	g   g	g	a g	r	g a g	g	a g	g g	g g	a a	r	r	r g gg	r gg	g	r g a
Site 019	Minor Rural Centre r	a g	g g	g	a g	g g	g <mark>a</mark>	g g	ı a a	a a	a a	r g	g   g	a	a a	r	a a g	a	a g	r	9 9	a a	r	r	r a a	a g	g	a a a
Site 043	Minor Rural Centre r	a	g g	g	a a	g g	g <mark>a</mark>	g a	a a	a a	a a	g g	g   g	a	a a	r	r a g	a	a g	r g	g g	a a	r	r	r a g	r g	g	r a a
Site 090	Minor Rural Centre r	g g	<u>g</u> g	g	a a	g g	g <mark>a</mark>	g a	a a	a a	r a	g g	g   g	a	a a	r	a a g	a	a g	r	g <u>g</u>	a a	r	r	r a g	a g	g	a <mark>r a</mark>
Site 091	Minor Rural Centre r	g g	g g	g	g g	g g	g <mark>a</mark>	g a	ı a a	a a	r a	g g	g   g	a	a a	r	g a g	a	a g	r	9 9	a g	r	r	r a g	a g	g	a a a
Site 142	Minor Rural Centre	a	g g	g	g g	9 9	g a	g a	a a	a a	raa	9 9	g g	g	a g	r	a a g	a	a g	r	9 9	a a	r	r	g <b>gg</b>	r g	g	a a
Site 155	Minor Rural Centre	a	g g	g	a a	g g	g a	g a	a a	a a	g a	g g	g g	g	a a	T	g a g	а	a g	r	9 9	a g	r	r	r a g	r g	g	g a
Site 190	Minor Rural Centre	a	g g	g	a a	g g	g a	g a	a a	a a	r a	g g	g g	a	a g	r	a a g	а	a g	r	g g	a g	r	r	a g	r g	g	a a a
Site 270	Minor Rural Centre	a	g g	g	g g	g g	g a	g a	a a	g	r a	g g	g g	9	a g	T	a a g	a	a g	r	9 9	a a	r	r	9 99	g	g	a r a
Site 337	Minor Rural Centre	g g	g g	g	a g	g	g a	g a	a a	a a	g a	g g	g g	g	a a	T	g a g	a	a g	r	9 9	a a	r	r	9 99	a g	g	g a
Site 047	Minor Rural Centre	g g	g g	g	a a	g g	g a	g a	a a	g	g a	r	g g	a	a a	r	a a g	r	a g	r	9 9	a a	r	r	g <u>gg</u>	r a	g	r a
Site 058	Minor Rural Centre	a	g g	g	a g	9 9	g a	g a	g a	g	g a	r	g a	r	a r	r	a g	r	a g	r	9 9	a a	r	r	9 99	r a	g	a a
Site 157	Minor Rural Centre	a	g g	g	a g	9 9	g a	g a	a a	g	a a	g (	g g	g	a g	T	g a g	a	a g	r 9	9 9	a a	r	r	g <u>gg</u>	r a	g	r a
Site 259	Minor Rural Centre	a	g g	g	a g	g	g a	g a	r r	g	a a	g g	g g	a	a a	T	a a g	а	a g	r	9 9	a a	r	r	r a g	r a	g	a a
Site 279	Minor Rural Centre r	a	g g	g	a a	g g	g <mark>a</mark>	g a	a a	a g	g a	g g	g <mark>a</mark>	r	a r	r	r a g	r	a g	r	g g	a r	r	r	r a a	a a	g	r a a
Site 323	Minor Rural Centre r	a	g g	g	a g	g g	g <mark>a</mark>	g a	a a	a g	a a	r g	g   g	g	a g	r	a a g	a	a g	r	g g	a a	r	r	r a gg	r r	g	r r a
	Minor Rural Centre*	a	g g	g	a a	g g	g <mark>a</mark>	g a	a a	a a	a a	g g	g g	a	a g	r	a a g	a	a g	a g	g <mark>a</mark>	a a	r	r	g g <b>gg</b>	g r	g	r a a
Site 083	Minor Rural Centre* g	g g	g g	g	a g	g g	g <mark>a</mark>	g a	a a	a g	a a	g g	g <mark>a</mark>	a	a r	r	g <mark>a g</mark>	a	a g	r g	g <mark>a</mark>	a a	g	r	r g gg	r g	g	r g a
Site 085	Minor Rural Centre*	a	g g	g	a a	g g	g <mark>a</mark>	g a	a a	a g	g a	a g	g   g	g	a a	r	r a g	a	a g	r g	g g	a r	g	r	r g gg	rr gg	9 99	r g a
Site 219	Minor Rural Centre*	a	g g	g	a a	g g	g <mark>a</mark>	g a	a a	a g	r a	g g	g   g	g	a g	r	a a g	r	a g	r g	g g	a r	g	r	r g gg		g gg	r g a
Site 078	Minor Rural Centre* g	a (	g g	g	a a	g g	g g	g a	ı a a	a g	a a	g g	g   g	g	a g	r	g a g	a	a g	r	g g	a a	g	r	r g gg	r gg	9 99	r g a
Site 143	Minor Rural Centre*	a	g g	a	g a	g g	g <mark>a</mark>	g a	a a	a a	r a	g g	g   g	g	a g	r	r a g	a	a g	a g	g g	a g	а	r	a gg gg	g gg	9 99	r g a
Site 158	Minor Rural Centre*	a	g g	g	g g	g g	g <mark>a</mark>	g a	g g	g a	g a	g g	g   g	a	a r	r	a a g	a	a g	r	g g	g a	g	r	r a a	r g	g	r g a
Site 004	Minor Rural Centre*	a	g g	g	g g	g g	g g	g a	g g	g a	g a	g g	g   g	a	a r	r	a a g	a	a g	r	g g	g a	а	r	r a a	r g	g	r g a
Site 255	Minor Rural Centre*	a	g g	g	g g	g (	g <mark>a</mark>	g a	g g	j a	g a	g g	g   g	a	a a	r	r a g	a	a g	r g	g g	g a	a	r	r g gg	r g	g	r r a
Site 110	Minor Rural Centre*	a	g g	g	g g	g g	g a	a a	a a	a a	a a	g g	<u>g</u> <u>g</u>	a	a a	r	r a g	a	a g	r	g g	g r	g	r	r g gg	r g	g	r r a
Site 326 (revised proposal)	Minor Rural Centre*	a	<u>g</u> g	g	g g	g g	g <mark>a</mark>	g g	g g	g a	g a	g g	<u>g</u> g	r	a a	r	r a g	a	a g	r	g g	g r	g	r	r g gg	r g	g	r g a
Site 059	Minor Rural Centre*	a	g g	g	a a	g g	g <mark>a</mark>	g a	a a	a g	r a	g g	<u>g</u> g	g	a g	r	r a g	a	a g	r	g g	a a	g	r	r g g	rr gg		r a a
Site 066	Minor Rural Centre*	a	g g	g	g a	g g	g <mark>a</mark>	а а	ı r a	a g	r a	g g	<u>g</u> g	g	a a	r	g a g	a	a g	r	g g	a r	g	r	r g gg		g gg	r g a
Site 220	Minor Rural Centre*	a	g g	g	g a	g g	g a	a a	a a	a g	a a	g 9	g g	g	a g	r	a a g	a	a g	r	9 9	a g	g	r	r g gg	rr gg	9 99	r g a
Site 291	Minor Rural Centre*	a	<u>g</u> <u>g</u>	9	a g	<u>g</u> g	g a	g a	a a	a g	r a	9 9	<u>g</u> <u>g</u>	9	a g	r	a g	a	a g	r	9 9	a a	g	r	r a gg	rr g	g	r g a
Site 324	Minor Rural Centre*	a	g g	9	a a	g g	g a	a a	a a	a g	r a	9 9	9 9	9	a g	r	a a g	a	a g	r	9 9	a a	g	r	r g gg	rr g	99	r a a
Site 079	Minor Rural Centre*	a	9 9	9	9 9	9 9	g a	g a	a a	a a	a a	9 9	9 19	a	a g	r	a a g	a	a g	r	9 9	g a	9	r	9 99	r g	9	r g a
Site 080	Minor Rural Centre*	a	9 9	9	9 9	9 9	g a	g a	a a	a a	a a	9 9	9 19	a	a g	r	a a g		a g	r	9 9	g a	9	r	9 99	r g	9	r a a
Site 087	Minor Rural Centre*	a	9 9	9	9 9	9 9	g a	g a	rr	r	r a	9 9	9 19	a	a a	r	a a g	a	a g	r	9 9	g a	9	r	r a g	r g	9	r a a
Site 088 Site 181	Minor Rural Centre* r Minor Rural Centre* r	a	9 9	9	9 9	9 9	y a	g a			l a	9 9	9 9	a	a a	1	a a g	a	a g	1	9 9	g a	9	- 1	a g	1 9	9	a a
Site 181	Minor Rural Centre*	a	9 9	9	9 9	9 9	y a	g a	a a	a a	l a	9 9	9 9	a	a a	1	y a g		a g		9 9	g a	9	0	a g	9	9	a a
		l g	g a	9	a g	9 9	y a	g a			l a	9 9	9 19	9	a g		a g		a g	a	9 9	a I		a	g a a	9 1	9	a g
Site 038 Site 108	Minor Rural Centre* r Minor Rural Centre* r	a (	9 9	9	a d	9 9	y d	g a	r .	- 1	a a	9 9	9 9	9	a r	r	a g	2	a g	9 9	9 9	a		a	g g gg	9	9	9 9
Site 108	Minor Rural Centre*	a (	9 9	9	a g	9 9	y a	g d	r	,	a a	9 (	g a	9	a r	r	r a g	2	a g	9	y 9	a	r	2	g g gg	9	g	r g a
Site 136	Minor Rural Centre*	2	g g	9	a a	9 6	7 a	a a	r	,	r a	g (	g a	2	a r	r	- a g	r	a g	9	7 2	a	r	r	9 99	rr	g	r g a
Site 162	Minor Rural Centre*	a (	g g	g	r d	a 6	7 2	a a	n a	0	ra	r	g 9	a	a a	r	a a g	a	a g	a c	n a	a a	r	r	g g gg	g r	9	r g a
Site 213	Minor Rural Centre*	9 2	g g	g	g g	a c	1 2	a a	r	9 r	ra	a d	a a	a	a r	r	r a g	r	a d	a	n a	a r	r	r	1 a g	rr a	g	r g a
Site 214	Minor Rural Centre*	a (	a a	g	9 9 a d	a c	r a	g a	ra	r	r a	g (	a a	a	a a	r	a a g	r	a g	a	n a	a g	r	r	g a g	g a	g	r r a
Site 245	Minor Rural Centre*	a	a a	g	a g	a c	n a	g a	rr	r	a a	a d	g a	a	a r	r	a a g	a	a g	a	n a	a r	r	a	a a ga	g r	g	r a a
Site 335	Minor Rural Centre*	a d	a a	g	a a	a	n a	g a	g a	a a	g a	a	g a	a	a r	r	a a g	a	a g	a c	n a	a r	r	r	r a gg	a	g	r g a
Policy SP/9	Minor Rural Centre* q	g (	g a	a	a a	a c	a a	g a	a a	ı a	g a	a c	a a	a	a r	r	r a g	a	a g	a c	a a	a r	a	а	a a gg	a a	a	r g a
Site 018	Minor Rural Centre*	a d	a a	r	a a	a c	a a	g a	a r	a	r a	a d	a a	a	a a	r	a a g	r	a g	a	a a	a a	a	r	a gg g	a ac	a ga	r a a
Site 144	Minor Rural Centre*	g (	a a	a	a g	a c	a a	g a	rr	r	r a	a d	a a	a	a g	r	r a g	a	a g	a	a a	a a	a	r	a gg gg	a ac	a ga	r g a
Site 177	Minor Rural Centre*	g (	a a	a	a a	a c	a a	g a	a	ı a	g a	a	a a	a	a a	r	r a g	a	a g	a	a a	a a	a	r	a gg gg	g gc	g g	r g a
Site 203	Minor Rural Centre*	a d	g g	r	g g	g c	a a	g a	rr	r	r a	g i	g g	а	a a	r	a a g	а	a g	a	a a	a a	а	r	a gg g	0 00	g gg	r a a
Site 240	Minor Rural Centre*	g (	g a	a	g a	g c	g a	a a	r r	r	r a	g d	g a	а	a g	r	r a g	а	a g	a	g a	a a	а	r	a gg gg	g go	, , , , ,	r a a
Site 132	Minor Rural Centre a	g	g g	а	g a	g	g a	a g	g g	a a	a a	g	g g	а	a a	r	a a g	а	a q	a a	a g	a a	r	а	r g g	9 98	g g	r g a
Site 327	Minor Rural Centre*	a	g a	а	r a	g d	g a	g a	r	r	g a	g d	g a	g	a r	r	r a g	r	a g	g d	g a	a a	а	r	g gg gg	gg gg		r g a
Site 008	Minor Rural Centre*	g i	g a	g	a g	g c	g a	g a	a a	a a	r a	g d	g a	a	a r	r	a a g	a	a g	r	g a	a a	a	r	r g gg	r g	q	r r a
Site 048	Minor Rural Centre*	g (	g g	a	a a	a c	a a	g a	a	g	r a	g (	g a	r	a r	r	g a g	r	a g	r	a a	r r	a	r	r g gg	r g	g	r g a
Site 049	Minor Rural Centre*	a (	g a	a	a a	g c	a a	g a	r r	g	r a	g (	g a	r	a r	r	a a g	r	a g	r	g a	r r	a	r	r a g	r g	g	r q a
Site 050	Minor Rural Centre*	g	g q	g	g a	g d	g a	g a	r r	a	a a	g d	g g	r	a r	r	g a g	r	a g	r	g a	r r	g	r	r g gg	r a	g	r g a
Site 065	Minor Rural Centre*	g	g g	g	g q	g	g a	g a	r a	a a	g a	g d	g g	a	a a	r	r a g	a	a g	r	g a	r a	g	r	r a g	r a	g	r g a
Site 071	Minor Rural Centre*	g (	g a	g	a g	g c	g a	g a	r r	a	a a	r	g a	g	a g	r	r a g	r	a g	r	g a	r a	a	r	r g g	r a	ga	r q a
Site 169	Minor Rural Centre*	g (	g a	g	r a	g c	g a	g a	r r	a	r a	r	g a	g	a a	r	r a g	r	a g	r	g a	r a	a	r	r g gg	r a	q	r a a
Site 250	Minor Rural Centre*	g	g g	g	g a	g d	g a	g a	r r	a	r a	g d	g g	g	a g	r	r a g	r	a g	r	g g	r a	g	r	r g gg	r g	gg	r r a
Site 287	Minor Rural Centre*	g	g g	g	a q	g	g a	g a	r r	a	a a	g d	g g	g	a a	r	r a g	r	a g	r	g a	r a	a	r	r a g	r a	g	r g a
		<b>U</b> 3	J 13	- IV	J	10 18				J			J 13	10			- 3		3				-		9	3		

Site Information

Development Sequence

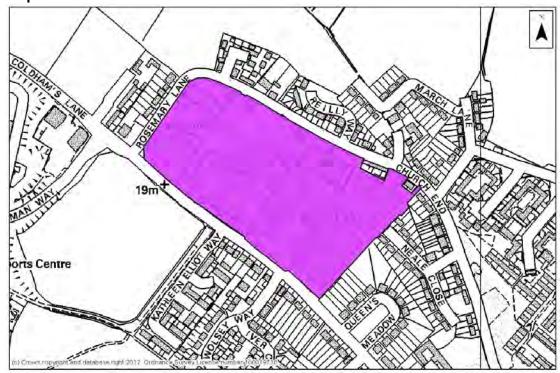
Cambridge urban area

Site reference number(s): E4 (Employment Land Review Site 126)

Consultation Reference numbers: E4

Site name/address: Church End Industrial Estate

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): South Cambridgeshire: 0 Cambridge: 6.621

Potential residential capacity: n/a

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the best and most	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	versatile	
	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION	16361763:	
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  GREEN = >1000m of an AQMA, M11, or A14
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Potential problems with noise and vibration and odour, capable of mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY	Tarm :	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	1		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	_		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		GREEN = Development could deliver
Infrastructure	access to wildlife		significant new green infrastructure
IIIIIastructure			significant new green fill astructure
	and green spaces,		
	through delivery of		
	and access to		
	green		
LANDOCADE TO	infrastructure?	TUDAL UE	
	OWNSCAPE AND CU	LIURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
•	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
O D. II	development?		ODEEN No inc. ( A4)
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
•	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	icatules of aleas of		
	historical,		impacts capable of appropriate mitigation

	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	Site lies to the south of a recently excavated early Christian cemetery (MCB 14531), with settlement evidence within the plot boundary (e.g. MCBs 17153, 19550 and at Neath Farm sites ECB3569 to the east and ECB150 to the west). An archaeological condition is recommended for any further consented schemes within the boundary.
CLIMATE CHAN	IGE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	GREEN = Flood Zone 1 / low risk  Site is located in flood zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
<b>HUMAN HEALT</b>	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing  Allocation is not for housing.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m Allocation is not for housing.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	R =>800m Site is more than 800m from the nearest local centre (Cherry Hinton High Street).
Distance: City	How far is the site	R =>800m

Centre	from edge of		
	defined Cambridge		
	City Centre?		
Distance: GP	How far is the		A =400 - 800m
Service	nearest health		A =400 - 800III
Convice	centre or GP		Majority of the site is between 400 and
	service?		800m from Cherry Hinton Medical Centre,
			34 Fishers Lane, CN1 4HR
Key Local	Will it improve		AMBER = No impact on facilities (or
Facilities	quality and range		satisfactory mitigation proposed).
	of key local		
	services and facilities including		
	health, education		
	and leisure (shops,		
	post offices, pubs		
	etc?)		
Community	Will it encourage		GREEN = Development would not lead to
Facilities	and enable		the loss of any community facilities or
	engagement in		replacement /appropriate mitigation possible
	community activities?		
Integration with	How well would the		GREEN = Good scope for integration with
Existing	development on		existing communities / of sufficient scale to
Communities	the site integrate		create a new community.
	with existing		·
	communities?		Note the site is not a housing allocation.
ECONOMY	T=	ı	
Deprivation	Does it address		AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income and employment		most deprived Super Output Areas within Cambridge according to the Index of
	deprivation		Multiple Deprivation 2010.
	particularly in		Walipio Bophvalion 2010.
	Abbey Ward and		Site in Cherry Hinton LSOA 7962: 17.1
	Kings Hedges?		•
	Would allocation		
	result in		
	development in		
	deprived wards of Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
	shopping		vitality and viability of existing centres
	hierarchy,		, , , , , , , , , , , ,
	supporting the		
	vitality and viability		
	of Cambridge,		
	town, district and		
Employment	local centres?  How far is the		How far is the pearest main ampleument
Employment - Accessibility	nearest main		How far is the nearest main employment centre?
7.000331D111ty	employment		GREEN = <1km or allocation is for or
	centre?		includes a significant element of
			employment or is for another non-residential

		use
Employment	Would	GG = Development would significantly
Employment - Land	development result	enhance employment opportunities.
Lanu	in the loss of	ennance employment opportunities.
	employment land,	Site is an employment allocation
	or deliver new	Site is an employment allocation.
Utilities	employment land?	AMPED Cignificant unggeden likely to be
Utilities	Will it improve the level of investment	AMBER = Significant upgrades likely to be
		required, constraints capable of appropriate
	in key community services and	mitigation
	infrastructure,	
	including communications	
	infrastructure and	
Education	broadband?	CDEEN Non maridantial development /
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	
Distance:	How far is the	G =<400m
Primary School	nearest primary	G =<400111
Filliary School	school?	Site is an employment allocation
	501001:	
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
		Site is an employment allocation
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	Link to high quality provision on the Tins
	the site?	path but no provision on Coldham's Lane
		itself.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
		25% of site is accessible to HQPT as
		defined with this part of the site within 400m
		of other bus services that link the site to the
		City Centre and other areas. The remaining
		site area is not accessible to a HQPT as
		defined with the site more than 400m from
		other bus services that link the site to the
		City Centre and other areas.
		-
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score	mechanism has	
(SCDC)	been developed to	

	consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		A = 31 to 40 minutes (3)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

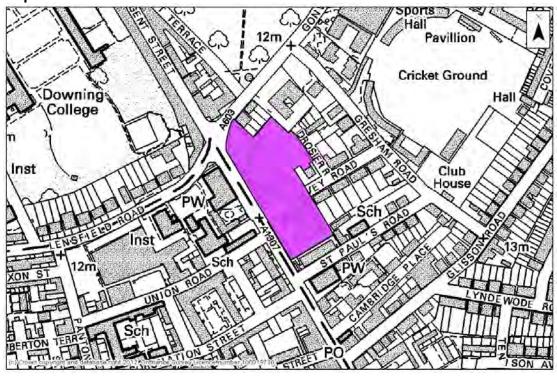
Development Sequence

Cambridge urban area

Site reference number(s): E5 (Employment Land Review)

Consultation Reference numbers: E5 Site name/address: 1 & 7-11 Hills Road

# Map:



**Site description:** The site comprises two large office buildings, on either side of Harvey Road. They both lie on the eastern side of Hills Road. They are currently in office type uses with some University buildings. The surrounding area is mixed in character, with Hills Road predominantly commercial and Harvey Road predominantly residential.

Current use(s): Offices

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 0 Cambridge: 1.401

Potential residential capacity: n/a

LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the		GREEN = Neutral. Development would not affect grade 1 and 2 land.

	haat and one of	1
	best and most	
	versatile	
Minerals	agricultural land? Will it avoid the	GREEN = Site is not within an allocated or
Millerais	sterilisation of	
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	16361763:	
Air Quality	Would the	AMBER = Site lies near source of air
7 iii Quality	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	an quanty and area in passes
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	RED = Within or adjacent to an AQMA, M11
	A14?	or A14
		Site is within an AQMA
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise	adequate mitigation
	and vibration	B
	problems if the site	Potential issues with noise and vibration
	is developed, as a	and odour, capable of mitigation.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring uses)?	
	uses):	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	,
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	
	environment?	
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
Diadicarate	sites)	CDEEN Development and the con-
Biodiversity	Would	GREEN = Development could have a

	<b>.</b>		
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		aroos sapable of appropriate magation
	by a Tree		There are 2 TPOs on this site.
	Preservation Order		THOIC GIO 2 TT GO OIT WING ONC.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE, TO	OWNSCAPE AND CU	<u>LTURAL HEI</u>	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		·
	character, including		
	through		
	1		I
Î.	appropriate design		
	appropriate design and scale of		
Green Belt	and scale of		GREEN = No impact or Minor positive
Green Belt	and scale of development?		GREEN = No impact or Minor positive impact on Green Belt purposes
Green Belt	and scale of development? What effect would		•
Green Belt	and scale of development?  What effect would the development of		•
Green Belt	and scale of development?  What effect would the development of this site have on		impact on Green Belt purposes
Green Belt Heritage	and scale of development? What effect would the development of this site have on Green Belt		impact on Green Belt purposes
	and scale of development? What effect would the development of this site have on Green Belt purposes?		impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or
	and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or		impact on Green Belt purposes  Site is not in the Green Belt.
	and scale of development?  What effect would the development of this site have on Green Belt purposes?  Will it protect or enhance sites,		impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings
	and scale of development?  What effect would the development of this site have on Green Belt purposes?  Will it protect or enhance sites, features or areas of		impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative

CLIMATE CHANG	cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	There are listed buildings adjacent to the site and the site is located in the Central Conservation Area. Undated human skeleton discovered during building works at a former site of the Perse School and unrelated medieval pottery from another part of the site (MCBs 5565, 5546). An archaeological condition is recommended for any consented scheme.
CLIMATE CHANGE	1	LODEEN D. I. I.
Renewables	Will it support the use of renewable energy resources?	GREEN = Development would create additional opportunities for renewable energy.  Site is located in an area with potential for
		district heat networks.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	AMBER = Flood Zone 2 / medium risk  Site is in flood zone 1, lowest risk of fluvial flooding. Fairly significant amount of surface water flooding. Careful mitigation required which could impact on achievable site layout as greater level of green infrastructure required.
ΗΙΙΜΑΝ ΗΕΔΙ ΤΗ	I AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site
D: /		from providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing Allocation is not for housing.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space for children and teenagers?	Allocation is not for housing.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	G =<400m Site is within 400m of Hills Road local centre

	<u> </u>	
Distance: City	How far is the site	G =<400m
Centre	from edge of	0 = 100111
0011110	defined Cambridge	
	City Centre?	
	Ony Control	
Distance: GP	How far is the	G =<400m
Service	nearest health	
	centre or GP	Site is within 400m of Lensfield Medical
	service?	Practice, 48 Lensfield Road.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
500NOW/	communities?	Note site is not a housing allocation.
ECONOMY	Danis it address.	ODEEN Within an alliance to the 400/
Deprivation (Combridge)	Does it address	GREEN = Within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Local Super Output Areas
	and employment	(LSOA) within Cambridge
	deprivation	Site is in Trumpington I SOA 2005: 21 50
	particularly in Abbey Ward and	Site is in Trumpington LSOA 8005: 21.59
		(within 40% most deprived LSOA).
	Kings Hedges? Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	Thanky and habinty of bridging bornio
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
	employment	GREEN = <1km or allocation is for or
	J. 110 J. 110 110	C. LELIT THAN OF ANODALION IO TO TO

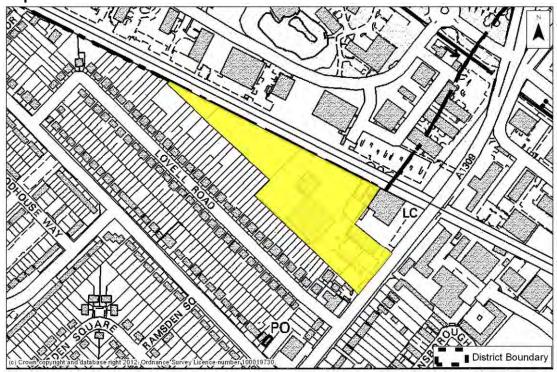
	a a matura O	includes a significant element of
	centre?	includes a significant element of
		employment or is for another non-residential
Employment -	Would	use GG = Development would significantly
Land	development result	enhance employment opportunities
Lanu	in the loss of	ennance employment opportunities
	employment land,	Allocation is for employment related
	or deliver new	development.
	employment land?	development.
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
Otilities	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	mitigation
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
' '	capacity?	· '
		Allocation is for employment related
		development.
		·
Distance	Harris to the	0 400
Distance:	How far is the	G =<400m
Primary School	nearest primary school?	Allocation is for ampleyment related
	SCHOOLS	Allocation is for employment related development.
		development.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Allocation is for employment related
0011001	33113311	development.
		,
TRANSPORT	•	
Cycle Routes	What type of cycle	GREEN = Quiet residential street speed
	routes are	below 30mph, cycle lane with 1.5m
	accessible near to	minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
		There is a direct link to the Gresham Road
		route to the station and city centre.
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score	mechanism has	DAIN GILLIN = 30016 19-23
(SCDC)	been developed to	
(3000)	consider access to	
	and quality of	
	Tanu quanty U	

	public transport, and cycling. Scores determined by the four criteria below.	
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	A = 400 - 800m  Half the site is between 400 and 800m from an existing train station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

**Site Information Development Sequence** Cambridge urban area Site reference number(s): M1 (Local Plan 2006 allocation site (5.04) for residential use)

Consultation Reference numbers: M1 Site name/address: 379-381 Milton Road

# Map:



Site description: Local Plan 2006 allocation site (5.04). The site is mostly car show rooms and garages and is located between Milton Road and Lovell Road, just south of the city boundary (and the Cambridgeshire Guided Bus track). The site is close to the Northern Fringe East area and a planned new railway station at Chesterton sidings (in South Cambridgeshire).

Current use(s): Car show rooms and garages

Proposed use(s): Mixed use

Site size (ha): South Cambridgeshire: 0 Cambridge: 2.413

Potential residential capacity: 40

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	1	
	to the loss of the best and most versatile agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  AMBER = <1000m of an AQMA, M11 or A14
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  There are potential noise and vibration problems capable of mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY	I va mu te	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

<u></u>	T		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There is 1 TPO on site.
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		3 377 37 333
	and access to		
	green		
	infrastructure?		
LANDSCAPE, TO	OWNSCAPE AND CU	LTURAL HE	RITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
Lanascape	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		•
			improvements)
	landscape		
Taura	character?		ODEEN No impost / manage the course CI !
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
HEHIOUE			

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  Palaeolithic hand axes were found in this plot in 1949 and in gardens to the south (MCBs 6344, 19188, 6349). An archaeological condition is recommended for any consented scheme.
CLIMATE CHANG	,	
Renewables	Will it support the	AMBER = Standard requirements for
Reflewables	use of renewable energy resources?	renewables would apply
Flood Risk	Will it minimise risk	AMBER = Flood Zone 2 / medium risk
	to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	Site is in flood zone 1, lowest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on the achievable site layout as greater levels of green infrastructure required.
HUMAN HEALTH	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site from providing minimum on-site provision.
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport Facilities	nearest outdoor sports facilities?	Site is within 1km of St Andrew Primary School's outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Approx 90% of the site is within 400m of Ramsden Square play area with the remainder of the site beyond 400m from the nearest play space.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local	How far is the site from the nearest	G =<400m

Centre	District or Local centre?	Site is within 400m of Kings Hedges Road local centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?	A =400 - 800m  Approx 90% of the site is between 400 and 800m from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL, with the remainder of the site beyond 800m.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY	1	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge.  Site in King's Hedges LSOA 7976:14.91 and adjacent to East Chesterton LSOA 7971: 30.55 (within 40% most deprived LSOA)
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres

Employment - Accessibility	How far is the nearest main		How far is the nearest main employment centre?
	employment		GREEN = <1km or allocation is for or
	centre?		includes a significant element of employment or is for another non-residential
			use
Employment -	Would		G = No loss of employment land / allocation
Land	development result		is for employment development
	in the loss of		
	employment land, or deliver new		The allocation is for mixed use development so will include employment.
	employment land?		So will illolade employment.
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be
	level of investment		sufficient
	in key community		
	services and		
	infrastructure,		
	including communications		
	infrastructure and		
	broadband?		
Education	Is there sufficient		AMBER = School capacity not sufficient,
Capacity	education		constraints can be appropriately mitigated
	capacity?		The implications of development locations
			for education provision will need to be
			considered as part of taking the Plan
			forward. The scale and location of
			development will be important in terms of
			current education capacity and how any issues can be met. This will include capacity
			of the development itself to support new
			primary and secondary schools where there
			is a shortfall. The current review of school
			catchments will have a bearing on this
			issue.
Distance:	How far is the		A =400 - 800m
Primary School	nearest primary		
	school?		Approximately 80% of site is between 400
			and 800m from Shirley Community Nursery
Distance:	How far is the		& Primary School, Nuffield Road, CB4 1TF  A =1 to 3 km
Secondary	nearest secondary		A = 1 to 3 kiii
School	school?		Site within 3km of Manor Community
			College, Arbury Road, CB4 2JF, Chesterton
			Community College, 297 Gilbert Road,
			Cambridge, CB4 3NY and Impington Village
			College, New Road, Impington, CB24 9LX
TRANSPORT			
Cycle Routes	What type of cycle		AMBER = Medium quality off-road path.
	routes are		Drovided there are good links to the new
	accessible near to		Provided there are good links to the new

	T	
HQPT	Is there High Quality Public Transport (at edge of site)?	Railway Station and links beyond to the river (and thus onto the city centre). These are currently poor but are proposed to be upgraded as part of the station development, as there are very narrow pinch points on the off-road path along Milton Road (route to city centre).  AMBER = service meets requirements of high quality public transport in most but not all instances
	or site):	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.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of		GG = 10 minute frequency or better (6)
Public Transport		, , ,
Public transport		GG = 20 minutes or less (6)
journey time to		
City Centre Distance for		GG = Up to 5km (6)
cycling to City		33 = 5p to 3km (6)
Centre		
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	
	proposed train station?	
Access	Will it provide safe	AMBER = Insufficient capacity / access.
<del>-</del>	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
Non Cor	available capacity?	AMPER - No imports
Non-Car Facilities	Will it make the transport network	AMBER = No impacts
i domaco	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information

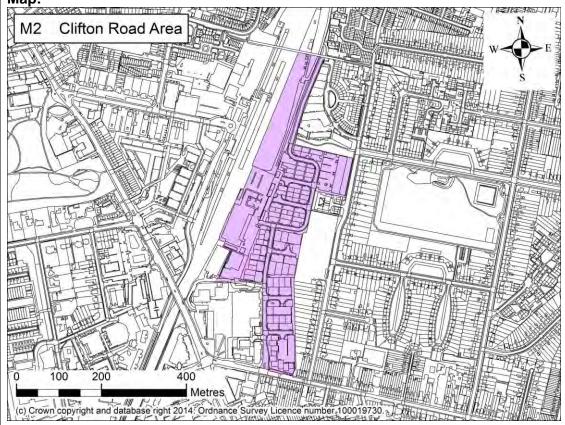
Development Sequence Cambridge urban area

Site reference number(s): M2 (Includes SHLAA site CC913 within its boundary)

**Consultation Reference numbers: M2** 

Site name/address: Clifton Road Industrial Estate, Clifton Court





**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 that they may move, is a notable business located here. The site shares a border with Cambridge Leisure Park to the south. The site forms part of an opportunity area for redevelopment in the Cambridge Local Plan Towards 2031 – Issues and Options Report.

Current use(s): Industrial Estate

**Proposed use(s):** Mixed use quarter, 5.5ha residential with 2ha employment and leisure related.

Site size (ha): South Cambridgeshire: 0 Cambridge: 9.43

Potential residential capacity: 555

LAND			
PDL	Would development make use of previously developed	GREEN = Entirely on PDL	

	land?	
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  RED = Within or adjacent to an AQMA, M11 or A14  Adjacent to an AQMA. Will require and Air Quality Assessment.
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  There are potential odour, light, noise and vibration issues capable of mitigation. The site is adjacent to the railway line so issues with noise and vibration, tannoy noise from the new platform and noise on the parts of the site adjacent to the Junction and leisure complex. Patron noise on some events and noise escape until 6am. Detailed design and acoustic report and mitigation needed. Not all of the site will be suitable for housing.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  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.
Water	Will it protect and where possible enhance the quality of the water	GREEN = No impact / Capable of full mitigation

	environment?				
BIODIVERSITY	,				
Designated Sites	Will it conserve protected species		GREEN = Does not contain, is not adjacent to designated for nature conservation or		
	and protect sites designated for nature conservation interest, and		recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts		
	geodiversity? (Including International and locally designated sites)				
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links		
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation  There are some TPOs along the eastern boundary of the site.		
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation		
	LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE				
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)		
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)		

	1 -				
	character, including				
	through				
	appropriate design				
	and scale of				
	development?				
Green Belt	What effect would		GREEN = No impact or Minor positive		
	the development of		impact on Green Belt purposes		
	this site have on				
	Green Belt				
	purposes?				
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or		
	enhance sites,		within the setting of such sites, buildings		
	features or areas of		and features, with potential for negative		
	historical,		impacts capable of appropriate mitigation		
	archaeological, or				
	cultural interest		Roman earthworks with the Old Cattle		
	(including		Market were once known from the area		
	conservation		(MCB 5828). Roman pottery finds from		
	areas, listed		numerous locations around this plot (MCBs		
	buildings,		5554, 5886). An archaeological condition is		
	registered parks		recommended for any consented scheme.		
	and gardens and		,		
	scheduled				
	monuments)?				
CLIMATE CHANG					
Renewables	Will it support the		AMBER = Standard requirements for		
	use of renewable		renewables would apply		
	energy resources?		, , , , , , , , , , , , , , , , , , , ,		
Flood Risk	Will it minimise risk		GREEN = Flood Zone 1 / low risk		
	to people and				
	property from		Site is in flood zone 1, lowest risk of fluvial		
	flooding, and		flooding. Minor to moderate amount of		
	account for all		surface water flooding. Careful mitigation		
	costs of flooding		required, which could impact on achievable		
	(including the		site layout.		
	economic,				
	environmental and				
	social costs)?				
<b>HUMAN HEALTH</b>	HUMAN HEALTH AND WELL BEING				
Open Space	Will it increase the		GREEN = Assumes minimum on-site		
' '	quantity and quality		provision to adopted plan standards is		
	of publically		provided onsite		
	accessible open		1		
	space?		No obvious constraints that prevent the site		
	1		from providing minimum onsite provision.		
Distance:	How far is the		GREEN =<1km; or allocation is not housing		
Outdoor Sport	nearest outdoor				
Facilities	sports facilities?		Site is within 400m of Coleridge Recreation		
	Sporto raomitioo.		Ground.		
Distance: Play	How far is the		GREEN =<400m		
Facilities	nearest play space		- CILLIT - C100111		
1 dominos	for children and		Site is within 400m of Coleridge Recreation		
	teenagers?		Ground.		
	toeriagers:		Orbana.		

Gypsy & Traveller	Will it provide for the	AMBER = No Impact
Travellei	accommodation needs of Gypsies and Travellers and Travelling Showpeople?	
Distance:	How far is the site	G =<400m
District or Local Centre	from the nearest District or Local centre?	Site is within 400m of Cherry Hinton Road West local centre and within 800m of Mill Road East district centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP	How far is the	G =<400m
Service	nearest health centre or GP service?	Approx 60% of the site is within 400m of The Woodlands Practice, 32-34 Station Road, CB1 2JH, with the remainder of the site between 400 and 800m.
Key Local	Will it improve	GREEN = New local facilities or improved
Facilities	quality and range of key local services and	existing facilities are proposed of significant benefit
	facilities including health, education and leisure (shops, post offices, pubs etc?)	New leisure facilities proposed as part of the allocation.
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  Site in Coleridge LSOA 7966: 11.03
	Kings Hedges? Would allocation result in development in	

	deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre? GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).  It is proposed to allocate the site for mixed use development, including employment.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Improved utilities required. The Developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	G =<400m  Majority of the site is within 400m of Morley Memorial Primary School.
Distance: Secondary	How far is the nearest secondary	G = Within 1km (or site large enough to provide new)

School	school?	Approx 85% of site within 1km of Coleridge Community College, Radegund Road, CB1
		3RJ
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.
		Provision generally good although there is no provision on Cherry Hinton Road and this is an unpleasant environment for cyclists. On road links to the site can be difficult at peak times due to parked cars and narrow road space and the junction at Hills Road does not have provision for cyclists.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre	_	GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	G = <400m  Approx 70% of the site is within 400m of Cambridge railway station with the remainder of the site between 400 and 800m.
Access	Will it provide safe access to the highway network, where there is	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.

	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

**Site description:** This site is currently in use as a police station. It is located on the corner of Parkside and Warkworth Terrace, opposite the north-eastern edge of Parkers Piece. It is a part of a Local Plan 2006 allocation site (for residential) – site 5.12, the Fire Station next door makes up the other part of the allocation. The Fire Station site is currently under construction for a mixed use development comprising the fire station, 99 apartments, a commercial unit (Class A3) and associated car and cycle parking.

Current use(s): Police station

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 0.485

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural	Would	GREEN = Neutral. Development would not

		" , , , , , , , , , , , , , , , , , , ,
Land	development lead to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  RED = Within or adjacent to an AQMA, M11 or A14  Site is within an AQMA
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  There are potential noise and vibration and odour problems, capable of mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY	1	 
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	diversity and distinctiveness of landscape		local landscape character, or provide minor improvements)
Landscape	Will it maintain and enhance the	LTURAL HEI	GREEN = No impact (generally compatible, or capable of being made compatible with
	infrastructure?		
	through delivery of and access to green		
Infrastructure	access to wildlife and green spaces,		loss of existing green infrastructure capable of appropriate mitigation
Green	(TPO)? Will it improve		AMBER = No significant opportunities or
	adjacent protected by a Tree Preservation Order		There are several protected trees on the site and close to the site.
TPO	Are there trees on site or immediately		AMBER = Any adverse impact on protected trees capable of appropriate mitigation
	maintain connectivity between green infrastructure)?		
	to achieve Biodiversity Action Plan targets, and		
	native species, and help deliver habitat restoration (helping		
	development reduce habitat fragmentation, enhance		positive impact by enhancing existing features and adding new features or network links
Biodiversity	locally designated sites)  Would		GREEN = Development could have a

Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  The site is adjacent to listed buildings, is located in the Central Conservation Area and is adjacent to BLIs.  Archaeology - Neolithic remains found in large gardens to the rear of former town houses that fronted Parker's Piece (MCB6253). Site lies to the north of the English Civil War Defence Line that crossed Parker's Piece (MCB17288). An Archaeological Condition is recommended
OLIMATE OLIA	105	for any consented scheme.
Renewables	Will it support the use of renewable energy resources?	GREEN = Development would create additional opportunities for renewable energy.
		Site is located in an area with potential for district heating networks.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	GREEN = Flood Zone 1 / low risk  Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor to moderate amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site layout.
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing  Site is within 400m of Fenners Cricket Ground.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Site is within 400m of Peters' Field children's play area.
Gypsy & Traveller	Will it provide for the accommodation	AMBER = No Impact

needs of Gypsies and Travellers and Travelling Showpeople?		
How far is the site from the nearest District or Local centre?		G =<400m  Site is within 400m of Mill Road West District Centre.
How far is the site from edge of defined Cambridge City Centre?		G =<400m
How far is the nearest health centre or GP service?		G =<400m  Site is within 400m of Petersfield Medical Practice, 25 Mill Road, CB1 2AB
Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).
Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  Site is in Market LSOA 7981: 10.34
result in development in deprived wards of Cambridge? Will it protect the shopping		GREEN = No effect or would support the vitality and viability of existing centres
	and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge City Centre? How far is the nearest health centre or GP service? Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the	and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge City Centre? How far is the nearest health centre or GP service?  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)  Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?  Will it protect the shopping

	<u> </u>	1
	supporting the	
	vitality and viability	
	of Cambridge, town, district and	
	local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
Accessibility	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of
		employment or is for another non-residential
		use
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	
Liene	employment land?	ODEEN Existing before 1 1 12 1 1 1
Utilities	Will it improve the level of investment	GREEN = Existing infrastructure likely to be sufficient
		Suncient
	in key community services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		The implications of development locations
		for education provision will need to be considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any
		issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this
		issue.
<b>D.</b> .		
Distance:	How far is the	G =<400m
Primary School	nearest primary	Site is within 400m of St Motth avec Drives
	school?	Site is within 400m of St Matthews Primary
		School, 19 Norfolk Street, CB1 2LD
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is within 1km of Parkside Community
		College, Parkside, CB1 1EH
TRANSPORT		
Cycle Routes	What type of cycle	GREEN = Quiet residential street speed
	routes are	below 30mph, cycle lane with 1.5m

	accessible near to	minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
		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.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence

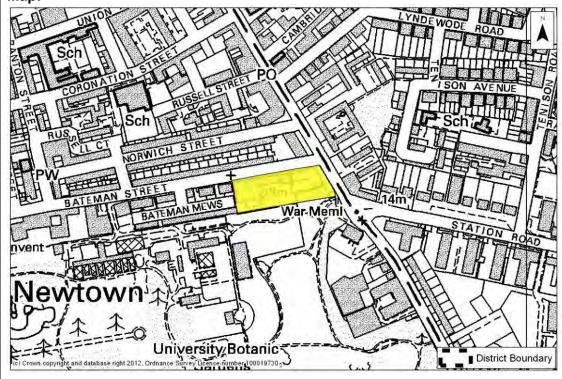
Cambridge urban area

Site reference number(s): M5 (SHLAA Site – CC872)

**Consultation Reference numbers: M5** 

Site name/address: 82-90 Hills Road and 57-63 Bateman Street

## Мар:



**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(s): Offices, bank and language school.

Proposed use(s): Mixed use

Site size (ha): South Cambridgeshire: 0 Cambridge: 0.58

LAND			
PDL	Would development make use of previously developed land?		GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the		GREEN = Neutral. Development would not affect grade 1 and 2 land.

	T.	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
Air Quality	Would the	AMBER = Site lies near source of air
•	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	, ,
	impact/worsening	
	of air quality?	
	or an quanty:	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	RED = Within or adjacent to an AQMA, M11
	A14?	or A14
		Site is within an AQMA
Pollution	Are there potential	AMBER = Adverse impacts capable of
-	odour, light, noise	adequate mitigation
	and vibration	and quant manganess
	problems if the site	Traffic noise from Hills Road. Noise
	is developed, as a	assessment required.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
	4303):	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Comanination	contamination on	area with a history of contamination
	the site?	area mar a metery of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Innagation
	of the water	
	environment?	
BIODIVERSITY	OHVIIOHIHOHE:	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Citos	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
		greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	

	development		GREEN = Development could have a
	reduce habitat		positive impact by enhancing existing
	fragmentation,		features and adding new features or
	enhance		network links
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
11 0	site or immediately		trees capable of appropriate mitigation
	,		trees capable or appropriate miligation
	adjacent protected		There are 2 trace with TDOs on the cite
	by a Tree Preservation Order		There are 2 trees with TPOs on the site, one on Hills Road and one in the south west
	(TPO)?		corner. There are also numerous trees
0	AACH icinaanaan		without TPOs.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
LANDOCADE TO	infrastructure?	THE ALLES	
•	OWNSCAPE AND CU	LIURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		The site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
5	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
			,
	historical,		impacts capable of appropriate mitigation

	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	The Botanic Gardens to the south are an historic park and garden. The western half of the site lies within the Central Conservation Area and the site is close to Claremont, which is a BLI. In terms of archaeological potential, the site is located close to the probable line of the Roman Road approaching the Roman town at Cambridge from the south east.
CLIMATE CHAN	_	
Renewables	Will it support the use of renewable energy resources?	GREEN = Development would create additional opportunities for renewable energy.  The site is located in an area that shows potential for district heating.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	AMBER = Flood Zone 2 / medium risk  Site is located in flood zone 1, lowest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required, which could impact on achievable site densities as greater level of green infrastructure required.
	LAND WELL DEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site from providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1 - 3km
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Site is within 400m of Ravensworth Gardens play area.
Gypsy & Traveller  Distance:	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact  G =<400m
District or Local Centre	from the nearest District or Local	Site is within 400m of Hills Road local centre.

	centre?	
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	A =400 - 800m
Distance: GP Service	How far is the nearest health centre or GP service?	G =<400m  Over half of the site is within 400m of The Woodlands Practice, Station Road
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in	GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge  Site is in Trumpington LSOA 8004: 21.59
	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	(within 40% most deprived LSOA)
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main	How far is the nearest main employment centre?

	1	,
Employment -	employment centre?	RED = >3km  AMBER = 1-3km  GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use  A = Some loss of employment land and job
Land	development result in the loss of employment land, or deliver new employment land?	opportunities mitigated by alternative allocation in the area (< 50%).  Allocation would be for mixed use including employment.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	G =<400m  Site is within 400m of St Alban's Primary School and St Paul's Primary School.
Distance: Secondary School	How far is the nearest secondary school?	A =1 to 3 km  Site is just beyond 1km from Parkside Community College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  Bus cycle/lane of medium quality but often
School TRANSPORT	what type of cycle routes are accessible near to	Community College.  RED = No cycling provision or a cycless than 1.5m width with medium variaffic. Having to cross a busy junchigh cycle accident rate to access lefacilities/school. Poor quality off road

		blocked at peak hours by loading vehicles. Catholic Church junction has a high cycle accident rate but junction has been improved as part of County scheme, with further improvements to Hills Road underway.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	A = 400 - 800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence

Site reference number(s): R1

Cambridge urban area

Consultation Reference numbers: R1
Site name/address: 295 Histon Road

Map:



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

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

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 ha Cambridge: 0.711

LAND		
PDL	Would	AMBER = Partially on PDL
1 01	development make use of previously developed land?	50% of the site is PDL
Agricultural Land	Would development lead to the loss of the best and most versatile	GREEN = Neutral. Development would not affect grade 1 and 2 land.  No loss of agricultural land.
Minerals	agricultural land? Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality with minor negative impacts incapable of mitigation.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  AMBER = <1000m of an AQMA, M11 or A14  The site is within 1000m of the M11
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator?	GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
<b>BIODIVERSITY</b>		
Designated Sites	Will it conserve protected species and protect sites designated for nature	GREEN = Does not contain, is not adjacent to a site designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

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ernational and		
cally designated		
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		features and adding new features or
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tive species, and		
lp deliver habitat		
achieve		
odiversity Action		
an targets and		
aintain		
nnectivity		
tween green		
rastructure?)		
e there trees on		GREEN = Site does not contain or adjoin
e or immediately		any protected trees
jacent protected		
a Tree		
eservation Order		
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II it improve		AMBER = No significant opportunities or
cess to wildlife		loss of existing green infrastructure capable
		of appropriate mitigation
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stinctiveness of andscape aracter? Ill it maintain and hance the		improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with
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stinctiveness of indscape aracter? ill it maintain and hance the versity and stinctiveness of winscape aracter including rough		improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
stinctiveness of adscape aracter? ill it maintain and hance the versity and stinctiveness of wnscape aracter including rough propriate design		improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
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stinctiveness of indscape aracter?  ill it maintain and hance the versity and stinctiveness of winscape aracter including rough propriate design d scale of velopment?		improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
stinctiveness of indscape aracter? ill it maintain and hance the versity and stinctiveness of winscape aracter including rough propriate design d scale of		improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
	velopment duce habitat agmentation, hance tive species, and alp deliver habitat storation (helping achieve odiversity Action an targets and aintain nnectivity atween green rastructure?) e there trees on e or immediately jacent protected a Tree eservation Order PO)? ill it improve cess to wildlife d green spaces, rough delivery of d access to een rastructure?  ISCAPE AND CUI ill it maintain and	velopment duce habitat agmentation, hance tive species, and alp deliver habitat storation (helping achieve odiversity Action an targets and aintain nnectivity tween green rastructure?) e there trees on e or immediately jacent protected a Tree eservation Order PO)? ill it improve cess to wildlife d green spaces, rough delivery of d access to een rastructure?  ISCAPE AND CULTURAL HER ill it maintain and

	this site have as	Cita is not in the Cooper Dalt
	this site have on Green Belt	Site is not in the Green Belt
Haritaga	purposes?	AMPER - Site contains is adiagont to ar
Heritage	Will it protect or enhance sites,	AMBER = Site contains, is adjacent to, or
		within the setting of such sites, buildings
	features or areas of	and features with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Cropmarked site of prehistoric ring ditches
	(including	(MCB11348) and Roman Remains from
	conservation	immediate west of plot boundary
	areas, listed	(MCB11349). An archaeological condition
	buildings,	is recommended for any consented
	registered parks	scheme).
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHAN	<u></u>	LAMPED OF THE STATE OF THE STAT
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
Ei 16:1	energy resources?	AMPER EL 17 O/ II : I
Flood Risk	Is site within at	AMBER = Flood Zone 2 / medium risk
	flood risk?	0
		Site is not at risk from fluvial flooding (Flood
		Zone 1) but there are significant surface
		water issues for the whole of the site. The
		majority of the site is at risk, but it could be
		possible to mitigate for this but would affect
	H AND WELL BEING	the built form area.
Open Space	Will it increase the	GREEN = Assumes minimum on-site
Ореп Зрасе	quantity and quality	
	1	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	No obvious constraints that prevent the site
	space?	providing minimum on-site provision.
Distance:	How far is the	GREEN =<1 km
		GREEN =< I KIII
Outdoor Sport Facilities	nearest outdoor sports facilities?	Site is within 1km of give outdoor sports
i aumu <del>u</del> s	sports facilities!	facilities.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	ONLEW - TOOM
i dollidos	for children and	The site is within 400m of Blandford Way
	teenagers?	Play Area and approximately 50% of the
	toonayora:	site is within 400m of Hazelwood Close
		Toddler Play Area.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	Λινισείζ – Νο πηρασί
Travellel	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
i e e e e e e e e e e e e e e e e e e e		•
Distance:	How far is the site	AMBER =400 - 800m

District or Local	from the nearest	Majority of the site is beyond 800m of
Centre	District or Local centre?	Histon Road local centre catchment area.
	Certifie:	
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	RED =>800m
Distance: GP Service	How far is the nearest health centre or GP service?	RED =>800m
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge  Site in Arbury LSOA 7951: 19.37 (within 40% most deprived LSOA).
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment -	How far is the	How far is the nearest main employment

A a a a a a i i i i i i .	T n a a read no a time	no mtro 2
Accessibility	nearest main employment centre?	centre? GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
		Site is less than 1km from an employment centre.
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	A = 400 - 800m  Site is between 400 and 800m from Mayfield Primary School, Warwick Road
Distance: Secondary School	How far is the nearest secondary school?	A =1 to 3 km  Site within 3km of: Manor Community College, Arbury Road, CB4 2JF; Chesterton Community College, 297 Gilbert Road, Cambridge, CB4 3NY; and Parkside Community College, Parkside, CB1 1EH
TRANSPORT		

Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  Narrow cycle lanes on Histon Road and high traffic volumes. Any development here should link into the NIAB (Darwin Green) site.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances  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.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		RR= 20km + (0) R = 15k m to 20km (2) A = 10km to 15 km (3) G = 5km to 10km (4) GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts or minor improvements

transport, walking		
or cycling facilities?	,	

Site Information

Development Sequence

Cambridge urban area

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

**Consultation Reference numbers: R10** 

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

Map:



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

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

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 2.7

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the best and most	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	versatile	
	agricultural land?	
Minerals	Will it avoid the	
	sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	safeguarded area.
	reserves?	
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	RED = Within or adjacent to an AQMA, M11
	A14?	or A14
		The site is within or adjacent to the AQMA
		and therefore will require an air quality
		assessment to be carried out as part of any
		planning application likely to increase
		parking capacity by 25 spaces or more.
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise	adequate mitigation
	and vibration	-
	problems if the site	There are potential noise and vibration
	is developed, as a	(adjacent to railway line) and light pollution
	receptor or	problems associated with the site, capable
	generator	of mitigation.
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Previous and present uses mean significant
		contamination likely to be present on site
		(smelting works and council depot and
		railway line).
)A/ /	NAPH 1	ODEEN N
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	
DIOD!! /EE C:T:	environment?	
BIODIVERSITY	NAPH 1	LODEEN D
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or

	and protect sites		recognised as containing protected species,
	designated for		or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Diadivaraity	Would		CDEEN Dayslanment sould have a
Biodiversity			GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TDO	,		ODEEN Cita da sa nat contain an adiain
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE TO	OWNSCAPE AND CU	LTURAL HE	RITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
Lanassape	enhance the		or capable of being made compatible with
	diversity and distinctiveness of		local landscape character, or provide minor
			improvements)
	landscape		
_	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		·
	character, including		
	through		
	appropriate design		
	and scale of		
	and scale ui		

	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	The site is not in the Green Belt.
	purposes?	The site is not in the Green Beit.
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
Tiomago	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	impacts capable of appropriate mitigation
	cultural interest	The site falls within the Central
	(including	Conservation Area and as such early
	conservation	consideration would need to be given to the
	areas, listed	impact of the proposals on the setting and
	buildings,	character of the Conservation Area. The
	registered parks	former library ay the southern end of the site
	and gardens and	is a Grade II listed building.
	scheduled	
	monuments)?	Archaeology – previous activities in site
		include an iron foundry, coprolite mill and
		timber yard. The site may have significance
		for the 19 <sup>th</sup> century industrial heritage of
		Cambridge.
CLIMATE CHAI	NGE	
Renewables	Will it support the	GREEN = Development would create
	use of renewable	additional opportunities for renewable
	energy resources?	energy.
		Site is in an area that shows potential for
		district heat networks.
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	
	property from	The site is in Flood Zone 1, lowest risk of
	flooding, and	fluvial flooding. Minor surface water issues
	account for all	that can be mitigated against through good
	costs of flooding	design.
	(including the	Ĭ
	economic,	
	environmental and	
	social costs)?	
HUMAN HEALT	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
. '	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	,
	space?	No obvious constraints that prevent the site
	ορασο:	providing minimum on-site provision.
Distance:	How far is the	GREEN =<1km; or allocation is not housing
	nearest outdoor	ONLEW -> INITI, OF ABOUTH IS HOLHOUSING
Outdoor Sport		Over half the cite in within 1km of Calaridae
Facilities	sports facilities?	Over half the site is within 1km of Coleridge
		Community College playing field and
		Coleridge recreation ground.

<b>-</b>	1	
Distance: Play	How far is the	AMBER =400 -800m
Facilities	nearest play space	
	for children and	Half the site is within 400m of Ainsworth
	teenagers?	Street Play Area, whilst part of the site is
		within 400m of Ravensworth Gardens Play
		Area. The remainder is beyond 400m.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	7 WIBER - No Impact
Travollor	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance	Showpeople?	0 400
Distance:	How far is the site	G =<400m
District or Local	from the nearest	
Centre	District or Local	Site is within 400m of both Mill Road East
	centre?	and West local centres.
Distance: City	How far is the site	A =400 - 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 - 800m
Service	nearest health	
	centre or GP	Site is within 800m of 4 surgeries.
	service?	·
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
. dominos	engagement in	replacement /appropriate mitigation possible
	community	Topiacoment /appropriate mitigation possible
	activities?	
Integration with	How well would the	GREEN = Good scope for integration with
_		
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY		 AMPED Not within an adia-and to the 4000
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
	Does it address pockets of income	most deprived Super Output Areas within
Deprivation	Does it address pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of
Deprivation	Does it address pockets of income and employment deprivation	most deprived Super Output Areas within
Deprivation	Does it address pockets of income and employment	most deprived Super Output Areas within Cambridge according to the Index of

<u>r</u>		
Shopping	Kings Hedges? Would allocation result in development in deprived wards of Cambridge? Will it protect the	GREEN = No effect or would support the
	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).  Council depot to be relocated. See Employment Land Review 2008 paragraph 5.29, Map 10 and Appendix 15 (v)
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary	A =400 - 800m

School?  Site is within 800m of St Matthews Primary School, 19 Norfolk Street, CB1 2LD  Distance: Secondary School?  School, 19 Norfolk Street, CB1 2LD  A = 1 to 3 km  Half the site is within 1km of Parkside Community College. The remainder is within 3km of 7 secondary schools.  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  What type of cycle routes are accessible near to the site?  What type of cycle routes are accessible near to the site?  RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  There is no cycling provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality link and land needs to be safeguared to allow for this.  HQPT  Is there High Quality Public Transport (at edge of site)?  AMBER = service meets requirements of high quality public transport in most but not all instances  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.  DARK GREEN = Score 19-25  Distance: bus stop / rail station  Frequency of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport  Distance for cycling to City Centre  Distance for cycling to City Centre  Distance: How far is the site from an existing or proposed train  From an existing or proposed train  A = 400 - 800m		T	1
Distance: Secondary school?  How far is the nearest secondary school?  TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  There is no cycling provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.  HQPT  Is there High Quality Public Transport (at edge of site)?  A MBER = service meets requirements of high quality public transport in most but not all instances  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.  Sustainable Transport Score (SCDC)  Distance: bus stop / rail station  Frequency of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of GG = 10 minute frequency or better (6)  Public Transport lourney time to City Centre  Distance: Distance:  Distance: Distance:  Distance: Distance:  D		school?	Site is within 800m of St Matthews Primary School. 19 Norfolk Street. CB1 2LD
Secondary School	Distance:	How far is the	
School  School?  Half the site is within 1km of Parkside Community College. The remainder is within 3km of 7 secondary schools.  RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  There is no cycling provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.  HQPT  Is there High Quality Public Transport (at edge of site)?  AMBER = service meets requirements of high quality public transport in most but not all instances  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.  DARK GREEN = Score 19-25  GG = Within 400m (6)  GG = 10 minute frequency or better (6)  Public Transport Public transport pourher transport pourher transport pourher transport Distance: RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality of high quality public transport in most but not all instances  DARK GREEN = Score 19-25  DARK GREEN = Score 19-25  GG = Within 400m (6)  GG = 10 minute frequency or better (6)  GG = 20 minutes or less (6)  How far is the site from an existing or  A = 400 - 800m			
TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  There is no cycling provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.  HQPT  Is there High Quality Public Transport (at edge of site)?  AMBER = service meets requirements of high quality public transport in most but not all instances  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.  Sustainable Transport Score (SCDC)  Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public Transport Public transport pourse time to City Centre  Distance for cycle and to the site of the city centre  Distance: Distance: Rouse and public transport for one existing or form an existing or form an existing or form an existing or form an existing or form and the process of the process of the site of the city Centre form an existing or form and ex	_	1	Half the site is within 1km of Parkside
TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  There is no cycling provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.  HQPT  Is there High Quality Public Transport (at edge of site)?  AMBER = service meets requirements of high quality public transport in most but not all instances  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.  Sustainable Transport Score (SCDC)  Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station  Frequency of Public transport pourney time to City Centre  Distance or young to City Centre  Distance: Bistance I How far is the site Railway Station  How far is the site from an existing or Transport Public Transport from an existing or Transport From Annual From Annual From From From From From From From From	Concor		
TRANSPORT  Cycle Routes  What type of cycle routes are accessible near to the site?  What type of cycle routes are accessible near to the site?  RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  There is no cycling provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.  HQPT  Is there High Quality Public Transport (a tedge of site)?  AMBER = service meets requirements of high quality public transport in most but not all instances  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.  DARK GREEN = Score 19-25  DARK GREEN = Score 19-25  DARK GREEN = Score 19-25  GG = 10 minute frequency or better (6)  Public Transport  Distance: bus stop / rail station  Frequency of Public transport  Public transport  Distance for cycle access to and quality of public transport  Distance: City Centre  Distance: Railway Station  A = 400 - 800m  A = 400 - 800m			
Cycle Routes  What type of cycle routes are accessible near to the site?  RED = No cycling provision or a cycle lane less than 1.5 mix width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  There is no cycling provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.  HQPT  Is there High Quality Public Transport (at edge of site)?  AMBER = service meets requirements of high quality public transport in most but not all instances  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.  Sustainable Transport Score (SCDC)  Transport Score (SCDC)  Distance: bus stop / rail station  Distance: City Centre  Distance: City Centre  Distance: City Centre  Distance: Railway Station  RED = No cycling provision or a cycle lane less than 1.5 mix width with medium volumed bit frail the site of traffic. Having to caccess to and quality of public transport provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality public transport in most but not all instances  Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre  DARK GREEN = Score 19-25  DARK GREEN = Score 19-25  DARK GREEN = Score 19-25  GG = 10 minute frequency or better (6)  GG = 10 minute frequency or better (6)  GG = 20 minutes or less (6)  GG = 20 minutes or less (6)	TRANSPORT		Within Skin of 7 Secondary Schools.
routes are accessible near to the site?    Interest		What type of cycle	RED = No cycling provision or a cycle lane
accessible near to the site?    traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.    There is no cycling provision on Mill Road and there is a high accident rate in this area with a dangerous crossing to Devonshire Road to link to the Station. The implementation of the Chisholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.    HQPT	Cycle Houles		
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Provide a high quality link and land needs to be safeguarded to allow for this.    HQPT			Road to link to the Station. The
be safeguarded to allow for this.  HQPT  Is there High Quality Public Transport (at edge of site)?  Sustainable Transport Score (SCDC)  Sustainable Transport Score Sustainable Scores Sustainable Sus			implementation of the Chisholm Trail would
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Sustainable Transport Score (SCDC)  Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  Distance: bus stop / rail station Frequency of Public Transport Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance: Railway Station  Rechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.  GG = Within 400m (6)  GG = 10 minute frequency or better (6)  GG = 20 minutes or less (6)  GG = Up to 5km (6)  A = 400 - 800m			services that link the site to the City Centre
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stop / rail station  Frequency of Public Transport  Public transport  Public transport  Distance for cycling to City Centre  Distance:  Railway Station  GG = 10 minute frequency or better (6)  GG = 20 minutes or less (6)  GG = 20 minutes or less (6)  GG = Up to 5km (6)  A = 400 - 800m		Todi oritoria bolow.	
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Public Transport Public transport journey time to City Centre Distance for cycling to City Centre Distance: Railway Station  GG = 20 minutes or less (6)  GG = Up to 5km (6)  A = 400 - 800m	stop / rail station		` <i>,</i>
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Distance for cycling to City Centre  Distance: Railway Station  GG = Up to 5km (6)  A = 400 - 800m  A = 400 - 800m	-		
cycling to City Centre  Distance: How far is the site Railway Station from an existing or			GG - Up to 5km (6)
Centre  Distance: How far is the site Railway Station from an existing or			
Distance: How far is the site Railway Station from an existing or			
Railway Station from an existing or		How far is the site	A = 400 - 800m
	•		

	station?	
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information

Development Sequence

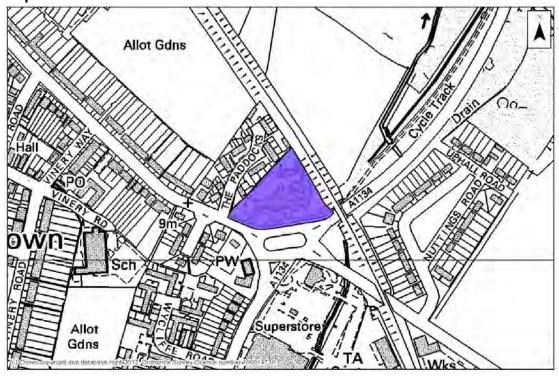
Cambridge urban area

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

**Consultation Reference numbers: R11** 

Site name/address: Horizons Resource Centre, Coldhams Lane

## Мар:



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

Current use(s): Day Centre

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 0.82

Potential residential capacity: 40 dwellings.

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	T	1
	best and most	
	versatile	
Minorala	agricultural land?	
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	
	reserves?	safeguarded area.
POLLUTION	TESELVES!	
Air Quality	Would the	AMBER = Site lies near source of air
7 iii Quality	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	
	of air quality?	
A O B A A	1 4 2 24 24 2	OUD INDIOATOR I. d. 31 31 31
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA, the M11 or the	to an AQMA, the M11 or the A14?  AMBER = <1000m of an AQMA, M11 or
	A14?	A14
	/(17:	7114
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise	adequate mitigation
	and vibration	
	problems if the site	There are potential problems with noise and
	is developed, as a	vibration (road traffic noise from Coldham's
	receptor or	Lane and railway noise) and light pollution.
	generator	Capable of mitigation.
	(including compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Site could have contamination issues
		(adjacent to the railway line and animal
		byproducts).
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	
	environment?	
BIODIVERSITY	T	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for nature	or local area will be developed as
	conservation	greenspace. No or negligible impacts
	interest, and	
	הונטוטטנ, מווע	

			1
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		While there are no TPOs on or near the site,
	Preservation Order		there are numerous trees onsite on the
	(TPO)?		southern and eastern boundaries.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE, TO	WNSCAPE AND CU	LTURAL HE	RITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
'	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		·
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		'
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
3.55	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt.
	OTOGIT DOIL		Cita to flot in the Orden Bolt.

	nurnosos?	
Heritage	purposes?  Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation NGR: 547560 258100. No excavation
	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	history for this area. However, coprolite workings in Coldhams Common to the north in the 1860s unearthed furnished Roman and Saxon inhumations (MCB6142, 6143) and finds of Iron Age pottery and brooches (MCB6119). The area by Coldhams Brook has high archaeological potential. A programme of archaeological works should be undertaken prior to the submission of any planning application
CLIMATE CHAN	GE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	GREEN = Flood Zone 1 / low risk  Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTI	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Site is within 400m of Nuttings Road play area and Romsey Recreation ground.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	AMBER = No Impact

	Chaumaanla	
Distance	Showpeople?	D . 000m
Distance: District or Local	How far is the site	R =>800m
	from the nearest	
Centre	District or Local	
	centre?	
Dietonos City	Llow for in the nite	D . 000m
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 - 800m
Service	nearest health	A =400 - 000III
OCIVICC	centre or GP	Site is within 800m distance of 2 GP
	service?	surgeries; The Surgery, 279/281 Mill Road,
	SCI VICC :	CB1 3DG and Brookfields Health Centre,
		Seymour Street
		Coymour Chook
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , ,
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	15 " "	ODEEN MOULE III
Deprivation	Does it address	GREEN = Within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Local Super Output Areas
	and employment	(LSOA) within Cambridge
	deprivation	0, 1, 5
	particularly in	Site is in Romsey LSOA 7997: 17.43 (within
	Abbey Ward and	40% most deprived LSOA).
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
Channing	Cambridge?	CDEEN - No offset or would support the
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy, supporting the	
	i suddomna the	

_		,
	vitality and viability of Cambridge, town, district and local centres?	
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	G =<400m  Site is within 400m of St Philip's Primary School
Distance: Secondary School	How far is the nearest secondary school?	A =1 to 3 km  Site is within 3km of Coleridge Community College, St Bede's Inter-Church Comprehensive School, Netherhall School and Parkside Community College, Parkside
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane

	routes are	less than 1.5m width with medium volume of
	accessible near to the site?	traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
		Busy roundabout with a high cycle accident rate. Narrow cycle lanes on Coldham's Common. Good off-road provision on Barnwell Road.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
		Not accessible to HQPT as defined. Site is more than 500m from other bus stops that link the site to the city centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		A = Within 800m (3)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

**Site Information** 

Development Sequence Cambridge urban area

**Site reference number(s):** R12 (SHLAA Site CC922 - Part of a Local Plan 2006 allocation site (for residential) – site 5.14)

**Consultation Reference numbers: R12** 

Site name/address: Ridgeons, 75 Cromwell Road

## 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(s):** Builders and timber merchants (commercial storage buildings with open storage)

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 3.27

LAND		
PDL	Would development make use of previously developed	GREEN = Entirely on PDL
	land?	
Agricultural	Would	GREEN = Neutral. Development would not

	T	
Land	development lead to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is adjacent to an AQMA.
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Adjacent to main railway line. Noise and vibration issues for such a location as 24 hour line usage. Noise and vibration assessment and mitigation required. Light pollution also a potential problem capable of mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  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.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or

	and protect sites designated for		recognised as containing protected species, or local area will be developed as
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
•	OWNSCAPE AND CU	LTURAL HE	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
T	character?		ODEEN No increase (manage to the control of the con
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		

	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
Green beit	the development of	impact on Green Belt purposes
	•	Impact on Green Belt purposes
	this site have on Green Belt	Cita is not in the Cross Rolt
		Site is not in the Green Belt.
11 2	purposes?	AMPED O'
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	NOD - 40000 0000 D II
	cultural interest	NGR: 546280 257020. P=Uncertain land
	(including	status, possibly truncate land from railyard
	conservation	works. Roman marching camp was located
	areas, listed	in the former Cattle Market area
	buildings,	(MCB6256). Excavations in advance of
	registered parks	redevelopment of the cattle market revealed
	and gardens and	Roman settlement remains (5828). Roman
	scheduled	pottery found at Coleridge recreation ground
	monuments)?	(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.
01 114 4 7 7 01 14 11		
CLIMATE CHANGE		AMPED Ctondord requirements for
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
Flood Risk	energy resources?  Will it minimise risk	GREEN = Flood Zone 1 / low risk
FIOOU RISK		GREEN = Flood Zone 1 / low lisk
	to people and	Site is in Flood Zone 1. lowest risk of fluxial
	property from	Site is in Flood Zone 1, lowest risk of fluvial
	flooding, and	flooding. Minor surface water issues that
	account for all	can be mitigated against through good
	costs of flooding	design.
	(including the	
	economic, environmental and	
	social costs)?	
HUMAN HFAI TH	I AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	Majority of the site is within 1km of
		Coleridge Community College playing fields,
		Coleridge Recreation Ground, Romsey
		Recreation Ground.
i e	<u> </u>	
Distance: Play	How far is the	GREEN =<400m

nearest play space for children and teenagers?		011 111 400 7.41 11.01 15.
		Site is within 400m of Ainsworth Street Play Area, Hampden Gardens, Romsey Recreation Ground and Coldham's Common teenage play space.
the accommodation needs of Gypsies and Travellers and Travelling		RED = Would result in loss of existing sites AMBER = No Impact GREEN = Would deliver additional pitches
How far is the site from the nearest District or Local centre?		G =<400m  Site is within 400m of Fairfax Road local centre.
How far is the site from edge of defined Cambridge City Centre?		R =>800m
How far is the nearest health centre or GP service?		A =400 - 800m  Site is within 800m of York Street Medical Practice, 146-148 York Street, CB1 2PY and The Surgery, 279/281 Mill Road, CB1 3DG
Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).
Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
Does it address pockets of income and employment deprivation particularly in		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge  Site in Romsey LSOA 7997: 17.43 (within
	accommodation needs of Gypsies and Travellers and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge City Centre? How far is the nearest health centre or GP service?  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment	the accommodation needs of Gypsies and Travelling Showpeople? How far is the site from the nearest District or Local centre? How far is the site from edge of defined Cambridge City Centre? How far is the nearest health centre or GP service?  Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubsetc?) Will it encourage and enable engagement in community activities? How well would the development on the site integrate with existing communities?  Does it address pockets of income and employment deprivation

	Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	40% most deprived LSOA).
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary	A =400 - 800m Site is within 800m of St Philip's Primary

	1 10	O I - I - I O I Marilla da Britana O I - I
	school?	School and St Matthew's Primary School.
Distance:	How far is the	A =1 to 3 km
Secondary	nearest secondary	0, ,,, ,
School TRANSPORT	school?	Site within 3km of 6 secondary schools.
Cycle Routes	What type of cycle routes are accessible near to the site?	GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.  Any development must safeguard land for the Chisholm Trail.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances  Not accessible to HQPT as defined. Small area is within 400m of other bus services that link the site to the city centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		G = Within 600m (4)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. G
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts

transport, walking		
or cycling facilities?		

**Site Information** 

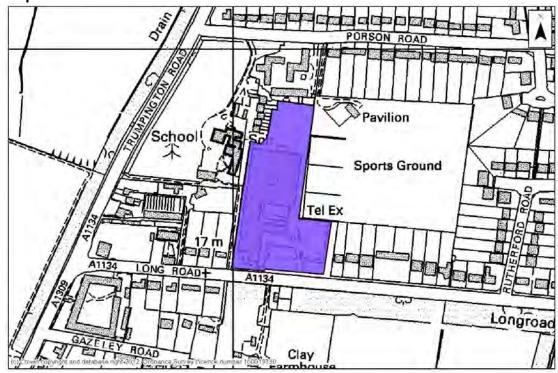
Development Sequence Cambridge urban area

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

**Consultation Reference numbers: R14** 

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

Мар:



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

Current use(s): BT offices and car park

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 2.012

LAND			
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL	

A	Manda	<u> </u>
Agricultural Land	Would development lead to the loss of the best and most versatile agricultural land?	GREEN = Neutral. Development would not affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  GREEN = >1000m of an AQMA, M11, or A14
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  There are potential noise and vibration problems, capable of mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  Site partially within or adjacent to an area with a history of contamination, capable of remediation appropriate to proposed development.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as

	noturo		groonangaa Na ar nagligible impagta
	nature		greenspace. No or negligible impacts
	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Hotwork links
	native species, and		
	•		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		1 11 1
	by a Tree		Large area adjacent to site with TPO
	Preservation Order		coverage.
	(TPO)?		coverage.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
Imadiradiard	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		
	green		
LANDOCADE TO	infrastructure?	TUDAL LIE	DITAGE
•	OWNSCAPE AND CU	LIURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '
	character, including		
	through		
	appropriate design		
	Lappropriate acoign		
	and coals of		
	and scale of		
Green Belt	and scale of development?  What effect would		GREEN = No impact or Minor positive

	1	
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	Site is not in the Green Belt.
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
-	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	, and and an a style of the sty
	cultural interest	Extensive cropmarked prehistoric and
	(including	Roman sites (e.g. MCBs 9428 and 11418),
	conservation	and landscape scale archaeological
	areas, listed	excavations ahead of the Great Kneighton
	buildings,	development demonstrate the presence of
	registered parks	significant archaeological sites in this area.
	and gardens and scheduled	The impact of the telephone exchange on
		such remains is unknown. An
	monuments)?	Archaeological Condition is recommended
		for any consented scheme.
CLIMATE CHAN		LAMPED OF
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	
	property from	Site is in Flood Zone 1, lowest risk of fluvial
	flooding, and	flooding. Minor surface water issues that
	account for all	can be mitigated against through good
	costs of flooding	design.
	(including the	
	economic,	
	environmental and	
	social costs)?	
	,	
<b>HUMAN HEALT</b>	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	No obvious constraints that prevent the site
	'	providing minimum on-site provision.
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	2.1.2.1. Than, or anosation to not not sing
Facilities	sports facilities?	Site is within 1km of Fawcett Primary
i dollidos	oporto idollitios:	School, Cambridge Football Stadium and
		Long Road Sixth College and playing fields
		for a number of private schools.
Distance: Play	How far is the	AMBER =400 -800m
Facilities		VINIDEIX -400 -000III
racillues	nearest play space for children and	
	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact

		1
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or Local	from the nearest	
Centre	District or Local	Site is more than 800m from Trumpington
	centre?	local centre.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	Cito is made their 000m from the many
	centre or GP	Site is more than 800m from the nearest
	service?	health centre or GP Service (Trumpington
	VACH 101	Street Medical Practice, 17 Beverley Way).
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
Company weith	etc?)	CDEEN Development would not look to
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
Into avotion with	activities?  How well would the	CDEEN Cood coops for integration with
Integration with		GREEN = Good scope for integration with
Existing Communities	development on	existing communities / of sufficient scale to create a new community.
Communices	the site integrate with existing	create a new community.
	communities?	
ECONOMY	Communities!	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Manapie Deprivation 2010.
	Abbey Ward and	Site is in Trumpington LSOA 8004: 14.42
	Kings Hedges?	Sito to in Trampington 2007 0004. 14.42
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
Shopping	vviii it protect the	GIVE EIN = INO EITECLOL WOULD SUPPORT THE

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Improved utilities required. The developer will need to liaise with the relevant service provider(s) to determine appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	A =400 - 800m  Site is between 400 and 800m from Fawcett County Primary School, Alpha Terrace, CB2 9FS
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)  Site is within 1km of Parkside Federation

	T	
		School, which is currently being built on the Clay Farm Site.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.  Off-road path along Long Road of fairly low quality. Not much space to improve at western end.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances  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.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		G = 21 to 30 minutes (4)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence

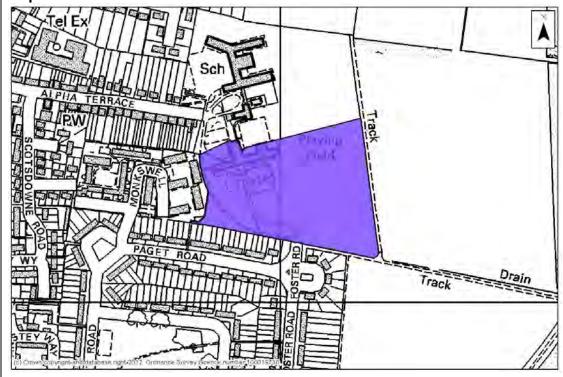
Cambridge urban area

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

**Consultation Reference numbers: R16** 

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

Мар:



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

Current use(s): In use as a professional County Council training centre

Proposed use(s): Residential

Site size (ha): South Cambridgeshire:0 Cambridge: 3.15

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make use of previously developed land?	100% PDL (assuming the public open space is not developed).
Agricultural Land	Would development lead to the loss of the	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	<u> </u>	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	GREEN = >1000m of an AQMA, M11, or
	A14?	A14
Pollution	Are there potential	GREEN = No adverse effects or capable of
	odour, light, noise	full mitigation
	and vibration	, and the second
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
	the site?	area mar a metery or contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	······ga······
	of the water	
	environment?	
BIODIVERSITY	1 3	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	g. 13ep.s.co or
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	GREEN = Development could have a
Pioniversity		·
	development	positive impact by enhancing existing

	T		l
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMPER - Any adverse impact an protected
IFO			AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		One TPO on the boundary of the site.
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE, TO	OWNSCAPE AND CUI	LTURAL HE	RITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townsoapo	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
			improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
0 5 "	development?		ODEEN N
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
I			Site is adjacent to Trumpngton
	cultural interest		i one is adiacent to i fumbnotori

	(including	Conservation Area.
	conservation	
	areas, listed	NGR: 545010 255150. Adjacent to
	buildings,	extensive excavations at Clay Farm in
	registered parks	Southern Fringe. Important new evidence of
	and gardens and	Middle - Late Bronze Age settlement and
	scheduled	
		field systems found (e.g. MCBs 17955)
	monuments)?	along with an Iron Age cremation cemetery
		adjacent to a major boundary ditch
		(MCB17954) and Roman British settlement
		complex (MCB17953). A programme of
		archaeological works should be undertaken
		prior to the submission of any planning
		application.
CLIMATE CHAN	GE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	
	property from	Site is in Flood Zone 1, lowest risk of fluvial
	flooding, and	flooding. Minor surface water issues that
	account for all	can be mitigated against through good
	costs of flooding	design.
	(including the	dosign.
	economic,	
	environmental and	
	social costs)?	
HUMAN HEALTI	H AND WELL BEING	
Open Space	Will it increase the	RED = The site by virtue of its size is not
o p o m o p o mo o	quantity and quality	able to provide the minimum standard of OS
	of publically	and is located in a ward or parish with
	accessible open	identified deficiency, or would lead to loss of
	-	* ·
	space?	open space without suitable replacement.
		Over half of the site is former school playing
		, , ,
		fields that are designate as protected open
		space in the 2006 Local Plan and the 2011
		Open Space and Recreation Strategy. This
		area would need to be excluded from any
		development site.
Diotonos	How far is the	CDEEN Alema or allogation is not have in a
Distance:		GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	Cita is within Alors of Faccast 5
Facilities	sports facilities?	Site is within 1km of Fawcett Primary
		School and Long Road Sixth Form College
Distance Di	11	outdoor sports facilities.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
i aciillies		
i aciiiles	for children and	Site is within 400m of play area on King
1 aciiiles		George V recreation ground, Trumpington.
Gypsy &	for children and	

Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G =<400m
District or Local	from the nearest	
Centre	District or Local	Site is within 400m of Trumpington local
	centre?	centre.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	A =400 - 800m
Service	nearest health	
	centre or GP	Majority of the site is just beyond 400m
	service?	distance of Trumpington Street Medical
	NAME to 1	Practice, 17 Beverley Way, CB2 2JS
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
1 aciiilles		replacement /appropriate mitigation possible
	engagement in community	replacement /appropriate mitigation possible
	activities?	The training centre is a professional training
	activities:	centre and conference centre and not really
		available to the local community.
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
Johnnandos	with existing	Sibato a now community.
	communities?	
ECONOMY	1	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(======================================	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Abbey Ward and	Site is in LSOA Trumpington 8002: 12.6
	Kings Hedges?	. , 5
	Would allocation	
	result in	
	development in	
	deprived wards of	

	Cambridge?	
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	G =<400m Site is within 400m of Fawcett Primary School.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) Site is within 1km of the new Parkside Federation school being built on the Clay Farm development.

TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.  Good links should be provided through the Clay Farm site to the busway and Addenbrooke's and there is a link to the good off-road provision on Trumpington Road.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances  Not accessible to HQPT as defined. However, the site is within 400m of other bus services that link the site to the city centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		R= Beyond 1000m (0) A = Within 1000m (2) 0 = Within 800m (3) G = Within 600m (4) GG = Within 400m (6)
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		G = 21 to 30 minutes (4)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car	Will it make the	AMBER = No impacts

Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information

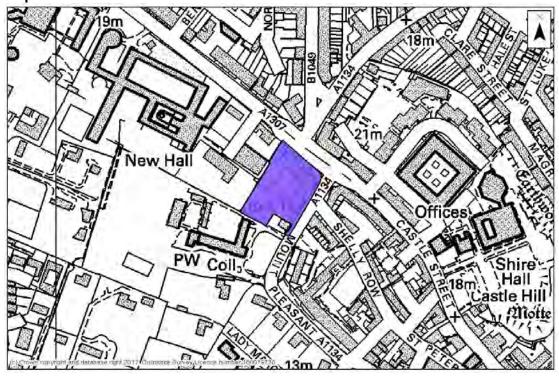
Development Sequence

Cambridge urban area

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

Consultation Reference numbers: R17
Site name/address: Mount Pleasant House

## Map:



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

Current use(s): Office block

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 0.57

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the best and most	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	versatile	
	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Potential impacts from noise and vibration due to very heavy traffic in the area. Noise survey and design and/or mitigation will be required.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  May not be suitable for houses with gardens. Developable but will require full condition.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	1		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
<b>TD</b> 0	infrastructure)?		AMPER A
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are 31 TPOs onsite and 1 TPO on
	Preservation Order		the boundary.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE, TO	OWNSCAPE AND CU	LTURAL HE	RITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
'	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
. ownoupe	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
			improvementoj
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
0 5 5	development?		ODEEN N
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  Site is located in the West Cambridge conservation area and is adjacent to a BLI (18 Mount Pleasant House).  Archaeology: NGR: 544280 259350. Significant location: at the gate to Durolipons (MCB6364) Roman town and within the heart of the Iron Age oppida (MCB10226).  Urban Roman and Medieval evidence was found in small scale excavations in the 1960s (MCB6367). Roman inhumations known to south in St Edmund's College grounds (MCB15881).  Foundation/basement impacts of Mount
		Pleasant House on archaeology is unknown
CLIMATE CHAN		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	AMBER = Flood Zone 2 / medium risk  Fairly significant amount of surface water flooding towards the west of the site.  Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.
<b>HUMAN HEALTH</b>	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing  Site is within 1km of 3 outdoor sports facilities including those at Chesterton Community College.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Site is within 400m of Albion Yard Children's Play Area.

Cypoy	Mill it provide for	AMPER - No Import
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	A =400 - 800m
District or Local	from the nearest	Site is within 800m of both Histon Road
Centre	District or Local	and Victoria Road local centres.
	centre?	
Distance: City	How far is the site	A =400 - 800m
Centre	from edge of	71 100 000111
Ochiro	defined Cambridge	Half of the site is within 400m of the edge of
	City Centre?	the city centre, with the remainder beyond
	City Certife:	400m.
		400111.
Distance: GP	How far is the	G =<400m
Service	nearest health	O -\400III
Service	centre or GP	Site is within 400m of The Surgery 1
		Site is within 400m of The Surgery, 1
	service?	Huntingdon Road, CN3 0DB
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	•	·
racilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	1	1
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	maniple Deprivation 2010.
	1 -	Site is in Castle LSOA 7958: 9.25
	Abbey Ward and	SILE IS III CASLIE LOUA / 900; 9.20
	Kings Hedges?	
	Would allocation	
	result in	
	development in	

	deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre? GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%)
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	A =400 - 800m Site is between 400 and 800m from St Luke's Church Of England Primary School, French's Road, CB4 3JZ and Park Street Primary School, Lower Park Street, CB5 8AR

Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) Site is within 1km of Chesterton Community College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.
		Site is located on a very busy junction.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

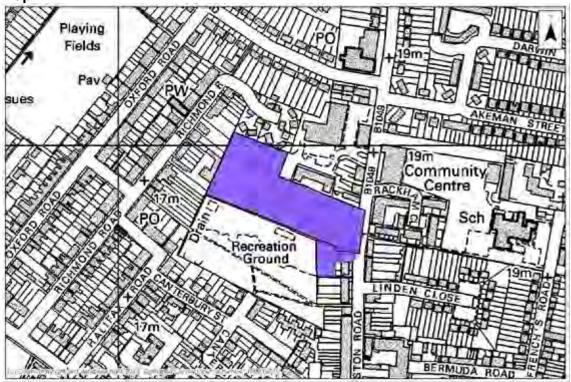
## **Site Information**

Development Sequence Cambridge urban area

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

Consultation Reference numbers: Site R2
Site name/address: Willowcroft, Histon Road

## Map:



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

Current use(s): Industrial estate

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 1.59

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead	GREEN = Neutral. Development would not

	to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land. The site is not on agricultural land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  AMBER = <1000m of an AQMA, M11 or A14  Site is <1000m of an AQMA.
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  There are potential noise and vibration problems on the site that will require mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation).
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY	I various	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	1		1
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Thorwork limits
	native species, and		
	help deliver habitat		
	•		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		RED = Development likely to have a
	site or immediately		significant adverse impact on the protected
	adjacent protected		trees incapable of appropriate mitigation
	by a Tree		1 11 1
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
IIIIIasiiuciuie			of appropriate mitigation
	and green spaces,		or appropriate miligation
	through delivery of		
	and access to		
	green		
LANDOGADE T	infrastructure?	TUDAL LIE	
· · · · · · · · · · · · · · · · · · ·	OWNSCAPE AND CUI	LIURAL HE	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
·	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
Croop Dali	development?		CDEEN No import or Minor positive
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		GREEN = Site does not contain or adjoin
			•

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and	such buildings, sites or features, and there is no impact to the setting
	scheduled	
CLIMATE CHAN	monuments)?	
Renewables	Will it support the	AMBER = Standard requirements for
Renewables	use of renewable energy resources?	renewables would apply
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	Site is in Flood Zone 1. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTI	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.
Distance:	How far is the	GREEN = <1km; or allocation is not housing
Outdoor Sport Facilities	nearest outdoor sports facilities?	Site is within 1km of six outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Site is directly adjacent to Histon Road Recreation Ground, which has a range of children's play facilities for different ages.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance:	How far is the site	G =<400m
District or Local Centre	from the nearest District or Local	Site is within 400m of Histon Road Local

	centre?	Centre catchment area.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?	A =400 - 800m  Site is between 400 and 800m from The Surgery, 1 Huntingdon Road, CB3 0DB
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge  Site in Arbury LSOA 7949: 21.66 (within 40% most deprived LSOA).
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	RED = Significant negative effect on vitality or viability of existing centres.  AMBER = Negative effect on vitality or viability of existing centres.  GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main	How far is the nearest main employment centre?

	employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use.
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	G =<400m Site is within 400m of either Mayfield Primary School, Warwick Road, CB4 3HN or St Lukes Church Of England Primary, Frenchs Road, CB4 3JZ
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) Site within 1km of Chesterton Community College, 297 Gilbert Road, CB4 3NY
TRANSPORT	T	
Cycle Routes	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  High traffic volumes and no facilities for
1	1	g traine veranies and no lasimiles for

		cyclists at this end of Histon Road.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances  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.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

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

Consultation Reference numbers: R21

Site name/address: 315 to 349 Mill Road and Brookfields

Map:

R21 315-349 Mill Road and Brookfields

Map:

Map:

Metres

**Site description:** This site on the Mill Road frontage was formerly occupied by Priory Motors and adjoins the former John Lewis warehouse to the west. The site includes Brookfields Hospital and other NHS buildings to the north, including a number of Buildings of Local Interest (BLIs). 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 for mixed use development (Site 7.12).

Current use(s): Vacant land and community hospital.

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**Proposed use(s):** Residential with up to 1,000m<sup>2</sup> employment floorspace.

Site size (ha): South Cambridgeshire: 0 Cambridge: 2.87

Potential residential capacity: 128

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	

	use of previously	
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
•	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	, ,
	impact/worsening	
	of air quality?	
	or an quanty i	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	AMBER = <1000m of an AQMA, M11 or
	A14?	A14
	7	Site is within 1000m of an AQMA
Pollution	Are there potential	AMBER = Adverse impacts capable of
· ondition	odour, light, noise	adequate mitigation
	and vibration	adoquate magation
	problems if the site	Traffic noise from Mill Road will have an
	is developed, as a	impact. Noise assessment and mitigation
	receptor or	will be required including careful design.
	generator	wiii be required including careful design.
	(including	Depending on the type of commercial uses
	, ,	
	compatibility with	proposed there may be potential for odour problems. Some commercial uses can be
	neighbouring	oderous and in this case mitigation
	uses)?	· · · · · · · · · · · · · · · · · · ·
Contamination	le there possible	measures will be essential.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation).
		The site has a long history of uses that
		could give rise to contamination including a
		garage, hospital and cement works. Further
		contamination assessment required.
		Houses with private gardens may not be
		suitable.
100	11000	
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	

	of the water		
	environment?		
BIODIVERSITY	CHVIIOIIIICII:		
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species and protect sites designated for nature		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
	conservation interest, and geodiversity? (Including International and locally designated		
	sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action		
	Plan targets, and maintain connectivity between green infrastructure)?		
TPO	Are there trees on site or immediately adjacent protected		AMBER = Any adverse impact on protected trees capable of appropriate mitigation
	by a Tree Preservation Order (TPO)?		There are many TPOs along the northern and eastern edges of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
	and access to green infrastructure?		
	OWNSCAPE AND CU	LIURAL HEI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

	1	
	townscape	
	character, including	
	through	
	appropriate design	
	and scale of	
_	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	The site is not in the Green Belt
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	The site is located in the Mill Road
	(including	Conservation Area. There are a number of
	conservation	BLIs on the site including the older
	areas, listed	Brookfields Hospital buildings on and set
	buildings,	back from Mill Road itself. Mitigation in
	registered parks	terms of the historic environment aspect of
	and gardens and	the wider site would take the form of
	scheduled	retention (and reuse) of the BLIs within the
	monuments)?	Conservation Area.
OLIMATE OLIAN	IOF.	
CLIMATE CHAN		AMPED Ctondord requirements for
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
Flood Risk	energy resources?	GREEN = Flood Zone 1 / low risk
FIOOU RISK	Will it minimise risk	GREEN = Flood Zone 1 / low lisk
	to people and	The cite is in flood zone 1. lowest risk of
	property from	The site is in flood zone 1, lowest risk of
	flooding, and account for all	fluvial flooding. Minor surface water issues
		that can be mitigated against through good
	costs of flooding	design.
	(including the	
	economic, environmental and	
	social costs)?	
	3001a1 00313)!	
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
2F3 <b>3</b> F400	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	F - 2 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2
	space?	There are no obvious constraints that would
	, sp	prevent the side from providing minimum
		onsite provision.
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	and the state of t
Facilities	sports facilities?	Site is within 1km of St Bede's School
	Sp 21.12 / 3.00	outdoor sports facilities and Coleridge
		Community College playing fields.
		Committee the contract of the

	T	
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	Site is within 400m of Romsey Rec/Vinery
	teenagers?	Road park.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G =<400m
District or Local	from the nearest	0 = 2400111
		Site is within 100m of Mill Bood West district
Centre	District or Local	Site is within 400m of Mill Road West district
	centre?	centre.
Distance Cit	Hamilton to the Pr	D . 000
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G =<400m
Service	nearest health	
	centre or GP	Site is within 400m of The Surgery, 279/281
	service?	Mill Road, CB1 3DG and Brookfields Health
		Centre, Seymour Street.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	RED = Allocation would lead to loss of
Facilities	and enable	community facilities
1 dollitios	engagement in	Sommanity radiities
	community	Potential loss of community hospital.
	activities?	1 otomiai 1033 of community Hospital.
Integration with	How well would the	GPEN - Good scope for integration with
•		GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
E00NOIN	communities?	
ECONOMY	In 2 11	LODEEN WELL II
Deprivation	Does it address	GREEN = Within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Local Super Output Areas
	and employment	(LSOA) within Cambridge
	deprivation	
	particularly in	Site is in Romsey LSOA 8000: 10.3 and
	Abbey Ward and	Romsey LSOA 7999: 24.29 (within 40%
	Kings Hedges?	most deprived LSOA).
		/

	T	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of
		employment or is for another non-residential
		use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
Liere	employment land?	ODEEN E.G. : ( , , , , , , , , , , , , , , , , , ,
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Сарасну	capacity?	constraints can be appropriately mitigated
	capacity !	Mitigation – expansion of capacity at St
		Philip's or other primary schools in the south
		of Cambridge. Expansion of Coleridge and
		other City secondary schools limited by site
		constraints. Regardless of the housing mix
		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.
		actorophicino doroso the south of the oity.
Distance:	How far is the	G =<400m
Primary School	nearest primary	
	school?	Approx half the site is within 400m of St
		Philips School, Vinery Way, CB1 3DR.
	1	

		Approx 5% of the site is within 400m of Ridgefield Primary School, Radegund Road, CB1 3RH.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) The site is within 1km of Coleridge Community College, Radegund Road, CB1 3RJ and St Bede's Inter-Church School, Birdwood Road, CB1 3TB
TRANSPORT	T	
Cycle Routes	What type of cycle routes are accessible near to the site?	GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.  There is no provision for cyclists on Mill Road, but good links via Madras Road to the station and city centre. A toucan crossing on Mill Road should be considered to assist this.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances  Not accessible to HQPT as defined. However, the site is within 400m of other bus services that link the site to the city centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus		GG = Within 400m (6)
stop / rail station		
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m

Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence

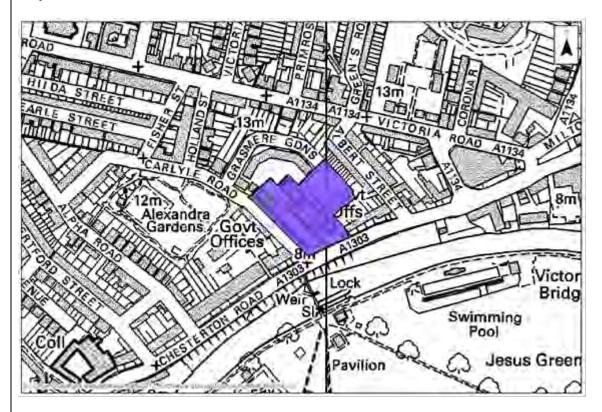
Cambridge urban area

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

**Consultation Reference numbers:** R4

Site name/address: Henry Giles House, Chesterton Road

Map:



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

Current use(s): Office

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 0.775

Potential residential capacity: 48

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	to the loss of the best and most versatile agricultural land?	This site is not on agricultural land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  There are potential noise and vibration problems with this site, which would required mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY	T va mu v	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	I		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Tiotwork iii iid
	native species, and		
	help deliver habitat		
	•		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		, , , , , , , , , , , , , , , , , , , ,
	by a Tree		There is one protected tree close to the site.
	Preservation Order		There is one protected free close to the cite.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		
ininastructure			loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
•	OWNSCAPE AND CU	LTURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		. ,
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		improvemente)
	character, including		
	through		
	appropriate design		
	and scale of		
2 2 1	development?		ODEEN N
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		The site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
iioiitaao			

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  Site is located within the Central Conservation Area. Multiple archaeological remains (late Saxon and later) found to south (MCB5545). An archaeological condition is recommended for any consented scheme.
CLIMATE CHAN	,	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	AMBER = Flood Zone 2 / medium risk  Site is located in Flood Zone 1. There are surface water issues for the whole site, possible to mitigate with careful consideration to site layout.
HIIMAN HEALTH	H AND WELL BEING	
Open Space  Distance:	Will it increase the quantity and quality of publically accessible open space?  How far is the	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision  GREEN =<1km; or allocation is not housing
Outdoor Sport Facilities	nearest outdoor sports facilities?	Site is within 1km of five outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Site is within 400m of Alexandra Gardens and Jesus Green.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	G =<400m Site is within 400m of Mitcham's Corner Local Centre.

Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	G =<400m
Distance: GP Service	How far is the nearest health centre or GP service?	A =400 - 800m Site is between 400 and 800m from three different health centres/GP services.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge  Site in West Chesterton LSOA 8009: 25.31(within 40% most deprived LSOA)  GREEN = No effect or would support the
Shopping	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or

	l contro O	includes a cignificant element of
	centre?	includes a significant element of
		employment or is for another non-residential use
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
Land	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
Otilities	level of investment	sufficient
	in key community	Sumoioni
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
ر د د دار د د دار د	capacity?	The second secon
	Capacity :	The implications of development locations
		for education provision will need to be
		considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any
		issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this
		issue.
Distance:	How far is the	A =400 - 800m
Primary School	nearest primary	Site is between 400 and 800m from Park
	school?	Street Primary School, Lower Park Street,
		CB5 8AR
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site within 1km of Chesterton Community
		College, 297 Gilbert Road, CB4 3NY
TRANSPORT	T	
Cycle Routes	What type of cycle	GREEN = Quiet residential street speed
	routes are	below 30mph, cycle lane with 1.5m
	accessible near to	minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
LIODT	la thaus I lists	CDEEN Link avaltum dili taman at
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	Service
	Transport (at edge	Accessible to HQPT as defined. Site is
	of site)?	within 400m of other bus services that link
		the site to the City Centre and other areas.

Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

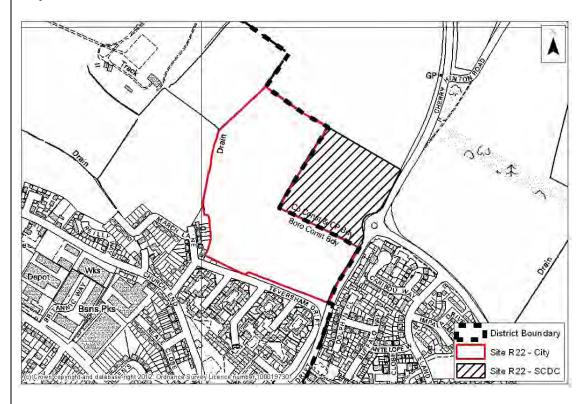
Development Sequence Cambridge urban area

Site reference number(s): Site R40 – Land north of Teversham Drift

Consultation Reference numbers: Issues and Options 2 – R22, Proposed Submission, R40

Site name/address: Land north of Teversham Drift

Мар:



**Site description:** Open agricultural land to the southeast of Cambridge Airport and north of Teversham Drift

Current use(s): Agriculture

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 3.67 Cambridge: 8.79

Potential residential capacity: 498 (351 in Cambridge City, 147 in SCDC)

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the	AMBER = Minor loss of grade 1 and 2 land  Development in this location would involve

Minerals  POLLUTION  Air Quality	best and most versatile agricultural land?  Will it avoid the sterilisation of economic mineral reserves?  Would the development of the sites result in an adverse impact/worsening of air quality?	the loss of 13.65 hectares of predominantly grade 2 agricultural land located in sites R40, R41 and site SS/3. The remainder of the site is unclassified as urban land or non-agricultural land.  GREEN = Site is not within an allocated or safeguarded area.  AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  GREEN = >1000m of an AQMA, M11, or A14
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Site near Cambridge Airport – noise from aircraft movements including flight school and helicopters, commercial activities including engine testing as well as traffic noise will require assessment prior to determination. Mitigation measures including detailed design of development necessary.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)  The site has a history of agricultural uses. Further contamination assessment is required.
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation	AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation

	1	·	
	interest, and geodiversity? (Including International and locally designated sites)		Site contains Teversham Drift Hedgerow City Wildlife Site. Potential to incorporate into development given sufficient buffer to the built environment. 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.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links  Opportunity to increase biodiversity within any new natural open space. Including retention, buffering and long term management of the Hedgerow City Wildlife site.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TO	OWNSCAPE AND CU	LTURAL HE	RITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would		GREEN = No impact or Minor positive

	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	Land was removed from the Green Belt
	purposes?	through the Cambridge East Area Action
		Plan.
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
J	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	and and a special consistent and a second
	cultural interest	A late Saxon settlement and cemetery are
	(including	known to the west. There is also evidence
	conservation	for Roman and Medieval activity in the
	areas, listed	vicinity. Evaluation would be recommended
	buildings,	to support any development proposals for
	registered parks	the site.
		the site.
	and gardens and	
	scheduled	
01 114 4 7 7 01 1 4 1	monuments)?	
CLIMATE CHAN		Lauren o
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Will it minimise risk	AMBER = Flood Zone 2 / medium risk
	to people and	
	property from	Site is in flood zone 1, lowest risk of fluvial
	flooding, and	flooding. Some risk of surface water
	account for all	flooding in north west corner of the site.
	costs of flooding	Capable of mitigation but could affect site
	(including the	density.
	economic,	
	environmental and	
	social costs)?	
	,	
<b>HUMAN HEALTH</b>	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	<b>'</b>
	space?	No obvious constraints that prevent the site
		from providing minimum on-site provision.
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	One of the control of
Facilities	sports facilities?	
า ผงแนนจ	sports facilities:	
Distance: Play	How far is the	AMBER =400 -800m
Facilities		AMDEL -400 -000III
i aciiilies	nearest play space	Half the cite is within 400m while the
	for children and	Half the site is within 400m while the
	teenagers?	remainder is approx. 600m.
Cypoy	Mill it provide for	AMPED - No Import
Gypsy &	Will it provide for	AMBER = No Impact
Trovollor	1 th 0	
Traveller	the	
Traveller	the accommodation needs of Gypsies	

	and Travellers and	
	Travelling	
D: (	Showpeople?	D 000
Distance:	How far is the site	R =>800m
District or Local	from the nearest	
Centre	District or Local	
	centre?	
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
	•	
Distance: GP	How far is the	R =>800m
Service	nearest health	
	centre or GP	
	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
1 doilities	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	RED = Allocation would lead to loss of
Facilities	and enable	community facilities
	engagement in	GREEN = Development would not lead to
	community activities?	the loss of any community facilities or
Integration with	How well would the	replacement /appropriate mitigation possible RED = Limited scope for integration with
Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
Communico	with existing	AMBER = Adequate scope for integration
	communities?	with existing communities
		GREEN = Good scope for integration with
		existing communities / of sufficient scale to
		create a new community.
ECONOMY	1=	 
Deprivation	Does it address	GREEN = Within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Local Super Output Areas
	and employment	(LSOA) within Cambridge
	deprivation particularly in	Site is adjacent to Abbey LSOA 7947: 23.64
	Abbey Ward and	(within 40% most deprived LSOA).
	Kings Hedges?	( 1070 iniost dopinvod 20071).
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the

shopping hierarchy, supporting the vitality and viability of existing centres hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?  Employment - Accessibility			
Accessibility    nearest main employment centre?   CREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use		hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	
Land   development result in the loss of employment land, or deliver new employment land?		nearest main employment	centre? GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential
Utilities  Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?  Education Capacity  Is there sufficient education capacity?  AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Improved utilities required. The developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.  AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Possible mitigations:  Primary – this level of development would require an additional 1 form of entry provision.  Secondary – expansion of Netherhall and other city secondary schools limited by site constraints.  Regradless of the mix of dwellings on this site, there is likely to be a need for additional places to be secured through CIL/S106. The approach of 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.  Distance:  Primary School  How far is the nearest primary school?  R =>800m  Approx 10% of the site is within 800m of Teversham Primary School.		development result in the loss of employment land, or deliver new	· •
Capacity  education capacity?  Possible mitigations: Primary – this level of development would require an additional 1 form of entry provision. Secondary – expansion of Netherhall and other city secondary schools limited by site constraints.  Regradless of the mix of dwellings on this site, there is likely to be a need for additional places to be secured through CIL/S106. The approach of 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.  Distance: Primary School  R =>800m Approx 10% of the site is within 800m of Teversham Primary School.	Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and	required, constraints capable of appropriate mitigation  Improved utilities required. The developer will need to liaise with the relevant service provider(s) to determine the appropriate
Primary School nearest primary school?  Approx 10% of the site is within 800m of Teversham Primary School.		education	Possible mitigations: Primary – this level of development would require an additional 1 form of entry provision. Secondary – expansion of Netherhall and other city secondary schools limited by site constraints.  Regradless of the mix of dwellings on this site, there is likely to be a need for additional places to be secured through CIL/S106. The approach of securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments
Distance: How far is the A =1 to 3 km		nearest primary	Approx 10% of the site is within 800m of
	Distance:	How far is the	A =1 to 3 km

Canar dan		
Secondary School	nearest secondary school?	Site is between 1 and 3km from Coleridge Community College, St Bede's Inter-Church Comprehensive School and Netherhall School.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.  Narrow cycle lanes on Cherry Hinton High Street.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service Two thirds of the site is accessible to HQPT as defined.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		R= Less than hourly service (0) A = Hourly service (2) 0 = 30 minute frequency (3) G = 20 minute frequency (4) GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		G = 21 to 30 minutes (4)
Distance for cycling to City Centre		R= 20km + (0) A = 15k m to 20km (2) 0 = 10km to 15 km (3) G = 5km to 10km (4) GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car	Will it make the	AMBER = No impacts

Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information					
Development Sequence	Cambridge urban area				
Site reference number(s): R65					
Consultation Reference numbers: R44					
Site name/address: Betjemen House					
Мар:					
Site description: Brownfield	Betjernan House H44				
Current use(s): Offices/public house					
Proposed use(s): Office/Mixed-use					
Site size (ha): 1.17ha					
Potential residential capacity: 156					

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the best and most	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	versatile	
Minerals	agricultural land?	GREEN = Site is not within an allocated or
winerais	Will it avoid the sterilisation of	
	economic mineral	safeguarded area.
	reserves?	
POLLUTION	reserves?	
Air Quality	Would the	AMBER = Site lies near source of air
All Quality	development of the	pollution, or development could impact on
	sites result in an	air quality, adverse impact
	adverse	an quanty, adverse impact
	impact/worsening	
	of air quality?	
	or an quanty.	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	RED = Within or adjacent to an AQMA, M11
	A14?	or A14
		Site is within an AQMA and adjacent to a
		busy and frequently congested road.
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise	adequate mitigation
	and vibration	Traffic noise from adjacent busy roads will
	problems if the site	affect parts of the site and depending on
	is developed, as a	site layout noise from commercial uses,
	receptor or	including plant noise, may affect the
	generator	residential development both on and off site.
	(including	Noise assessment and mitigation including
	compatibility with	detailed design will be required.
	neighbouring	Depending on layout of the site odour from
	uses)?	some of the commercial uses, such as
		cooking odours may affect residential.
		Assessment and mitigation will be required.
		Light pollution – no adverse effects or
<u> </u>	1 4 21	capable of full mitigation.
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on the site?	an area with a history of contamination, or
	life Site?	capable of remediation appropriate to proposed development.
		The site has a history of former
		industrial/commercial uses. A
		contamination assessment will be required.
Water	Will it protect and	GREEN = No impact / Capable of full
valor	where possible	mitigation
	enhance the quality	Not within a source protection zone.
	of the water	The main a double protection zone.
	environment?	
BIODIVERSITY	1	1
Designated	Will it conserve	AMBER = Contains or is adjacent to an
Sites	protected species	existing site designated for nature
	1 -	conservation or recognised as containing
	and protect sites	conservation or recognised as containing protected species and impacts capable of
	1 -	conservation or recognised as containing protected species and impacts capable of appropriate mitigation

Biodiversity   Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?   Green Infrastructure and access to wildlife and green spaces, through delivery of and access to green infrastructure?		interest, and geodiversity? (Including International and locally designated		County Wildlife Site. Designated for invertebrates and bryophytes. Site is also known to support good populations of garden birds, bats and badgers.
site or immediately adjacent protected by a Tree Preservation Order (TPO)?  Green   Will it improve   loss of existing green infrastructure capable of and access to green infrastructure?  LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE  Landscape   Will it maintain and enhance the diversity and distinctiveness of landscape character?  Townscape   Will it maintain and enhance the diversity and distinctiveness of townscape   GREEN = No impact (generally compatible or capable of being made compatible with local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible or capable of being made compatible with local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible or capable of being made compatible with local townscape character, or provide minor improvements)	Biodiversity	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		positive impact by enhancing existing features and adding new features or network links Development could have a positive impact by enhancing existing features and adding new features or network links. Could concentrate on buffering the Botanic Garden boundary and providing biodiverse
Infrastructure  access to wildlife and green spaces, through delivery of and access to green infrastructure?  LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE  Landscape  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Townscape  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Infrastructure capable of appropriate mitigation  GREEN = No impact (generally compatible or capable of being made compatible with local townscape character, or provide minor improvements)	TPO	site or immediately adjacent protected by a Tree Preservation Order		•
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE  Landscape  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and local landscape character, or provide minor improvements)		access to wildlife and green spaces, through delivery of and access to green		loss of existing green infrastructure capable
Landscape  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  Will it maintain and enhance the diversity and distinctiveness of townscape  GREEN = No impact (generally compatible or capable of being made compatible with local townscape character, or provide minor improvements)	LANDSCAPE, TO		LTURAL HE	RITAGE
enhance the diversity and distinctiveness of townscape	Landscape	enhance the diversity and distinctiveness of landscape		local landscape character, or provide minor
through appropriate design and scale of development?  Green Belt What effect would GREEN = No impact or Minor positive	·	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		local townscape character, or provide minor improvements)

	the development of this site have on Green Belt purposes?	impact on Green Belt purposes Site is not in the Green Belt
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation.  Site is adjacent to an historic park/garden with potential for negative impacts capable of appropriate mitigation. The site is also located in a conservation area with potential for negative impacts capable of mitigation.
CLIMATE CHAN		
Renewables	Will it support the use of renewable energy resources?	GREEN = Development would create additional opportunities for renewable energy.  The site is in the vicinity of an existing or proposed district heating network/community energy network.
Flood Risk	Will it minimise risk to people and property from flooding and account for all costs of flooding (including the economic, environmental and social costs)?	GREEN = Flood Zone 1 / low risk Flood Zone 1. Minor surface water issues that can be mitigated through good design.
<b>HUMAN HEALTH</b>	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site from providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	AMBER = 1 – 3 km
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m Site is within 400m of a play space.
Gypsy & Traveller	Will it provide for the accommodation	AMBER = No Impact

	needs of Gypsies and Travellers and	
	Travelling Showpeople?	
Distance:	How far is the site	GREEN =<400m
District or Local Centre	from the nearest District or Local centre?	Site is less than 400m from the nearest local/district centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	AMBER =400 - 800m
Distance: GP Service	How far is the nearest health centre or GP service?	GREEN =<400m Site is less than 400m from the nearest health centre of GP service (the Woodlands Practice).
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
	activities?	Public house to be retained on site.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is adjacent to LSOA Trumpington 8005: 21.59 (within 40% most deprived LSOA).
Shopping	Will it protect the shopping hierarchy, supporting the	GREEN = No effect or would support the vitality and viability of existing centres

	T	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	GREEN = <1km or allocation is for or
Accessibility	nearest main	includes a significant element of
	employment	employment or is for another non-residential
	centre?	use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	Improved utility infrastructure is likely to be
	infrastructure,	required as follows:
	including	Electricity
	communications	LIGORIORY
	infrastructure and	If any mitigation is doomed necessary this
	broadband?	If any mitigation is deemed necessary this
	broaubariu?	will be funded by the developer.
Education	la thora gufficient	AMPED Cabaal canacity not sufficient
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	Development of these homes within the projected timescales is likely to add to the pressures currently being experienced in primary schools across the south of Cambridge. The Council's review of primary
		education provision has identified limited options for expansion of existing schools, and the same is likely to be identified through a review of secondary school provision.
		Therefore, 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.
Distance:	How far is the	A =400 - 800m
Primary School	nearest primary school?	Half of the site is within 400m of St Paul's Primary School.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is within 1km of St Bede's Inter-Church
2011001	1 30110011	Sits to within Titli of St Dode's litter-original

		Comprehensive School
TRANSPORT	l	1 Comprehensive Control
Cycle Routes HQPT	What type of cycle routes are accessible near to the site?	RED = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. Poor quality off road path.  High volume of traffic and lanes narrower than 1.5m.  GREEN = High quality public transport
	Quality Public Transport (at edge of site)?	service
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25 from 4 criteria below
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	G = <400m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. If the number of off-street sites currently on site is to be increased then mitigation will be required to accommodate additional movements. There is currently insufficient local highway network capacity although negative effects are capable of mitigation.  This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.

		S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
Non-Car	Will it make the	AMBER = No impacts or minor
Facilities	transport network	improvements
	safer for public	
	transport, walking	
	or cycling facilities?	

Site Information

Development Sequence

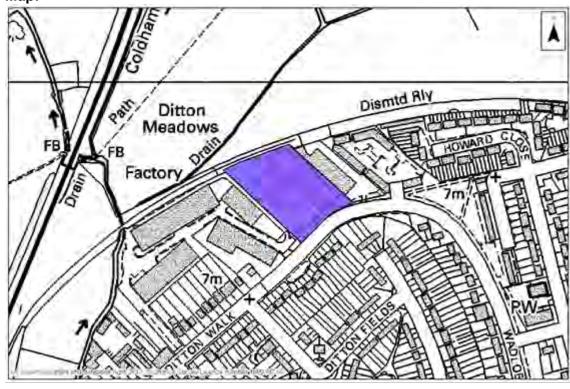
Cambridge urban area

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

**Consultation Reference numbers: R5** 

Site name/address: Camfields Resource Centre & Oil Depot

Мар:



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

Current use(s): Resource Centre and Oil Depot

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 0.858

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the	GREEN = Neutral. Development would not affect grade 1 and 2 land. The site is not on agricultural land.

Г	Τ	
	best and most	
	versatile	
	agricultural land?	005501 000 1 100 100 100 100 100 100 100
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	<u> </u>	
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	AMBER = <1000m of an AQMA, M11 or
	A14?	A14
D " "	A (1 (2.2)	Site is <1000m of an AQMA
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise	adequate mitigation
	and vibration	There are notoutial raise anablesse
	problems if the site	There are potential noise problems
	is developed, as a	associated with the site, capable of
	receptor or	mitigation.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contaminatio	le there peccible	AMBER = Site partially within or adjacent to
	Is there possible contamination on	an area with a history of contamination, or
n	the site?	capable of remediation appropriate to
	tile site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		Information received recently shows oil
		contamination beneath the site. Some
		types of residential development may not be
		suitable (e.g. houses with gardens).
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	94.0
	of the water	
	environment?	
BIODIVERSIT	•	
Designated	Will it conserve	AMBER = Contains or is adjacent to an
Sites	protected species	existing site designated for nature
	and protect sites	conservation or recognised as containing
	designated for	protected species and impacts capable of
	nature	appropriate mitigation
	conservation	appropriate miligation
	Jones valion	

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	One and Dall		Otto to making the One or B. II
	Green Belt		Site is not in the Green Belt
Horitogo	purposes?		AMPED Cita contains is salissant to an
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Site is adjacent to Central Extension
	(including		Conservation Area – the development of the
	conservation		site would not impact on the Conservation
	areas, listed		Area providing building height does not
	buildings,		exceed the immediate surrounding area.
	registered parks		Potential for archaeology – NGR: 547590
	and gardens and		259880. Adjacent area (141 Ditton Walk) is
	scheduled		heavily disturbed and archaeological
	monuments)?		remains are not likely to survive present
	monuments):		land use.
			land use.
CLIMATE CHA	NGE		
Renewables	Will it support the		AMBER = Standard requirements for
	use of renewable		renewables would apply
	energy resources?		Transmission means apply
Flood Risk	Will it minimise risk		AMBER = Flood Zone 2 / medium risk
1 lood Ittolt	to people and		7 (WBETC = 1 100a Zono Z 7 Modiam Hole
	property from		The site itself is in Flood Zone 1, although is
	flooding, and		adjacent to Flood Zone 3 (highest risk of
	account for all		fluvial flooding). There is a fairly significant
	costs of flooding		amount of surface water flooding on the
	(including the		site. Careful mitigation required which could
	economic,		impact on achievable site layout as greater
	environmental and		level of green infrastructure required.
	social costs)?		
	 TH AND WELL BEIN	G	
	Will it increase the		GREEN = Assumes minimum on-site
Open Space			
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		No obvious constraints that prevent the site
			from providing minimum on-site provision.
Distance:	How far is the		GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		Site is within 1km of Abbey Meadows
			Primary School and St Andrews Primary
			School outdoor sports facilities and Barnwell
			Road Recreation Ground
Distance:	How far is the		GREEN =<400m
Play Facilities	nearest play space		
•	for children and		Site is within 400m of Ditton Fields
	teenagers?		Recreation Ground and Dudley Road
			Recreation Ground
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
ı ı avellel	accommodation		
	accommodation		

	needs of Gypsies and Travellers and Travelling Showpeople?	
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	A =400 - 800m Site is within 800m of Barnwell Road local centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?	A = 400 - 800m Site is between 400 and 800m from East Barnwell Health Centre, Ditton Lane, CB5 8SP
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation	GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge
	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	Site in Abbey LSOA 7945: 24.27 (within 40% most deprived LSOA)
Shopping	Will it protect the shopping hierarchy,	GREEN = No effect or would support the vitality and viability of existing centres

	supporting the vitality and viability of Cambridge, town, district and local centres?	
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%).
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	R =>800m
Distance: Secondary School TRANSPORT	How far is the nearest secondary school?	A =1 to 3 km
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path. GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path

HQPT	Is there High Quality Public Transport (at edge of site)?	e.g. cycleway adjacent to guided busway. Good link to Newmarket Road but fairly poor quality off-road provision on Newmarket Road. Other good off-road links across Coldham's Common and Stourbridge Common unlit so issues of personal safety.  GREEN = High quality public transport service  Accessible to HQPT as defined. Site is within 400m of other bus services that link
		the site to the City Centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence Cambridge urban area

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

**Consultation Reference numbers: R6** 

**Site name/address:** 636 – 656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road

## Мар:



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

**Current use(s):** Churches, community centre, flats, nursery, games court, vicarage and car park

Proposed use(s): Mixed use development including residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 1.01

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	to the loss of the best and most versatile agricultural land?	Site is not on agricultural land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  AMBER = <1000m of an AQMA, M11 or A14  Large site, so Air Quality Assessment required.
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Noise affecting the end of the site near Newmarket Road. Noise Assessment required.
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY		
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	sites)		
Biodiversity	Would		GREEN = Development could have a
2.00	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	,		Hetwork links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
•	site or immediately		trees capable of appropriate mitigation
	adjacent protected		a coo capable of appropriate fillingation
			A tree on the Methodist Church site has a
	by a Tree Preservation Order		TPO
			TPO
	(TPO)?		ANADED N. 197
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE, TO	OWNSCAPE AND CU	LTURAL HEI	RITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		,
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Tomiocapo	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
			improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
5	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	Treatures of areas of	the second secon	i aliu icaluics. Willi boleliliai loi lieualive

	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Archaeological investigations undertaken on
	(including	the adjacent Barnwell Road site revealed a
	conservation	cemetery of probable Saxon date (HER
	areas, listed	16936). Additional burials or associated
		·
	buildings,	settlement evidence may extend into the
	registered parks	proposal area.
	and gardens and	
	scheduled	
	monuments)?	
<b>CLIMATE CHAN</b>	GE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	11 7
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
T lood Trioir	to people and	STEETY - 1 1000 Zone 17 10W 113K
		Site is in Flood Zone 1 and no risk of
	property from	
	flooding, and	surface water flooding.
	account for all	
	costs of flooding	
	(including the	
	economic,	
	environmental and	
	social costs)?	
	,	
<b>HUMAN HEALTH</b>	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
		·
	of publically	provided onsite
	of publically accessible open	provided onsite
	of publically	provided onsite  No obvious constraints that prevent the site
Distance:	of publically accessible open space?	No obvious constraints that prevent the site providing minimum on-site provision.
Distance:	of publically accessible open space?  How far is the	provided onsite  No obvious constraints that prevent the site
Outdoor Sport	of publically accessible open space?  How far is the nearest outdoor	provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing
	of publically accessible open space?  How far is the	provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports
Outdoor Sport Facilities	of publically accessible open space?  How far is the nearest outdoor sports facilities?	provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).
Outdoor Sport Facilities  Distance: Play	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports
Outdoor Sport Facilities	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space	provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m
Outdoor Sport Facilities  Distance: Play	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the	provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).
Outdoor Sport Facilities  Distance: Play	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space	provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m
Outdoor Sport Facilities  Distance: Play	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and	provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play
Outdoor Sport Facilities  Distance: Play	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and	provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play
Outdoor Sport Facilities  Distance: Play Facilities	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy &	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.  AMBER = No Impact
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance:	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travelling Showpeople?  How far is the site	provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.  AMBER = No Impact
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance: Distance: District or Local	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  How far is the site from the nearest	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.  AMBER = No Impact  G =<400m  Site is within 400m of Barnwell Road local
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance:	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  How far is the site from the nearest District or Local	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.  AMBER = No Impact
Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller  Distance: Distance:	of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  How far is the site from the nearest	Provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School).  GREEN =<400m  Site is within 400m of Peverel Road play Area.  AMBER = No Impact  G =<400m  Site is within 400m of Barnwell Road local

Distance: City		
Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP Service	How far is the nearest health	G =<400m
	centre or GP service?	Majority of the site is within 400m of East Barnwell Health Centre, Ditton Lane, CB5 8SP.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	RED = Allocation would lead to loss of community facilities Use of site associated with a community facility: Yes - the site comprises the Holy Cross Church, Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation	GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge
	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	Site in Abbey LSOA 7947: 23.64 (within 40% most deprived LSOA)
	Will it protect the	GREEN = No effect or would support the vitality and viability of existing centres
Shopping	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	
Deprivation	communities?  Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	most deprived Local Super Output Areas (LSOA) within Cambridge  Site in Abbey LSOA 7947: 23.64 (within 40% most deprived LSOA)  GREEN = No effect or would support the

Accessibility	nearest main employment centre?	centre? GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	A =400 - 800m  Approx half the site within 400m distance from Abbey Meadows Primary School
Distance: Secondary School	How far is the nearest secondary school?	A =1 to 3 km  Site is within 3kms of 5 secondary schools Chesterton Community College, Coleridge Community College, St Bede's Inter-Church Comprehensive School, Manor Community College, Parkside Community College.
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path.  Medium/poor quality off-road path along Newmarket Road and busy roundabout to cross. Link to peverl Road should be

	1	
		widened and segregated by a kerb rather than railing as part of the development of this site.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service  Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence

Cambridge urban area

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

**Consultation Reference numbers: R7** 

Site name/address: The Paddocks, Cherry Hinton Road

Мар:



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

Current use(s): Industrial estate

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 2.796

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	heat and men	<u></u>
	best and most	
	versatile	
Minorolo	agricultural land?	CDEEN Site is not within an allocated or
Minerals	Will it avoid the sterilisation of	GREEN = Site is not within an allocated or
		safeguarded area.
	economic mineral	
POLLUTION	reserves?	
	Would the	AMPED Citaling page accuracy of air
Air Quality	development of the	AMBER = Site lies near source of air pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	all quality adverse impacts.
	impact/worsening	
	of air quality?	
	or all quality:	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	GREEN = >1000m of an AQMA, M11, or
	A14?	A14
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	la thara passible	AMPED Cita partially within an adiabant to
Contamination	Is there possible contamination on	AMBER = Site partially within or adjacent to
	the site?	an area with a history of contamination, or capable of remediation appropriate to
	lile site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	
	environment?	
BIODIVERSITY	<b>.</b>	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	

	sites)		
Biodiversity	Would		GREEN = Development could have a
,	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		Hetwork links
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		2 2 2 4 2 2 2 2 2 PF L 2 P 1 2 2 2 1 1 1 2 2 2 2 2 2 2 2 2 2 2
	by a Tree		Site contains protected land with protected
	Preservation Order		trees on the site boundary.
	(TPO)?		troop on the beardary.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		
Illiastructure			loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
•	OWNSCAPE AND CU	LIURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		,
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
OLEGII DEIL			•
	the development of		impact on Green Belt purposes
	this site have on		Cita is not in the Curry Dalt
	Green Belt		Site is not in the Green Belt.
	purposes?		
			ALABED OF A LONG TO THE STATE OF THE STATE O
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
Heritage			AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative

historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Will it infinitise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?  HUMAN HEALTH AND WELL BEING  Open Space  Will it increase the quantity and quality of publically accessible open space?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Traveller and Travellers and			
archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Will it minimise risk to people and account for all costs of flooding (including the economic, environmental and social costs)?  HUMAN HEALTH AND WELL BEING  Open Space  Will it increase the quantity and quality of publically accessible open space?  Distance:  Distance: Distance: Play Facilities  Pistance: Play Facilities  Gypsy & Will it provide for the earcest content.  Will it provide for the common and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Distance:  How far is the nearest play space for children and teenagers?  Site is within 400m of St Thomas' Road Play Area and Cherry Hinton Hall is only just beyond 400m from the site and remains easily accessible  AMBER = No Impact  AMBER = No Impact  AMBER = No Impact  Site is within 400m of Adkins Corner.		historical,	impacts capable of appropriate mitigation
cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  CLIMATE CHANGE  Renewables  Will it support the use of renewable energy resources?  Flood Risk  Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?  HUMAN HEALTH AND WELL BEING  Open Space  Will it increase the quantity and quality of publically accessible open space?  Plood Sport Facilities  Distance:  Outdoor Sport Facilities  Distance: Play Facilities  Distance: Play Facilities  Gypsy & Will it provide for the mearest counted in medical provided on needs of Gypsies and Travellers and Site within 400m of Adkins Corner.  No history of excavation in this stras but stray finds are known from gardens south of the plot (e.g. MCBs5247, 5794). WW2  structures in the vicinity (to the north: MCB17102). An Archaeological Condition is recommended for any consented scheme.  AMBER = Standard requirements for renewables would apply encommended for any consented scheme.  AMBER = Standard requirements for renewables would apply encommended for any consented scheme.  AMBER = Standard requirements for renewables would apply encommended for any consented scheme.  GREEN = Standard requirements for renewables would apply encommended for any consented scheme.  GREEN = Standard requirements for renewables would apply encommended for any consented scheme.  GREEN = Standard requirements for renewables would apply encommended for any consented scheme.  GREEN = Standard requirements for renewables would apply encommended for any consented scheme.  GREEN = Standard requirements for renewables would apply encommended for any consented scheme.  GREEN = Standard requirements for re		archaeological, or	
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District or Local from the nearest Centre District or Local Site within 400m of Adkins Corner.			
Centre District or Local Site within 400m of Adkins Corner.			G =<400m
centre?	Centre		Site within 400m of Adkins Corner.
		centre?	

Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?	G =<400m  Site is within 400m of Cornford House Surgery, 364 Cherry Hinton Road, CB1 4BA
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY	•	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  Site is in Coleridge LSOA 7969: 12.4 and Coleridge LSOA 7968: 9.55
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment	How far is the nearest main employment centre? RED = >3km

Employment -	centre?	AMBER = 1-3km GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use  A = Some loss of employment land and job
Land	development result in the loss of employment land, or deliver new employment land?	opportunities mitigated by alternative allocation in the area (< 50%).
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation  Improved utilities required. The developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated.  The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Distance: Primary School	How far is the nearest primary school?	A =400 - 800m  Site is between 400 and 800m from: Queen Emma Primary School, Gunhild Way, CB1 8QY; Morley Memorial School, 91 Blinco Grove, CB1 7TX; Queen Ediths County Primary School, Godwin Way, CB1 8QP; and Ridgefield Primary School, Radegund Road, CB1 3RH
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)  Site within 1km of Coleridge Community College, Radegund Road, CB1 3RJ and St.Bedes Inter-Church School, Birdwood Road, CB1 3TB

TRANSPORT	1140	LAMBER M. II. III. III. III.
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path. GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.
		Safety improvements for cyclists are needed to the roundabout. Off-road facilities for cyclists in the area are of medium quality, particularly further west along Cherry Hinton Road where they disappear altogether.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service  Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking	AMBER = No impacts

or cycling facilities?

Site Information

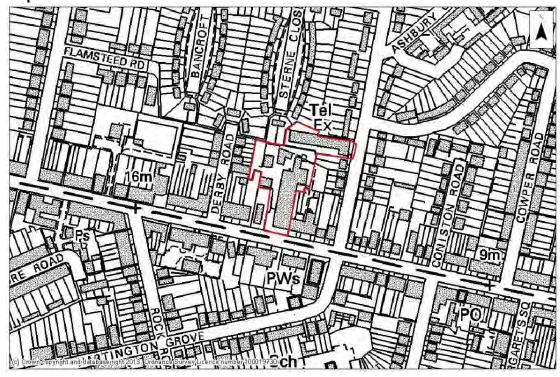
Development Sequence

Cambridge urban area

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

Consultation Reference numbers: R8
Site name/address: 149 Cherry Hinton Road

## Мар:



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

**Current use(s):** 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):** South Cambridgeshire: 0 Cambridge: 0.76 (assumed net developable area: 0.413)

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead	GREEN = Neutral. Development would not

	to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? GREEN = >1000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  The site is bounded by commercial uses and a site noise survey would be required with potential for noise controls being needed.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
	Will it concerts	CDEEN - Doos not contain is not adiscent
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

Biodiversity  Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?  TPO  Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?  Green Infrastructure  Will it improve Infrastructure access to wildlife and green spaces,  GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links  GREEN = Site does not contain or adjacent protected trees  AMBER = No significant opportunities loss of existing green infrastructure cap of appropriate mitigation	
development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?  TPO  Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?  Green  Infrastructure  Will it improve access to wildlife  positive impact by enhancing existing features and adding new features or network links  Plan targets, and maintain connectivity between green infrastructure)?  GREEN = Site does not contain or adjuany protected trees  AMBER = No significant opportunities loss of existing green infrastructure cal	
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Green Will it improve AMBER = No significant opportunities loss of existing green infrastructure ca	
Infrastructure access to wildlife loss of existing green infrastructure cal	or
and green spaces, or appropriate miligation	pable
through delivery of	
and access to	
green	
infrastructure?	
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE	
Landscape Will it maintain and GREEN = No impact (generally compa	atible,
enhance the or capable of being made compatible v	
diversity and local landscape character, or provide r	
distinctiveness of improvements)	
landscape	
character?	
Townscape Will it maintain and GREEN = No impact (generally compa	atible,
enhance the or capable of being made compatible v	with
diversity and local townscape character, or provide	minor
distinctiveness of improvements)	
townscape	
character, including	
through	
appropriate design	
and scale of	
development?	
Green Belt What effect would GREEN = No impact or Minor positive	
the development of impact on Green Belt purposes	
this site have on	
Green Belt Site is not in the Green Belt	
purposes?	
Heritage Will it protect or AMBER = Site contains, is adjacent to	
enhance sites, within the setting of such sites, building	gs

	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	1 1 1 0
	cultural interest	The development of the site should not
	(including	affect any features or areas of historical,
	conservation	archaeological or cultural interest provided
	areas, listed	that building height does not exceed the
	buildings,	immediate surrounding area.
	registered parks	ininediate surrounding area.
	and gardens and scheduled	
OLIMATE OLIMA	monuments)?	
CLIMATE CHAN		LAMPER OF LATER AND A
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	
	property from	Flood Zone 1, lowest risk of fluvial flooding.
	flooding, and	Minor surface water issues that can be
	account for all	mitigated against through good design.
	costs of flooding	
	(including the	
	economic,	
	environmental and	
	social costs)?	
HUMAN HEALTH	AND WELL BEING	
HUMAN HEALTH Open Space	H AND WELL BEING Will it increase the	GREEN = Assumes minimum on-site
		GREEN = Assumes minimum on-site provision to adopted plan standards is
	Will it increase the quantity and quality	provision to adopted plan standards is
	Will it increase the quantity and quality of publically	
	Will it increase the quantity and quality of publically accessible open	provision to adopted plan standards is provided onsite
	Will it increase the quantity and quality of publically	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site
Open Space	Will it increase the quantity and quality of publically accessible open space?	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.
Open Space  Distance:	Will it increase the quantity and quality of publically accessible open space?  How far is the	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site
Open Space  Distance: Outdoor Sport	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing
Open Space  Distance:	Will it increase the quantity and quality of publically accessible open space?  How far is the	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community
Open Space  Distance: Outdoor Sport Facilities	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community College playing fields.
Open Space  Distance: Outdoor Sport Facilities  Distance: Play	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community
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Open Space  Distance: Outdoor Sport Facilities  Distance: Play	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community College playing fields.  GREEN =<400m  Site is within 400m of Coleridge Recreation
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Open Space  Distance: Outdoor Sport Facilities  Distance: Play Facilities	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community College playing fields.  GREEN =<400m  Site is within 400m of Coleridge Recreation Ground.
Open Space  Distance: Outdoor Sport Facilities  Distance: Play Facilities	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community College playing fields.  GREEN =<400m  Site is within 400m of Coleridge Recreation Ground.
Distance: Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community College playing fields.  GREEN =<400m  Site is within 400m of Coleridge Recreation Ground.  AMBER = No Impact
Distance: Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travelling Showpeople?  How far is the site	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community College playing fields.  GREEN =<400m  Site is within 400m of Coleridge Recreation Ground.
Distance: Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  How far is the site from the nearest	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community College playing fields.  GREEN =<400m  Site is within 400m of Coleridge Recreation Ground.  AMBER = No Impact
Distance: Outdoor Sport Facilities  Distance: Play Facilities  Gypsy & Traveller	Will it increase the quantity and quality of publically accessible open space?  How far is the nearest outdoor sports facilities?  How far is the nearest play space for children and teenagers?  Will it provide for the accommodation needs of Gypsies and Travelling Showpeople?  How far is the site	provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.  GREEN =<1km; or allocation is not housing  Site is within 1km of Coleridge Community College playing fields.  GREEN =<400m  Site is within 400m of Coleridge Recreation Ground.  AMBER = No Impact

Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?	A =400 - 800m  Majority of the site is within 800m of Cornford House Surgery, 364 Cherry Hinton Road, CB1 4BA
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY	•	
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  Site is in LSOA Coleridge 7966: 11
Shopping  Employment -	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres  How far is the nearest main employment
Accessibility	nearest main	centre?

	Т.	
	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of
		employment or is for another non-residential use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	While the site is in light industrial use, it is
	or deliver new	not identified in the Employment Land
	employment land?	Review and given the residential nature of the area the redevelopment of the site for
		residential may be more appropriate.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		Primary amber; secondary red; overall
		amber. Schools 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.
Distance:	How far is the	G =<400m
Primary School	nearest primary	Cita within 400m of Manlay Managial
	school?	Site within 400m of Morley Memorial School, 91 Blinco Grove, CB1 7TX
		School, 91 Billico Grove, CB1 71X
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is within 11m of Calaridas Community
		Site is within 1km of Coleridge Community College, Radegund Road, CB1 3RJ
TRANSPORT		College, Madegaria Maad, ODT 310
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	Madium quality off wood math alarm save of
	accessible near to the site?	Medium quality off-road path along some of Cherry Hinton Road. Traffic calming or
	1110 SILO!	removal of car parking and introduction of
		cycle lanes needed on Coleridge Road for
		route to station.
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	Accessible to HQPT as defined. Site is

	of site)?	within 400m of other bus services that link the site to the City Centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	A = 400 - 800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence

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

Consultation Reference numbers: RM1

Site name/address: Fen Road

Map:

Caravan

Park

Ditton Meadows

Ditton Meadows

Site description: Local Plan 2006 Allocation (site 3.01). The site is currently green space

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

Current use(s): Agricultural

Proposed use(s): Residential moorings.

Site size (ha): South Cambridgeshire: 0 Cambridge: 0.988

LAND		
PDL	Would development make use of previously developed land?	RED = Not on PDL
Agricultural Land	Would development lead to the loss of the best and most	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	versatile	
	agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  GREEN = >1000m of an AQMA, M11, or A14
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	GREEN = No adverse effects or capable of full mitigation
Contamination	Is there possible contamination on the site?	GREEN = Site not within or adjacent to an area with a history of contamination
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY	•	
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)	AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation  Adjacent to the River Cam County Wildlife site
Biodiversity	Would development reduce habitat	AMBER = Development would have a negative impact on existing features or network links but capable of appropriate

	fragmentation,		mitigation
	enhance		
	native species, and		Potential to enhance riparian habitats.
	help deliver habitat		Water Voles possible.
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
0	site or immediately		any protected trees
	adjacent protected		any protostou troos
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
minastructure	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate mitigation
	and access to		
	green infrastructure?		
I ANDSCADE TO	OWNSCAPE AND CU	TIIDAI UEI	RITAGE
Landscape	Will it maintain and	LIGNALIIEI	GREEN = No impact (generally compatible,
Lanuscape	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		improvements)
	character?		
Townsoons	Will it maintain and		CREEN - No impact (ganarally compatible
Townscape			GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
One or Dali	and scale of development?		ODEEN No improved an Mine (19
Green Belt	and scale of development? What effect would		GREEN = No impact or Minor positive
Green Belt	and scale of development? What effect would the development of		GREEN = No impact or Minor positive impact on Green Belt purposes
Green Belt	and scale of development? What effect would the development of this site have on		impact on Green Belt purposes
Green Belt	and scale of development? What effect would the development of this site have on Green Belt		
	and scale of development? What effect would the development of this site have on Green Belt purposes?		impact on Green Belt purposes Site is not in the Green Belt.
Green Belt Heritage	and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or		impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or
	and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites,		impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings
	and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of		impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative
	and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of historical,		impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings
	and scale of development?  What effect would the development of this site have on Green Belt purposes?  Will it protect or enhance sites, features or areas of historical, archaeological, or		impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation
	and scale of development? What effect would the development of this site have on Green Belt purposes? Will it protect or enhance sites, features or areas of historical,		impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative

	conservation	occupation (MCB6757) found immediately
	areas, listed	north of this plot in a former gravel pit
	buildings,	(shown on1 <sup>st</sup> and 2 <sup>nd</sup> ed OS maps). That
	registered parks	archaeological evidence will occur in site 44
	and gardens and	can be anticipated. Owing to the presence
	scheduled	of burials evidence of further similar remains
	monuments)?	should be obtained prior to any planning
		decision in order that an appropriate
		mitigation strategy can be devised for any
		potential cemetery or, if remains are
		deemed to be of national significance, to
		object to development in this area. A Pre-
		determination evaluation will be required
		ahead of any planning determination.
CLIMATE CHAN	1	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	
	property from	Flood zone 1, lowest risk of fluvial flooding.
	flooding, and	Adjacent to flood zone 3, highest risk of
	account for all	flooding. Minor to moderate amount of
	costs of flooding	surface water flooding towards the centre of
	(including the	the northern site. Careful mitigation
	economic,	required which could impact on achievable
	environmental and	site layout.
	social costs)?	
	occiai cocio) i	
<b>HUMAN HEALTH</b>	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	Provided 21101112
	space?	No obvious constraints that prevent the site
	орасо.	providing minimum onsite provision.
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	ONCEN = TRITI, or allocation is not nousing
Facilities	sports facilities?	Site is within 1km of St Andrews Primary
i aciiilies	sports racilities:	School's outdoor sports facilities.
Distance: Play	How far is the	AMBER =400 -800m
Facilities	nearest play space	ANNULIX -TOO OOUIII
i aciiiu <del>c</del> s	for children and	
	teenagers?	
Gyncy 9		AMRER - No Impact
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or Local	from the nearest	
Centre	District or Local	

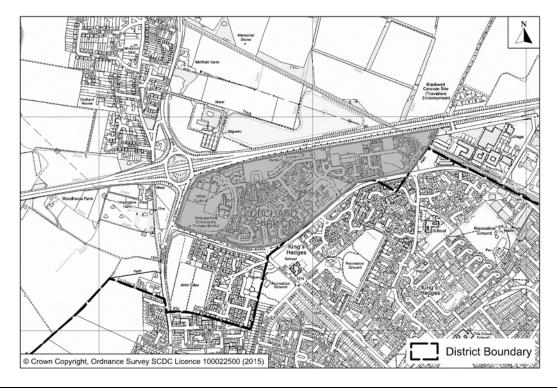
	contro?	
	centre?	
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?	A =400 - 800m  Site is between 400 and 800m from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	AMBER = Adequate scope for integration with existing communities
ECONOMY		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation	GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge
	particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	Site is in East Chesterton LSOA 7972: 24.48 (within 40% most deprived LSOA).
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or

	centre?	includes a significant element of
	Centre :	employment or is for another non-residential
		use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		The implications of development locations
		for education provision will need to be
		considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any
		issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this
		issue.
Distance:	How far is the	A =400 - 800m
Primary School	nearest primary	77 = 400 000111
Trimary Concor	school?	Site is between 400 and 800m from Shirley
	3333	School, Nuffield Road, CB4 1TF
Distance:	How far is the	A =1 to 3 km
Secondary	nearest secondary	
School	school?	Site is within 3km of: Chesterton Community
		College, 297 Gilbert Road, CB4 3NY; Manor
		Community College, Arbury Road, CB4 2JF
		and Parkside Community College, Parkside,
		CB1 1EH
TRANSPORT		
Cycle Routes	What type of cycle	GREEN = Quiet residential street speed
	routes are	below 30mph, cycle lane with 1.5m
	accessible near to	minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
		But only if anoods were reduced along Fair
		But only if speeds were reduced along Fen Road with additional traffic calming
		measures. The addition of an advanced
		measures. The addition of all advanced

	1	
HQPT	Is there High	stop lane in front of cars queuing whilst the level crossing barriers are down would also be beneficial. However, facilities for pedestrians are very poor here with no space for a footway either side of the level crossing.  RED = Service does not meet the
TIQI I	Quality Public Transport (at edge of site)?	requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below
Distance: bus stop / rail station		GG = within 400m (6)
Frequency of Public Transport		R= Less than hourly service (0)
Public transport journey time to City Centre		G = 21 to 30 minutes (4)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	A = 400 - 800m  Half of the site is between 400 and 800m of a proposed train station.
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information			
Development Sequence	Edge of Cambridge		
Site reference number(s): SP/1 / SS/1			
Consultation Reference numbers:			
Site name/address: Orchard Park – remaining land parcels			

Мар:



**Site description:** The site lies between Cambridge Road and the Cambridge Science Park, to the south of the A14 and north of Cambridge.

Orchard Park was allocated within South Cambridgeshire Local Development Framework Site Specific Policies Development Plan Document as Policy SP/1. Although most of the site has been developed there are some remaining undeveloped parcels of land. Policy SP/1 has been carried forward into the Local Plan as Policy SS/1.

**Current use(s):** The last few remaining parcels of a development site.

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 32.29 ha

**Potential residential capacity:** 140 dwellings on Parcels Q, COM2 and the former HRCC site. 80 dwellings on Parcel L2 and COM4.

LAND		
PDL	Would	AMBER = Partially on PDL
	development make	Forms the last few remaining parcels of a
	use of previously	development site.
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not

Land	development lead to the loss of the	affect grade 1 and 2 land.
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Williorais	sterilisation of	safeguarded area.
	economic mineral	careguarded area.
	reserves?	
POLLUTION	1.00000.	
Air Quality	Would the	AMBER = Site lies near source of air
•	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	Partly located in an AQMA, mitigation
	impact/worsening	measures would be required, but can be
	of air quality?	achieved.
AQMA	Is the site within or	RED = Within or adjacent to an AQMA, M11
, togivi, t	near to an AQMA,	or A14
	the M11 or the	Partly located in an AQMA.
	A14?	13m ACF from edge of site to A14.
Pollution	Are there potential	AMBER = Adverse impacts capable of
	Odour, light noise	adequate mitigation
	and vibration	Noise mitigation required, due to location
	problems if the site	adjoining A14.
	is developed, as a	, ,
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
Motor	the site?	CDEEN No impact / Conchis of full
Water	Will it protect and where possible	GREEN = No impact / Capable of full
	enhance the quality	mitigation  Development unlikely to effect water quality.
	of the water	Assumptions for a neutral impact are that
	environment?	appropriate standards and pollution control
	environment:	measures will be achieved through the
		development process, e.g. as part of
		Sustainable Drainage Systems (SuDS).
BIODIVERSITY	, , , , , , , , , , , , , , , , , , ,	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	

	locally designated		
	sites)		
Biodiversity	sites)  Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation Assumptions for a neutral impact are that existing features that warrant retention can be retained or appropriate mitigation will be achieved through the development process.
	between green		
TPO	infrastructure)?  Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation Neutral impact (existing features retained, or appropriate mitigation possible). Assumptions for a neutral impact include that appropriate design and mitigation measures would be achieved through the development process.
LANDSCAPE,	TOWNSCAPE AND C	ULTURAL HI	ERITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)  Site is within the existing built-up area.
Townscape  Green Belt	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements) Site is within the existing built-up area and the Development Framework Plan and Orchard Park Design Guidance Supplementary Planning Document will guide development on the remaining parcels of land to ensure compatibility.  GREEN = No impact or Minor positive
	the development of this site have on Green Belt purposes?		impact on Green Belt purposes

Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	Appropriate mitigation on Arbury Camp site
	cultural interest	of archaeological interest is required.
		or archaeological interest is required.
	(including	
	conservation	
	areas, listed	
	buildings,	
	registered parks	
	and gardens and	
	scheduled	
	monuments)?	
<b>CLIMATE CHA</b>	NGE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	11 7
Flood Risk	Is site at flood risk?	GREEN = Flood Zone 1 / low risk
	TH AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
opon opaco	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
		provided drisite
	accessible open	
Distance	space?	ODEEN Almonomite manieles
Distance:	How far is the	GREEN = <1km or onsite provision
Outdoor Sport	nearest outdoor	Onsite provision of outdoor sports facilities.
Facilities	sports facilities?	
Distance: Play	How far is the	GREEN = <400m or onsite provision
Facilities	nearest play space	Onsite provision of play space.
	for children and	
	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G = <400m
District or	from the nearest	Orchard Park will have a local centre onsite
Local Centre	District or Local	21 21 21 21 21 21 21 21 21 21 21 21 21 2
	centre?	
Distance: City	How far is the site	R = >800m
Centre	from edge of	N = 2000
Centre	defined Cambridge	
	_	
Diotomas: CD	City Centre?	D > 000m
Distance: GP	How far is the	R = >800m
Service	nearest health	1,076m ACF from centre of site to Arbury
	centre or GP	Road Surgery, Cambridge.
	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	Remaining parcels will primarily be

	services and	residential development.
	facilities including	No facilities lost, and no new facilities
	health, education	proposed directly as a result of the
	and leisure (shops,	development.
		development.
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement / appropriate mitigation
	community	possible
	activities?	No facilities lost, and no new facilities
	donvinos.	proposed directly as a result of the
		l · ·
		development.
Integration	How well would the	GREEN = Good scope for integration with
with Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	·
	communities?	
ECONOMY	T communities:	<u> </u>
	Door it address	AMPED - Not within or adjacent to the 400/
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	Development would have no effect on
	supporting the	vitality or viability of existing centres. The
	vitality and viability	indicator is likely to apply particularly to sites
	_	which include retail, offices, or leisure uses.
	of Cambridge,	which include retail, offices, of leisure uses.
	town, district and	
	local centres?	
Employment -	How far is the	AMBER = 1-3km
Accessibility	nearest main	2.0km ACF from centre of the site to
	employment	Cambridge 004D (Chesterton Community
	centre?	College, The Westbrook Centre, Henry
		Giles House and Carlyle House)
Employment	Would	G = No loss of employment land / allocation
Employment -		
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
		Juniolofit
	in key community	
	services and	

	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	
Distance:	How far is the	G = <400m
Primary	nearest primary	Orchard Park Primary School is within the
School	school?	site.
Distance:	How far is the	A = 1 to 3 km
Secondary	nearest secondary	1.4km ACF from centre of site to Impington
School	school?	Village College.
TRANSPORT	3011001:	village college.
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
Cycle Roules	routes are	AMBER = Mediani quality on-road path.
	accessible near to	
HQPT	the site?	GREEN = High quality public transport
HQPI	Is there High	
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Caarina	DARK GREEN = Score 19-25
	Scoring	
Transport	mechanism has	Total score 24
Score (SCDC)	been developed to	
	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
D: /	four criteria below.	00 14511 (00 (0)
Distance: bus		GG = Within 400m (6)
stop / rail		
station		
Frequency of		GG = 10 minute frequency or better (6)
Public		
Transport		
Public		GG = 20 minutes or less (6)
transport		
journey time to		
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		
Distance:	How far is the site	R = >800m
Railway	from an existing or	4,574m ACF from centre of the site to
Station	proposed train	Cambridge Station.
	station?	
Access	Will it provide safe	GREEN = No capacity / access constraints
	access to the	identified that cannot be fully mitigated
	highway network,	
	where there is	

	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	
	safer for public	
	transport, walking	
	or cycling facilities?	

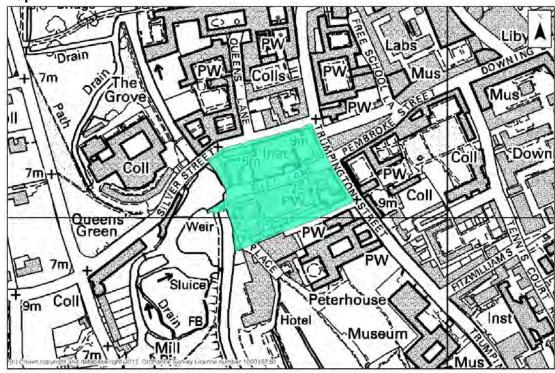
**Site Information** 

Development Sequence Cambridge urban area

**Site reference number(s):** U1 (Local Plan 2006 Allocation for part of the site (for University and mixed uses) - Site 7.10)

Consultation Reference numbers: U1
Site name/address: Old Press, Mill Lane

## Мар:



**Site description:** The site lies on the eastern bank of the River Cam, and is bounded by Silver Street to the north, Little St Mary's Lane to the south, and is dissected by Mill Lane. It provides a range of accommodation for the University of Cambridge's academic and administrative facilities.

The Old Press/Mill Lane SPD put forward a vision that the site provides an opportunity to create an area with distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It could contain a mix of uses that complement the City's historic core and its riverside location. Development could support the creation of a more attractive, accessible, safe and sustainable environment.

Current use(s): Student accommodation, academic and administrative offices

Proposed use(s): University related uses

Site size (ha): South Cambridgeshire: 0 Cambridge: 2.004

Potential residential capacity: n/a

PDL Would GREEN = Entirely on PDL development make

	use of previously	
	developed	
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
	to the loss of the	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	RED = Within or adjacent to an AQMA, M11
	A14?	or A14
		Otto to satisfato our AONA
D II C	A (1 ( ' 1	Site is within an AQMA
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise and vibration	adequate mitigation
		Detential pains and vibration issues with the
	problems if the site	Potential noise and vibration issues with the
	is developed, as a	site, capable of mitigation.
	receptor or	
	generator (including	
	compatibility with	
	neighbouring	
	uses)?	
	uses):	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
Comanination	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	tho ono.	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		a series and series to appropriate magadienty
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	J
	of the water	
	environment?	
BIODIVERSITY		
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	and protect sites	recognised as containing protected species,

	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		There is an a majority of all the analysis
	by a Tree		There is one protected tree onsite.
	Preservation Order		
Green	(TPO)?		AMPED No significant apportunities or
Infrastructure	Will it improve access to wildlife		AMBER = No significant opportunities or loss of existing green infrastructure capable
Illiastructure			of appropriate mitigation
	and green spaces, through delivery of		or appropriate mitigation
	and access to		
	green		
1			
I ANDSCAPE TO	infrastructure?	TURAL HE	RITAGE
•	infrastructure?  DWNSCAPE AND CUI	LTURAL HEF	
LANDSCAPE, TO	infrastructure?  DWNSCAPE AND CUI  Will it maintain and	LTURAL HEF	GREEN = No impact (generally compatible,
•	infrastructure?  DWNSCAPE AND CUI  Will it maintain and enhance the	LTURAL HER	GREEN = No impact (generally compatible, or capable of being made compatible with
•	infrastructure?  DWNSCAPE AND CUI  Will it maintain and enhance the diversity and	LTURAL HER	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
•	infrastructure?  DWNSCAPE AND CUI  Will it maintain and enhance the diversity and distinctiveness of	LTURAL HER	GREEN = No impact (generally compatible, or capable of being made compatible with
•	infrastructure?  OWNSCAPE AND CUI  Will it maintain and enhance the diversity and distinctiveness of landscape	LTURAL HEF	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor
Landscape	infrastructure?  DWNSCAPE AND CUI  Will it maintain and enhance the diversity and distinctiveness of	LTURAL HER	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
•	infrastructure?  DWNSCAPE AND CUI  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and	LTURAL HER	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible,
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Landscape	infrastructure?  DWNSCAPE AND CUI  Will it maintain and enhance the diversity and distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape	LTURAL HEF	GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
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What effect would the development of this site have on Green Belt purposes?		T	 
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Green Belt purposes?  Heritage  Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?  Archaeology = red: This is a significant block within the historic core of Cambridge, host to historical the central conservation has a number of listed buildings with potential for negative impacts capable of appropriate mitigation areas, listed buildings with potential for negative impacts capable of mitigation.  Archaeology = red: This is a significant block within the historic core of Cambridge, host to numerous listed buildings including the significant site of the 19th century Pitt Press (47314) of CUP. The line of the 13th century town ditch, the King's Ditch, traverses this plot - believed to be beneath the current route of Mill Lane, or close by. This demarcates a zone of enclosed town and the suburban land beyond, which was also a settlement zone during that period. The south gate into Cambridge lay just south of the Mill Lane/Trumpington Street cross road (MCB5537), itself a focus for settlement, alms giving and opportunistic trade. Medieval and Roman finds (MCBs 5882-3, 5492) relating to contemporary and earlier settlement evidence (the river being the focus of settlement in the Roman period) were found during that period. The south gate into Cambridge lay just south of the historic and archaeological significance of the plot a programme of predetermination evaluation will be required ahead of any planning determination. This should include an impact assessment of the current buildings and an appraisal of the known depths of archaeological sequence through an array of controlled trial pits in areas that will be subject to new ground works.   CLIMATE CHANGE  Renewables  Will it support the use of renewable		•	Impact on Green Belt purposes
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		Site is in an area that shows potential for district heating networks.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	AMBER = Flood Zone 2 / medium risk  Flood zone 1, lowest risk of fluvial flooding. Adjacent to Flood zone 3, highest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site layout.
HUMAN HEALT	H AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site from providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing  Site is within 1km of Newnham Croft primary schools outdoor sports facilities and the sports grounds of a number of Colleges.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER =400 -800m
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	G =<400m Site is in the city centre
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	G =<400m Site is in the city centre
Distance: GP Service	How far is the nearest health centre or GP service?	G =<400m  Site is within 400m of Trumpington Street Medical Practice, 56 Trumpington Street.
Key Local Facilities	Will it improve quality and range	AMBER = No impact on facilities (or satisfactory mitigation proposed).

	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	00000
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community activities?	
Integration with	How well would the	GREEN = Good scope for integration with
•		· · · · ·
Existing Communities	development on	existing communities / of sufficient scale to
Communities	the site integrate with existing	create a new community.
	communities?	Site does not include housing.
ECONOMY	Communics:	Site does not include nousing.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Cambridge)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	Walapie Beplivation 2010.
	Abbey Ward and	Site is in Market LSOA 7981: 10.34
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
Family (	local centres?	Have for in the many of the in-
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of
		employment or is for another non-residential use
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
Laria	in the loss of	allocation in the area (< 50%).
	employment land,	anocation in the area (< 0070).
	or deliver new	
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
-	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	

	infrastructure,	
	including communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	
		Site is not a housing allocation.
Distance:	How far is the	G =<400m
Primary School	nearest primary	
	school?	Allocation is for University related
		development
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	provide new)
00.100.		Allocation is for University related
		development
		•
TRANSPORT	T	
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	Cilver Ctreet is named and busy at neels
	accessible near to the site?	Silver Street is narrow and busy at peak times though a good link when only one
	the site:	way.
HQPT	Is there High	RED = Service does not meet the
	Quality Public	requirements of a high quality public
	Transport (at edge	transport (HQPT)
	of site)?	
Sustainable	Cooring	DARK GREEN = Score 19-25
Transport Score	Scoring mechanism has	DARK GREEN = Score 19-25
(SCDC)	been developed to	
(0020)	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		55 - Willim 400111 (0)
Frequency of		G = 20 minute frequency (4)
Public Transport		- 1 7 ( )
Public transport		GG = 20 minutes or less (6)
journey time to		
City Centre		00 11 (5)
Distance for		GG = Up to 5km (6)
cycling to City		

Centre		
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

Site Information

Development Sequence

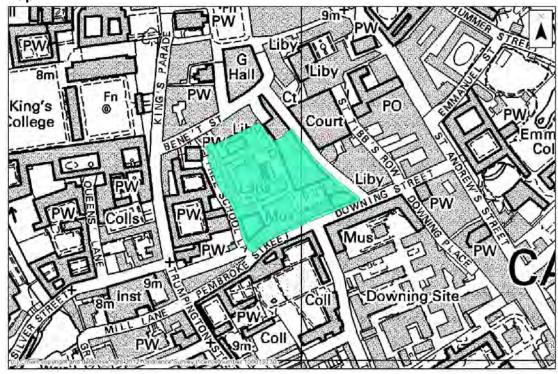
Cambridge urban area

**Site reference number(s):** U2 (Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.)

**Consultation Reference numbers: U2** 

Site name/address: New Museums

## Мар:



**Site description:** Site currently in use as University buildings – Zoology museum, lecture theatre etc. It is located on the eastern side of Corn Exchange Street. It is a Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.

Current use(s): University facilities and museums

Proposed use(s): University related uses

Site size (ha): South Cambridgeshire: 0 Cambridge: 1.971

Potential residential capacity: n/a

LAND		
PDL	Would development make use of previously developed land?	GREEN = Entirely on PDL
Agricultural Land	Would development lead to the loss of the	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	best and most versatile agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Potential noise and vibration problems, capable of mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY	1.4.7:11:4	ODEEN David Control of the control o
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There is one TPO onsite.
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
•	TOWNSCAPE AND CU	LTURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		
	distinctiveness of landscape		local landscape character, or provide minor
	distinctiveness of landscape character?		local landscape character, or provide minor improvements)
Townscape	distinctiveness of landscape character? Will it maintain and		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible,
Townscape	distinctiveness of landscape character?  Will it maintain and enhance the		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with
Townscape	distinctiveness of landscape character?  Will it maintain and enhance the diversity and		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Townscape	distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with
Townscape	distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Townscape	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Townscape	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Townscape	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
Townscape	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor
·	distinctiveness of landscape character? Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Townscape  Green Belt	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive
·	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
·	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes
·	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive
Green Belt	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt purposes?		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes  Site is not in the Green Belt.
·	distinctiveness of landscape character?  Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt		local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes

features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled specific parts of the manufactors of the	on on s. C by it
monuments)?  (ECB 2379) where medieval and later settlement prevailed. The plot contains notable listed buildings, including the 1 century Old Perse School (MCB5692) at the Old Cavendish Laboratory (MCB16 but was occupied in the medieval perio an Augustinian Friary (within the town enclosure: MB5717). An Archaeologica Condition is recommended for any consented scheme.	nd 535), d by
CLIMATE CHANGE	
Renewables Will it support the GREEN = Development would create	
use of renewable energy resources?  Will it support the use of renewable energy resources?  GREEN = Development would create additional opportunities for renewable energy.	
Area is in an area that shows potential district heating and a heat network is proposed for the site as part of current redevelopment proposals.	or
Flood Risk  Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?  GREEN = Flood Zone 1 / low risk  Site is in flood zone 1, lowest risk of flut flooding. Minor surface water issues or that can be mitigated against through g design.	site
HUMAN HEALTH AND WELL BEING	
Open Space  Will it increase the quantity and quality of publically accessible open space?  Will it increase the quantity and quality of publically accessible open space?  GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints to prevent the sproviding minimum onsite provision.	te
Distance: How far is the GREEN =<1km; or allocation is not hou	sing
Outdoor Sport	-
Distance: Play How far is the GREEN =<400m	

	_	T	
Facilities	nearest play space for children and teenagers?		Allocation not for housing.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m Site is within the city centre
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		G =<400m Site is within the city centre
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		GREEN = New local facilities or improved existing facilities are proposed of significant benefit  Improvements to Museums proposed.
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible Improvements to Museums proposed.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.  Site is not for housing.
ECONOMY	1 33		
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  Site is in Market LSOA 7981: 10.34

	result in development in deprived wards of Cambridge?	
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?	GREEN= Non-residential development / surplus school places  Site is not for housing.
Distance: Primary School	How far is the nearest primary school?	G =<400m Site is not for housing.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new)  Site is not for housing.
TRANSPORT	•	
Cycle Routes	What type of cycle routes are accessible near to the site?	GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.

		Site is in the city centre.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances  Not accessible to HQPT as defined however site is in the city centre.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		GG = Within 400m (6)
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m A = 400 - 800m G = <400m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

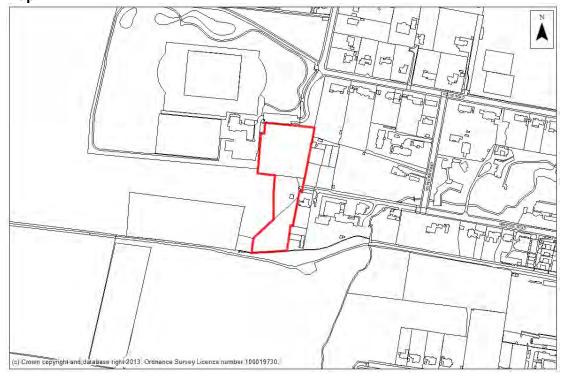
**Site Information Development Sequence** Cambridge urban area

Site reference number(s): U3

**Consultation Reference numbers: U3** 

Site name/address: Grange Farm off Wilberforce Road

Map:



Site description: Enclosed scrubland with a tennis court at the south of the site, located to the south of the University Sports Ground. Local Plan 2006 site allocation 7.09

Current use(s): Uncultivated land and a tennis court

Proposed use(s): University related uses (student accommodation – capacity 120 student units)

Site size (ha): South Cambridgeshire: 0 Cambridge: 1.22

Potential residential capacity: n/a

LAND		
PDL	Would development make use of previously developed land?	AMBER = 20% PDL: aerial photos indicate several trees and uncultivated land onsite with a tennis court.
Agricultural Land	Would development lead to the loss of the	GREEN = Neutral. Development would not affect grade 1 and 2 land.

	Τ	1
	best and most	
	versatile	
	agricultural land?	000000000000000000000000000000000000000
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
Air Quality	Would the	GREEN = Minimal, no impact, reduced
	development of the	impact (student accommodation
	sites result in an	development).
	adverse	
	impact/worsening	
	of air quality?	
A O N A A	In the after within an	OLID INDIOATOD. In the city within an area
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the A14?	AMBER = <1000m of an AQMA, M11 or A14
	A14?	A14
Pollution	Are there potential	AMBER = Adverse impacts capable of
1 Ollution	odour, light, noise	adequate mitigation
	and vibration	adequate minganon
	problems if the site	May be potential problems with light
	is developed, as a	pollution and noise from the M11, capable
	receptor or	of mitigation.
	generator	or magadon.
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
NA / /	NAPIL I	ODEEN N
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	
DIODIVEDOITY	environment?	
BIODIVERSITY	\\\/:II :4 00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	AMPED Contains on in adiabant to an
Designated	Will it conserve	AMBER = Contains or is adjacent to an
Sites	protected species	existing site designated for nature
	and protect sites	conservation or recognised as containing
	designated for	protected species and impacts capable of
	nature	appropriate mitigation
	conservation	The boundary he decrease forms and of a
	interest, and	The boundary hedgerows form part of a
	geodiversity?	wider network. As with much of the arable
	(Including	land surrounding the City it still support
	International and	good populations of farmland birds such as

	locally designated sites)		skylark and grey partridge, as well as Brown Hares. Corn Buntings are regular breeding species in these fields. The hedgerows also support breeding linnet, yellowhammer and whitethroat.  The site is also close to the Bin Brook City Wildlife Site supporting a population of the declining Water Vole (Arvicola amphibius), plus a group of at least 5 mature pollard willows in association with other seminatural habitats. Potential for river restoration work on the chalk stream as part of any development. Would require significant natural buffer and linking with SUDs etc.
Biodiversity	Would development reduce habitat fragmentation, enhance		AMBER = Development would have a negative impact on existing features or network links but capable of appropriate mitigation
	native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		Farmland Birds, hedgerows, Bin Brook.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees  There are no protected trees on or around the periphery of the site. Pre-development tree survey to British Standard 5837 may be
			required.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TO	OWNSCAPE AND CU	LTURAL HE	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the		GREEN = No impact (generally compatible, or capable of being made compatible with

	T	
	diversity and distinctiveness of townscape character, including	local townscape character, or provide minor improvements)
	through appropriate design and scale of	
	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
Green Ben	the development of this site have on Green Belt purposes?	impact on Green Belt purposes
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest	AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  The site is within a Conservation Area. On
	(including conservation areas, listed buildings, registered parks and gardens and scheduled	the route of a Roman Road heading SW from the walled upper town to the west of Newnham, the site contains Roman pottery remains (MCB5338) and evidence of Medieval cultivation (MCB5339). An archaeological condition is recommended for any consented scheme.
CLIMATE CHAN	monuments)?	
CLIMATE CHAN Renewables	Will it support the	AMBER = Standard requirements for
Reflewables	use of renewable energy resources?	renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	AMBER = Flood Zone 2 / medium risk  Site is in Flood Zone 1, lowest risk of fluvial flooding. Southern edge of site in flood zone 3, highest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the north and southern edge of the site. Careful mitigation required which could impact on achievable site layout as greater level of green infrastructure required.
<b>HUMAN HEALTH</b>	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite.  No obvious constraints that prevent the site providing minimum on site provision.
		providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing.  Site is within 1km of the University Athletics Ground.

D: / D!		ODEEN 400
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space for children and	Student accommodation development
	teenagers?	Student accommodation development.
	leenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	ANDER - No Impact
Travollor	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or Local	from the nearest	
Centre	District or Local	
	centre?	
		D 000
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge City Centre?	
	City Certife?	
Distance: GP	How far is the	R =>800m
Service	nearest health	1 - 2000III
0011100	centre or GP	
	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops, post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	, , , , , , , , , , , , , , , , , , , ,
	activities?	
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	
	with existing	
FOOLIST.	communities?	
ECONOMY	Doop it address	AMPED Not within an adiacant to the 400/
Deprivation (Combridge)	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment deprivation	Cambridge according to the Index of Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	Amber: Site in Newnham LSOA 7984: 4.61
	Kings Hedges?	72011 One in Free in the william 2007( 7004, 4.01

	1		
	Would allocation		
	result in		
	development in		
	deprived wards of		
	Cambridge?		
Shopping	Will it protect the		GREEN = No effect or would support the
	shopping		vitality and viability of existing centres
	hierarchy,		
	supporting the		
	vitality and viability		
	of Cambridge,		
	town, district and		
	local centres?		
Employment -	How far is the		How far is the nearest main employment
Accessibility	nearest main		centre?
	employment		GREEN = <1km or allocation is for or
	centre?		includes a significant element of
			employment or is for another non-residential
			use
Employment -	Would		G = No loss of employment land / allocation
Land	development result		is for employment development
	in the loss of		
	employment land,		
	or deliver new		
	employment land?		
Utilities	Will it improve the		AMBER = Significant upgrades likely to be
	level of investment		required, constraints capable of appropriate
	in key community		mitigation
	services and		-
	infrastructure,		
	including		
	communications		
	infrastructure and		
	broadband?		
Education	Is there sufficient		GREEN= Non-residential development
Capacity	education		·
. ,	capacity?		
Distance:	How far is the	N/a	Non-residential development.
Primary School	nearest primary		
	school?		
Distance:	How far is the	N/a	Non-residential development.
Secondary	nearest secondary		
School	school?		
TRANSPORT			
Cycle Routes	What type of cycle		GREEN = Quiet residential street speed
	routes are		below 30mph, cycle lane with 1.5m
	accessible near to		minimum width, high quality off-road path
	the site?		e.g. cycleway adjacent to guided busway.
	•		

		Increased usage of the route via Burell's Walk into the city will be an issue and an alternative route, as set out in the West Cambridge S106 agreement, via Cranmer Road or the Rugby Club path and West Road (and Queens Green) or Sidgewick Avenue with associated cycle improvements will be essential as an alternative.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	RED = Score 0-4 from 4 criteria below AMBER = Score 5-9 from 4 criteria below YELLOW = Score 10-14 from 4 criteria below GREEN = Score 15-19 from 4 criteria below DARK GREEN = Score 19-25
Distance: bus stop / rail station		A = Within 1000m (2)
Frequency of Public Transport		G = 20 minute frequency (4)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts