

Appendix L. Site Options within Cambridge Technical Document

**CAMBRIDGE LOCAL PLAN REVIEW –
TOWARDS 2031**

**TECHNICAL BACKGROUND DOCUMENT – SITE
ASSESSMENTS WITHIN CAMBRIDGE**

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Introduction

- 1.1 As part of preparing the new Local Plan, the National Planning Policy Framework requires local planning authorities to:
 - Indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
 - Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
 - Identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation; and
 - Identify land where development would be inappropriate, for instance because of its environmental or historic significance.
- 1.2 This paper sets out the methodology for the assessment of the potential sites to be allocated in the Cambridge Local Plan – Towards 2031. It also contains the full assessments of all 34 sites within Cambridge City boundary that are considered to be suitable for allocation for either residential, mixed use, employment, university/college and residential mooring development
- 1.3 To properly evaluate the suitability and deliverability of sites a rigorous and transparent method of assessment has been carried out. This assessment has involved the use of a pro forma, assessing each site in relation to a number of social, economic, environmental, planning and site deliverability criteria.
- 1.4 The sites considered include those entirely within the City boundary. For the fringe sites which cross the boundary into South Cambridgeshire District Council (SCDC), a joint assessment has taken place. The two authorities have worked together to assess the potential for further development in the Green Belt at the edge of Cambridge, and the methodology followed is explained in detail in the Issues and Options 2 - Part 1 report.

Identification of Sites within Cambridge

- 1.5 A number of sources were used to arrive at a list of sites to assess. These include the following sources, although this is not an exhaustive list:
 - Sites allocated in the existing adopted Local Plan 2006, associated Area Action Plans, and Supplementary Planning Documents, which have not been developed.
 - Sites identified in the following studies:
 - Strategic Housing Land Availability Assessment (SHLAA) May 2012.
 - Employment Land Review 2007 and 2012 update.

- Gypsy and Traveller Provision in Cambridge: Site Assessment
- Cambridge Hotel Futures: Headline Findings Issues & Options Report April 2012
- Other documents eg those produced by Cambridgeshire Horizons.
- Any sites and site boundaries identified by the Council within the Issues and Options Consultation (June 2012).
- Any sites subsequently submitted by landowners and developers or their agents in their responses to the Council's Issues and Options consultation June-July 2012.
- Any sites identified by the Council's own internal directorates, other Councils, statutory government agencies, and statutory undertakers.

Site Assessment Process – Development of Sites Appraisal Pro Forma

- 1.6 To properly evaluate the suitability and deliverability of sites a rigorous and transparent method of assessment was required. This includes full evidence and justification. A pro forma was developed to assess each site. The purpose of the pro forma is to set out all of the constraints and other considerations that the Council has taken into account when deciding whether to consult on a site for allocation or not. If a site was found to have no development potential then it was not put forward for consultation.
- 1.7 The pro forma was developed to fully integrate the Sustainability Appraisal (SA), and the criteria in the pro forma take into account the social, environmental and economic sustainability themes identified in the SA Scoping Report. The Scoping Report set out a draft pro forma (in Chapter 16) which was subject to consultation with the statutory environmental consultees. The pro forma in the Scoping Report was the starting point for the development of the sites appraisal pro forma in Appendix 1. A copy of the final Pro Forma and methodology was taken to Development Plan Scrutiny Sub Committee for approval before work commenced in October 2012. Making sure that the criteria take into account the SA is the most effective way of ensuring that the SA is central to the appraisal of sites. Consultants URS, who are carrying out the Sustainability Appraisal (SA) of the Local Plan review, have been involved in developing the pro forma to ensure that it meets the requirements of SA and the Strategic Environmental Assessment (SEA) Directive.
- 1.8 The pro forma was also developed to be compatible with the assessment of housing sites which was carried out in the Strategic Housing Land Availability Assessment (SHLAA). The sites appraisal pro forma has however been taken a step further to include additional criteria and performance measures for each. As a result, all the housing sites identified by the SHLAA that are bigger than 0.5ha have been assessed again to see whether they have the potential for

allocation in the Local Plan using the sites appraisal pro forma. Sites smaller than 0.5ha are not considered to be strategic enough for allocation and can be dealt with through the normal development management process. The next update to the SHLAA will reflect this.

- 1.9 The sites appraisal pro forma also includes additional criteria relating to planning suitability of the site.

Content and Use of Sites Appraisal Pro forma

- 1.10 The sites appraisal pro forma includes basic information about the site, including a map, site area, and current uses. It then includes a number of criteria relating to social, environmental and economic factors which relate to the location of the site, and criteria relating to the planning suitability of the site. The performance of the site in relation to the criteria will be assessed and a traffic light system of red (negative), amber, green (positive) has been used to provide a visual representation of the scoring of the site.
- 1.11 The first part of the pro forma is a high level sieve (Level 1). It contains the criteria which could potentially prevent any development of the site, for example the site is within the flood plain. If a 'show stopper' is identified, the site may not need to be progressed to assessment under the second part of the pro forma (Level 2). The Level 1 assessment and conclusion informed whether the Level 2 assessment needed to take place. If there was any uncertainty, for example mitigation measures might overcome problems identified with the site, a Level 2 assessment was be carried out to ensure that the process is robust.
- 1.12 At the end of the Level 2 assessment a conclusion was drawn as to whether the site has significant development potential, some development potential or no development potential. The conclusion also discusses the most suitable use for the site and outlines pros and cons associated with the potential development of the site.
- 1.13 Broad viability assessment will be carried out as part of the review of the Local Plan and in relation to the Community Infrastructure Levy (CIL). In addition housing sites which have been identified as having development potential will be subject to viability assessment. This will be carried out by consultants Dixon Searle and will involve using an accepted residual land value appraisal model. This will also evaluate all sites identified as being deliverable or developable in the Council's SHLAA.

Site Assessment

- 1.14 The sites assessments have been undertaken by officers within the planning policy team, with assistance from other experts within the Council and at the County Council, and the Highways Agency. Areas of expertise that have been drawn upon include drainage and flooding,

biodiversity, landscape, urban design, historic environment, cycling, environmental health, and County Council expertise in highways, education, archaeology and minerals and waste.

1.15 Sites may be suitable for allocation for the following uses or a mix of these uses:

- Housing
- Mixed Use
- Employment
- University/College
- Hotel
- Residential Mooring
- Gypsy and Traveller sites

1.16 A long list of sites was drawn up and was initially reduced, by removing those sites which had already been consulted upon in the Issues and Options 1 consultation in June/July 2012, sites less than 0.5 hectares (apart from a small number of residential sites which due to their location could be developed at a high density), and those picked up through annual monitoring where planning permission had been granted .

1.17 All of these sites were then assessed by Cambridge City Council using the City Sites pro forma. Sites that scored 'amber' or 'green' as the overall conclusion across the Level 1 and Level 2 criteria are considered by the Council to be 'reasonable' options for allocation. All of these sites have been subjected to sustainability appraisal.

1.18 In total 34 sites scored green or amber and are considered to be reasonable options for allocation. Of these there are:

- 21 residential site options
- 5 mixed use site options
- 5 employment site options
- 2 university site options
- 1 residential moorings site option

1.19 The sites pro forma is presented in the following section followed by the completed technical assessment for each of the 34 options. The following section contains a list of sites that were not suitable for allocation including the reason for this as well as a table of SHLAA sites less than 0.5ha for information.

2. CITY SITES ASSESSMENTS

Proposed Cambridge City Sites Assessment Pro forma

Site Information	
Site reference number(s):	
Site name/address:	
Functional area (taken from SA Scoping Report):	
Map	
Site description:	
Current use:	
Proposed use(s):	
Site size (ha): X.XX	
Assumed net developable area:	
Assumed residential density:	
Potential residential capacity:	

Site owner/promoter:
Landowner has agreed to promote site for development?:
Site origin: SHLAA Call for Sites, Green Belt Assessment, ELR, Allocated Site , Other
Relevant planning history:

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

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

<p><i>from the listed building, the proposed use, and the possibility of mitigation.</i></p>	<p>of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p><i>County Minerals & Waste Staff to complete</i></p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Entire site is within the PSZ or SZ A = Part of site within PSZ or SZ G = Site is not within the PSZ or SZ</p>	<p><i>Location within a zone will not in itself prevent development, it depends upon the nature of the development and its height.</i></p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p><i>CCC Highways to complete</i></p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p><i>CCC Highways to complete</i></p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p><i>Highways Agency for strategic roads</i></p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up</i></p>	<p>R = Yes G = No</p>	

<p><i>whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>		
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p>R = Yes G = No</p>	<p><i>Multiple owners, ransom strips, covenants, existing use agreements etc</i></p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p><i>Beyond plan period, or construction likely to start first 5 years, or within 5-19 years</i></p>
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient</p>	<p><i>Improved utility infrastructure is likely to be required as follows.</i> Electricity Gas Water Waste water Broadband</p> <p><i>If any mitigation is deemed necessary this will be funded by the developer.</i></p>
<p>Would development of the site be likely to require new education provision?</p>	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places</p>	<p><i>To be completed by County Education Schools Planning Officer</i></p>
Level 1 Conclusion		
<p>Level 1 Conclusion (after allowing scope for mitigation)</p> <p><i>Include an assessment of the suitability of the proposed use. Also whether the development of</i></p>	<p>RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts</p>	<p>Add brief commentary here</p>

<i>this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	
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Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre? <i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.</i>	R = >800m A = 400-800m G = <400m	<i>City Centre boundary shown on Proposals Map in Cambridge Local Plan 2006.</i>
How far is the site from the nearest District or Local centre? <i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i>	R = >800m A = 400-800m G = <400m	<i>District and Local Centre boundaries shown on Proposals Map in Cambridge Local Plan 2006.</i>
How far is the nearest health centre or GP service? <i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i>	R = >800m A = 400-800m G = <400m	
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not	

	lead to the loss of any community facilities or replacement /appropriate mitigation possible	
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p><i>Name the school. National standards require free school transport for specified groups of pupils if over 2 miles (3.2 km from home to school.</i></p>
<p>How far is the nearest primary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p><i>Name the school.</i></p>
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	<p>R = Yes G = No</p>	
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	<p>R = No G = Yes</p>	<i>The site owner must provide details of how this can be achieved</i>
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-</p>	<p>Includes all types of public open space and outdoor sports facilities. Use a GG entry when this opportunity has been identified in a SHLAA submission or where such provision could connect existing open spaces or utilise significant areas of land in Flood Zone 2 or 3.</p> <p><i>The site owner must provide details of how onsite</i></p>

	<p>site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	<p><i>provision will be provided where there are doubts over onsite provision, especially in wards with existing OS deficiencies.</i></p>
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and</i></p>	<p>R = >400m G = <400m; or allocation is not housing or employment</p>	<p><i>Based upon Natural England's Accessible Natural Greenspace Standard (ANGST).</i></p>

<p><i>well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site.</i></p> <p><i>The assessment should also give consideration as to whether the size of the site and scale of development</i></p>		
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p><i>City centre, established business estates and key office locations and local centres in City as defined in Employment Land Review (ELR)</i></p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p><i>Retained business estates, office locations and other portfolio sites defined in ELR</i></p>
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within</p>	

<p><i>underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>Cambridge according to the Index of Multiple Deprivation 2010.</p>	
Sustainable Transport		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p><i>Based upon the assessment which has been made by the City, using HQPT definition in the 2006 Cambridge Local Plan.</i></p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>R = >800m A =400 - 800m G = <400m</p>	<p><i>State distance from approximate centre of site including proposed Cambridge Science Park Station.</i></p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>National Planning Policy stresses the importance of developments being located and designed where practical to give</i></p>	<p>RR = No cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p>	<p><i>Describe in commentary. City Cycling Officer to complete taking into account speed of traffic and accident records and width of facility and nature of any sharing with</i></p>

<p><i>priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>R = No cycling provision or a cycle lane less than 1.5m 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.</p> <p>A = Medium quality off-road path.</p> <p>G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p><i>pedestrians.</i></p>
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Air Quality, pollution, contamination and noise

Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14</p> <p>A = <1000m of an AQMA, M11 or A14</p> <p>G = >1000m of an AQMA, M11, or A14</p>	<p><i>Environmental Health to complete and consider scope for appropriate mitigation</i></p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p>R = Significant adverse impact</p> <p>A = Adverse impact</p> <p>G = Minimal, no impact, reduced impact</p>	<p><i>Environmental Health to complete and consider scope for appropriate mitigation</i></p>

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

<i>establish the nature of any contamination present on sites and the implications that this will have for development.</i>		
Protecting Groundwater		
Criteria	Performance	Comments
<p>Would development be within a source protection zone (EA data)?</p> <p><i>Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</i></p>	<p>A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace</p>	<p><i>Explain significance in comments box</i></p>
Protecting the townscape and historic environment (<i>Landscape addressed by Green Belt criteria</i>)		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	<p><i>Conservation officer to complete</i></p>
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p><i>Conservation officer to complete</i></p>
<p>Would development impact upon buildings of local interest</p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential</p>	<p><i>Conservation officer to complete</i></p>

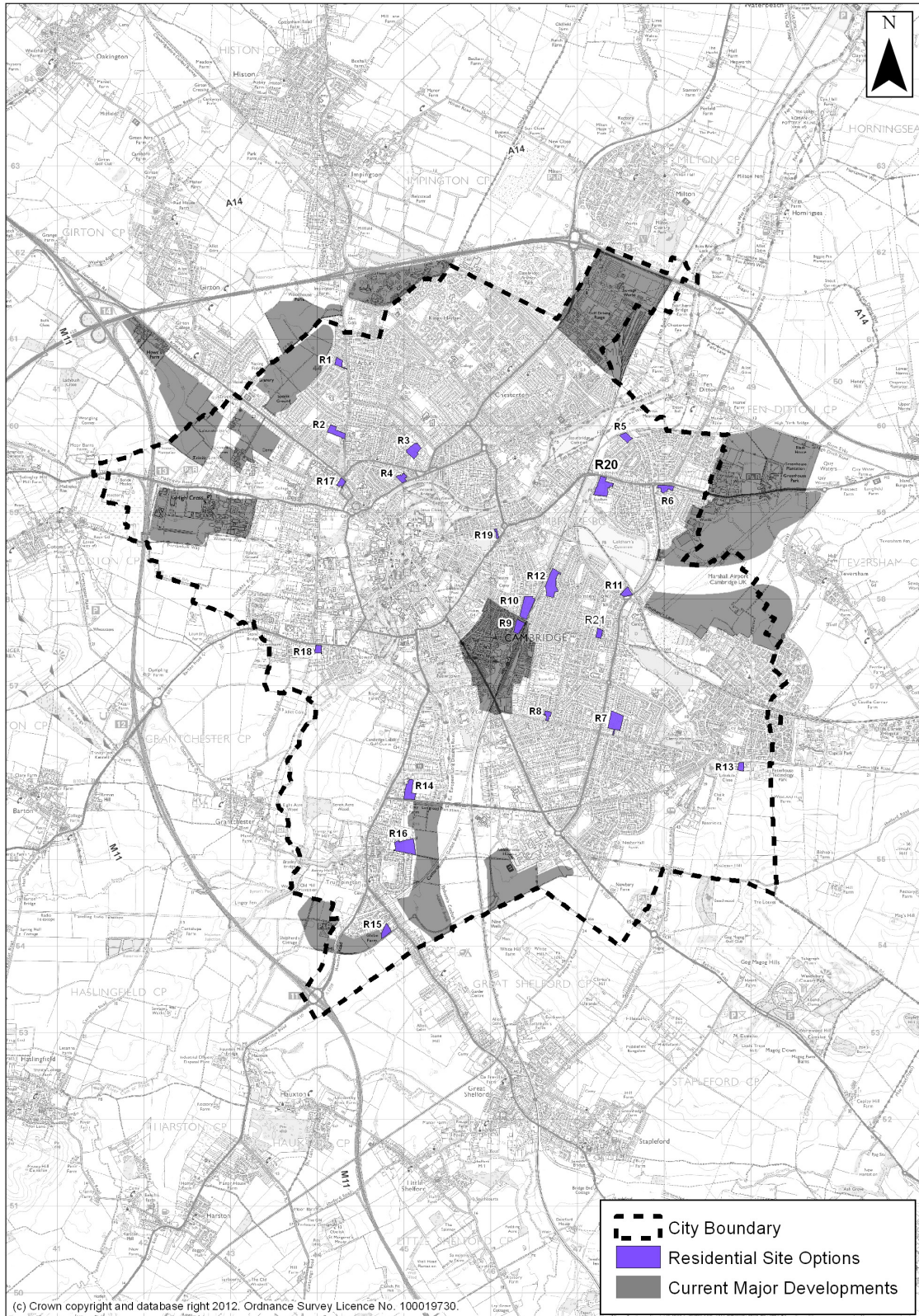
<p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	
<p>Would development impact upon archaeology?</p>	<p>A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>County Archaeological staff to complete.</p>
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Ecology Officer to complete</p>
<p>Does the site offer opportunity for green infrastructure delivery?</p> <p><i>Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the</i></p>	<p>R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A =No significant opportunities or loss of existing green infrastructure capable of appropriate</p>	<p>Ecology Officer to complete</p>

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

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts	
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)	<i>Housing sites ranked A or G will be taken forward for viability assessment by consultants.</i>
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	

RESIDENTIAL SITE OPTIONS WITHIN CAMBRIDGE

All residential site options within Cambridge



Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): Site R1 (Local Plan 2006 Allocation Site (residential) – Site 5.17)	
Site name/address: 295 Histon Road	
Functional area (taken from SA Scoping Report): North Cambridge (Arbury)	
Map	
<p>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.</p>	
<p>Current use (s): Cambridge Squash Club (295 Histon Road), Furniture Showroom (297 – 299 Histon Road) and education centre (301 Histon Road)</p>	
<p>Proposed use(s): Residential</p>	
<p>Site size (ha): 0.711</p>	
<p>Assumed net developable area: -</p>	
<p>Assumed residential density: -</p>	
<p>Potential residential capacity: 32</p>	
<p>Existing Gross Floorspace: -</p>	
<p>Proposed Gross Floorspace: -</p>	
<p>Site owner/promoter: Owner known</p>	
<p>Landowner has agreed to promote site for development?: Yes</p>	
<p>Site origin: Allocated Site</p>	
<p>Relevant planning history: It is a Local Plan 2006 allocation site (for residential) – site 5.17. Part of site was subject to a withdrawn application for change of use from A1 (shops) to D1 (educational) in 2009. No other relevant.</p>	

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

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

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any structures greater than 45m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Yes, with mitigation</p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a</i></p>	<p>R = Yes G = No</p>	<p>Green: Site is not part of a larger site and its development would not prejudice development of any strategic sites</p>

<p><i>strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>		
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p>Green: Start of construction between 2011 and 2016</p>
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient</p>	<p>Green: No, existing infrastructure likely to be sufficient</p>
<p>Is the site in the vicinity of an existing or proposed district heating network/community energy networks?</p>	<p>G = Yes A = No</p>	<p>Amber: No</p>
<p>Would development of the site be likely to require new education provision?</p>	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places</p>	<p>Amber: 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.</p>

Level 1 Conclusion		
<p>Level 1 Conclusion (after allowing scope for mitigation)</p> <p><i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i></p>	<p>RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> Majority of site is at risk from surface water flooding but this could be mitigated. This could impact on the developable area of the site.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments

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

<i>indication of the sustainability of the site.</i>		
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? <i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i>	R = >3km A = 1-3km G = <1km or non-housing allocation	Amber: Site within 3km of: Manor Community College, Arbury Road, CB4 2JF; Chesterton Community College, 297 Gilbert Road, Cambridge, CB4 3NY; and Parkside Community College, Parkside, CB1 1EH
How far is the nearest primary school? <i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i>	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is between 400 and 800m from Mayfield Primary School, Warwick Road, CB4 3HN
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	<i>The site owner must provide details of how this can be achieved</i>
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS.	Green: No obvious constraints that prevent the site providing minimum on-site provision

	<p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Site is within 1km of five outdoor sports facilities</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions.</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: The site is within 400m of Blandford Way Play Area and approximately 50% of site is within 400m of Hazelwood Close Toddler Play Area.</p>
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to</i></p>	<p>>400m G = <400m; or allocation is not housing or employment</p>	<p>Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha.</p>

<p><i>parcs/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</i></p>		
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Green: No loss of employment land or allocation for employment development</p>
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site in Arbury LSOA 7951: 19.37 (within 40% most deprived LSOA)</p>

where development may benefit areas where deprivation is an issue.		
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.</i></p> <p><i>In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT)</p> <p>A = service meets requirements of high quality public transport in most but not all instances</p> <p>G = High quality public transport service</p>	<p>Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>>800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p> <p>A = Poor or medium quality off-road path.</p> <p>G = Quiet residential street</p>	<p>Red: Narrow cycle lanes on Histon Rd and high traffic volumes. Any development here should link into the NIAB site.</p>

	<p>speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p style="text-align: center;">Within or adjacent to an AQMA, M11 or A14</p> <p>A =<1000m of an AQMA, M11 or A14</p> <p>G =>1000m of an AQMA, M11, or A14</p>	<p>Red: Site within 1000m of A14</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p>R = Significant adverse impact</p> <p>A = Adverse impact</p> <p>G = Minimal, no impact, reduced impact</p>	<p>Amber:</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation</p> <p>A = Adverse impacts capable of adequate mitigation</p> <p>G = No adverse effects or capable of full mitigation</p>	<p>Green: No adverse effects or capable of full mitigation</p>

<i>for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.</i>		
Are there potential light pollution problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Green: No adverse effects or capable of full mitigation
Are there potential odour problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site? <i>Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</i>	R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development

Protecting Groundwater

Criteria	Performance	Comments
Would development be within a source protection zone (EA data)? <i>Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</i>	A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1

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

Criteria	Performance	Comments
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<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact</p>	<p>R = Known archaeology on</p>	<p>Amber: Cropmarked site of</p>

upon archaeology?	site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	prehistoric ring ditches (MCB11348) and Roman remains from immediate west of plot boundary (MCB11349). An Archaeological Condition is recommended for any consented scheme.
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Biodiversity and Green Infrastructure

Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
<p>Does the site offer opportunity for green infrastructure delivery? <i>Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.</i></p>	<p>R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure</p>	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species</i></p>	<p>R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	Green: Through provision of new habitats, green spaces, green roofs etc

<p><i>populations, linked to national and local targets. As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? <i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A = Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>
<p>Any other information not captured above?</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> • Site is more than 800m from City Centre and Health Centre/GP • More than 400m from nearest area of accessible natural greenspace of 2ha • More than 800m from existing or proposed train station • Narrow cycle lanes and high traffic volumes • Less than 1000m from the A14 which could impact on air quality.
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p>

	<p>potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Pros:</p> <ul style="list-style-type: none"> • Previously developed, largely vacant site, providing opportunity for development • Adjacent to existing residential • Proximity to NIAB site which will have a new local centre and facilities • Limited visual impact • No infrastructure upgrades are likely to be required <p>Cons:</p> <ul style="list-style-type: none"> • Surface water flooding issues across the site • Loss of squash courts
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): Site R2 (Local Plan 2006 allocation site (for residential) – site 5.07. Also includes SHLAA site CC312 – Land rear of 129 – 133 Histon Road)	
Site name/address: Willowcroft, Histon Road	
Functional area (taken from SA Scoping Report): North Cambridge (Arbury)	
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): 1.59	
Assumed net developable area: -	
Assumed residential density: -	
Potential residential capacity: 78	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter: Known	
Landowner has agreed to promote site for development?: Yes	
Site origin: Allocated Site	
Relevant planning history: Local Plan 2006 allocation site (for residential) – site 5.07. No relevant planning history since.	

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

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

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Yes, with mitigation</p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>For schemes of 50 dwellings or more - This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other</p>

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

	development / surplus school places	in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue
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Level 1 Conclusion

Level 1 Conclusion (after allowing scope for mitigation) <i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	Green: Minor constraints which could be mitigated.
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Level 2

Accessibility to existing centres and services

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

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

<p>Local Plan policy 4/2 Protection of Open Space</p>		
<p>If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?</p>	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	<p>Green: No obvious constraints that prevent the site providing minimum on-site provision</p>
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Site is within 1km of St six outdoor sports facilities</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: Site is directly adjacent to Histon Road Recreation Ground, which has a range of children's play facilities for different ages.</p>

<p><i>contribution to the provision of new local services such as new play space via S106 contributions</i></p>		
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</i></p>	<p>>400m G = <400m; or allocation is not housing or employment</p>	<p>Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha.</p>
<p>Supporting Economic Growth</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Green: No loss of employment land or allocation for employment development</p>
<p>Would allocation result in development in deprived areas</p>	<p>A = Not within or adjacent to the 40% most deprived Super</p>	<p>Green: Site in Arbury LSOA 7949: 21.66 (within 40% most</p>

<p>of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>deprived LSOA)</p>
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p>Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>>800m A = 400 - 800m G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station</p>
<p>What type of cycle routes are accessible near to the site?</p>	<p>RR = no cycling provision and traffic speeds >30mph with</p>	<p>Red: High traffic volumes and no facilities for cyclists at this</p>

<p><i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>high vehicular traffic volume.</p> <p>No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p> <p>A = Poor or medium quality off-road path.</p> <p>G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>end of Histon Rd.</p>
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Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14</p> <p>A = <1000m of an AQMA, M11 or A14</p> <p>G = >1000m of an AQMA, M11, or A14</p>	<p>Amber: <1000m of an AQMA</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p>R = Significant adverse impact</p> <p>A = Adverse impact</p> <p>G = Minimal, no impact, reduced impact</p>	<p>Amber: Adverse impact</p>
<p>Are there potential noise and</p>	<p>R = Significant adverse</p>	<p>Amber: Adverse impact</p>

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

Criteria	Performance	Comments
<p>Would development be within a source protection zone (EA data)?</p> <p><i>Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</i></p>	<p>A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace</p>	Green: Not within SPZ1
Protecting the townscape and historic environment (<i>Landscape addressed by Green Belt criteria</i>)		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <p style="margin-left: 20px;">- <i>The building is</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings

<p><i>demonstrably incapable of beneficial use or reuse;</i></p> <ul style="list-style-type: none"> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>		
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Green: The 19th century town expansion area west of Histon Road has no history archaeological investigation and consequently nothing is known of the archaeological character of the area and, unusually, no stray finds have even been reported from gardens. This area lies north of the Roman walled town, the west gate of which lay at the road intersection of Victoria and Huntingdon Roads, so extramural settlement can be anticipated from the area. An Archaeological Condition is recommended for any consented scheme.</p>
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Green: Does not contain, is not adjacent to or local area will be developed as greenspace</p>
<p>Does the site offer opportunity for green infrastructure delivery? <i>Green infrastructure plays an</i></p>	<p>R = Development involves a loss of existing green infrastructure which is incapable of appropriate</p>	<p>Amber: No significant opportunities</p>

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

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> • Site is more than 800m from City Centre • More than 400m from nearest area of accessible natural greenspace of 2ha • More than 800m from existing or proposed train station • No facilities for cyclists on this part of Histon Road and high traffic volumes • Protected trees on site.
Overall Conclusion	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Proximity to Local Centre and facilities • Adjacent to a main radial route • Site is directly adjacent to Histon Road Recreation Ground, which has a range of children’s play facilities for different ages • Within 400m of two primary schools <p>Cons:</p> <ul style="list-style-type: none"> • There are high traffic volumes and cycling provision could be better on this part of Histon Road • Any damage to protected trees on site would need to be mitigated against
Viability feedback (from consultants)	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information
Site reference number(s): R3 (Local Plan 2006 allocation site (for residential) – site 5.05)
Site name/address: City Football Ground
Functional area (taken from SA Scoping Report): North Cambridge (West Chesterton)
Map
Site description: This site is currently used as a football ground (playing field, club house, stand and car parking) for Cambridge City Football Club. The site is set away from main street frontages in an area bounded by Victoria Road, Milton Road, and Gilbert Road. The site is reached via the Westbrook Centre access road, which turns off Milton Road a short distance beyond Mitcham's Corner. Local Plan 2006 allocation site (for residential) – site 5.05.
Current use (s): Football Ground
Proposed use(s): Residential
Site size (ha): 1.714
Assumed net developable area: -
Assumed residential density: -
Potential residential capacity: 147
Existing Gross Floorspace: -
Proposed Gross Floorspace: -
Site owner/promoter: Known
Landowner has agreed to promote site for development?: Yes
Site origin: Allocated Site

Relevant planning history:

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

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

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

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber. There are access problems with this site that would need to be mitigated before any approval could be granted.</p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some physical works would be needed to overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help</i></p>	<p>R = Yes G = No</p>	<p>Green: Site is not part of a larger site and would not prejudice development of any strategic sites</p>

<i>ensure coordination of development.</i>		
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p>R = Yes G = No</p>	Green: No known legal issues/covenants that could constrain development
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	Amber: Start of construction between 2017 and 2031
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient</p>	Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
<p>Is the site in the vicinity of an existing or proposed district heating network/community energy networks?</p>	<p>G = Yes A = No</p>	Amber: No
<p>Would development of the site be likely to require new education provision?</p>	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places</p>	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
<p>Level 1 Conclusion (after allowing scope for mitigation)</p>	<p>RR = Very significant constraints or adverse impacts R = Significant constraints or</p>	<p>Amber:</p> <ul style="list-style-type: none"> • There are access problems with this site that

<i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	would need to be mitigated before any approval could be granted.
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Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre? <i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.</i>	R = >800m A = 400-800m G = <400m	Green: Site is within 400m of the edge of the City Centre
How far is the site from the nearest District or Local centre? <i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i>	R = >800m A = 400-800m G = <400m	Green: Site within 400m of Mitcham's Corner District Centre
How far is the nearest health centre or GP service? <i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i>	R = >800m A = 400-800m G = <400m	Amber: Site is between 400 and 800m from The Red House Surgery, 96 Chesterton Rd, CB4 1ER
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not	Green: Development would not lead to the loss of any community facilities or

	lead to the loss of any community facilities or replacement /appropriate mitigation possible	replacement /appropriate mitigation possible
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Green: Site within 1km of Chesterton Community College, 297 Gilbert Road, CB4 3NY</p>
<p>How far is the nearest primary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Amber: Approximately 50% of site is within 400m of New Milton Road Primary School, Ascham Road, CB4 2BD with the remainder between 400 and 800m</p>
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	<p>Yes G = No</p>	Red: City Football Ground (0.7ha) is identified in City Council Open Space & Recreation Strategy as protected open space and of recreational importance.
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	<p>No G = Yes</p>	Red: Any future development would need to satisfactorily demonstrate recreational facilities are reprovided elsewhere in an appropriate manner.
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>No, the site by virtue of its size is not able to provide the minimum standard of OS.</p>	Red: Difficult for any development to not affect the loss of playing fields.

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

<p><i>consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</i></p>		
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Green: No loss of employment land or allocation for employment development</p>
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site in West Chesterton LSOA 8009: 25.31(within 40% most deprived LSOA) and West Chesterton LSOA 8007: 5.88</p>

<i>in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i>		
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.</i></p> <p><i>In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT)</p> <p>A = service meets requirements of high quality public transport in most but not all instances</p> <p>G = High quality public transport service</p>	<p>Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>>800m</p> <p>A =400 - 800m</p> <p>G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p> <p>A =Poor or medium quality off-road path.</p>	<p>Red: Poor quality off-road links around Mitchum's corner and on Milton Rd. Poor pedestrian and cycling connectivity with the surrounding area.</p>

<p>G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>		
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14 A = <1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14</p>	<p>Amber: <1000m of an AQMA</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p>R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact</p>	<p>Amber: Adverse impact</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	<p>Amber: Adverse impacts capable of adequate mitigation.</p>

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

<i>criteria)</i>		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Amber: – Site adjacent to the Central Conservation Area</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>

<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: Archaeological remains were recovered from this site when subject to quarrying (Swan Pit) at the beginning of the 20th century, including Saxon burials (MCB5501). Most of this site is located over the backfilled quarry, but the south east part of the plot remained undisturbed and may well contain further inhumations or associated settlement remains. An Archaeological Condition is recommended for any consented scheme</p>
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Green: Does not contain, is not adjacent to a locally designated wildlife site.</p>
<p>Does the site offer opportunity for green infrastructure delivery?</p> <p><i>Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.</i></p>	<p>R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure</p>	<p>Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p>
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p>	<p>R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a</p>	<p>Green: Through provision of new habitats, green spaces, green roofs etc</p>

<p><i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.</i></p> <p><i>As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>negative impact on existing features or network links but capable of appropriate mitigation</p> <p>G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits.</i></p> <p><i>Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p>A = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin any protected trees</p>	<p>Amber: There is one protected tree close to the site</p>
<p>Any other information not captured above?</p>		
<p> </p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts</p> <p>A = Some constraints or adverse impacts</p> <p>G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> · Close to City Centre and adjacent to District Centre · Close to primary school and Bateson Road Play Area · Loss of Protected Open Space, City Football Ground · Good public transport links to city centre and other areas

		<ul style="list-style-type: none"> ▸ More than 400m from nearest area of accessible natural greenspace of 2ha ▸ More than 800m from existing or proposed train station ▸ Poor pedestrian and cycling connectivity with the surrounding area
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> ▸ Close to City Centre and adjacent to District Centre ▸ The site is set away from the main street so there would be limited visual impact ▸ Close to primary school and Bateson Road Play Area ▸ Good public transport links to city centre and other areas <p>Cons:</p> <ul style="list-style-type: none"> ▸ Loss of City Football Ground. Any future development would need to satisfactorily demonstrate recreational facilities are reprovided elsewhere in a similarly accessible location ▸ Poor pedestrian and cycling connectivity with surrounding area ▸ Development could provide an opportunity for improvement ▸ There are access problems with this site that would need to be mitigated before any approval could be granted
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): R4 (Local Plan 2006 allocation site (for residential) – site 5.15)	
Site name/address: Henry Giles House, Chesterton Road	
Functional area (taken from SA Scoping Report): North Cambridge (West Chesterton)	
Map	
<p>Site description: This site relates to the four storeys, 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.</p>	
Current use (s): Office	
Proposed use(s): Residential	
Site size (ha): 0.775	
Assumed net developable area: 0.58	
Assumed residential density: 82dph	
Potential residential capacity: 48	
Existing Gross Floorspace:	
Proposed Gross Floorspace:	
Site owner/promoter: Known	
Landowner has agreed to promote site for development?: Yes	
Site origin: Allocated Site	
Relevant planning history: It is a Local Plan 2006 allocation site (for residential) – site 5.15. No other relevant planning history.	

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

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

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Yes, with mitigation</p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a</i></p>	<p>R = Yes G = No</p>	<p>Green: Site is not part of a larger site and would not prejudice development of any strategic sites</p>

<p><i>strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>		
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p>Green: Start of construction between 2017 and 2031</p>
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient</p>	<p>Green: No, existing infrastructure likely to be sufficient</p>
<p>Is the site in the vicinity of an existing or proposed district heating network/community energy networks?</p>	<p>G = Yes A = No</p>	<p>Amber: No</p>
<p>Would development of the site be likely to require new education provision?</p>	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places</p>	<p>Amber: 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.</p>

Level 1 Conclusion		
<p>Level 1 Conclusion (after allowing scope for mitigation)</p> <p><i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i></p>	<p>RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> • Majority of site is at risk from surface water flooding. This could be mitigated, but could impact on the developable area of the site. • Existing infrastructure is likely to be sufficient

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

<i>indication of the sustainability of the site.</i>		
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? <i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i>	R = >3km A = 1-3km G = <1km or non-housing allocation	Green: Site within 1km of Chesterton Community College, 297 Gilbert Road, CB4 3NY
How far is the nearest primary school? <i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i>	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is between 400 and 800m from Park Street Primary School, Lower Park Street, CB5 8AR
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	<i>The site owner must provide details of how this can be achieved</i>
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS.	Green: No obvious constraints that prevent the site providing minimum on-site provision

	<p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Site is within 1km of five outdoor sports facilities</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions.</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Amber: Site is within 400m of Alexandra Gardens and Jesus Green</p>
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to</i></p>	<p>R = >400m G = <400m; or allocation is not housing or employment</p>	<p>Green: Site is within 400m of Jesus Green</p>

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

<i>where development may benefit areas where deprivation is an issue.</i>		
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.</i></p> <p><i>In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT)</p> <p>A = service meets requirements of high quality public transport in most but not all instances</p> <p>G = High quality public transport service</p>	<p>Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>>800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p> <p>A = Poor or medium quality off-road path.</p> <p>G = Quiet residential street</p>	<p>Green:</p>

	<p>speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>Within or adjacent to an AQMA, M11 or A14</p> <p>A =<1000m of an AQMA, M11 or A14</p> <p>G =>1000m of an AQMA, M11, or A14</p>	<p>Red: Site within an AQMA</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p>R = Significant adverse impact</p> <p>A = Adverse impact</p> <p>G = Minimal, no impact, reduced impact</p>	<p>Amber: Adverse impact.</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation</p> <p>A = Adverse impacts capable of adequate mitigation</p> <p>G = No adverse effects or capable of full mitigation</p>	<p>Amber: Adverse impact capable of adequate mitigation.</p>

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

Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation</p> <p>A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation</p> <p>A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Amber: Site within the Central Conservation Area</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>

Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: Multiperiod remains (late Saxon and later) found to south (MCB5545). An Archaeological Condition is recommended for any consented scheme.
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) <i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i>	R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? <i>Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.</i>	R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) <i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and</i>	R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Through provision of new habitats, green spaces, green roofs etc

<p><i>recovery of priority species populations, linked to national and local targets.</i></p> <p><i>As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits.</i></p> <p><i>Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p>A = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin any protected trees</p>	<p>Amber: There is one protected tree close to the site</p>
<p>Any other information not captured above?</p>		
<p> </p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts</p> <p>A = Some constraints or adverse impacts</p> <p>G = Minor constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> · Close to City Centre and adjacent to Mitcham's Corner District Centre · Adjacent to open space (Jesus Green) · More than 40 Close to health centres, schools and play areas · Good public transport links to city centre and other areas · Good cycling and walking links 0m from nearest area of accessible natural greenspace of 2ha · More than 800m from existing or proposed train station · Within an AQMA

<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> · Close to City Centre and adjacent to Mitcham's Corner District Centre · Adjacent to open space (Jesus Green) · Existing infrastructure is likely to be sufficient · Close to health centres, schools and play areas · Good public transport links to city centre and other areas · Good cycling and walking links <p>Cons:</p> <ul style="list-style-type: none"> · Surface water flooding issues · Within AQMA although it is not likely that there would be net worsening of air quality
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): R5 (SHLAA site 906 is contained within the boundary of this site to which the oil depot area has been added)	
Site name/address: Camfields Resource Centre & Oil Depot	
Functional area (taken from SA Scoping Report): East Cambridge (Abbey)	
Map	
Site description: Industrial site on the north side of Ditton Walk. It is bounded on the north by Ditton Meadows, on the west and east by warehouse/industrial type buildings and on the south by residential. It is in use as a resource centre and oil depot.	
Current use (s): Resource Centre and Oil Depot	
Proposed use(s): Residential	
Site size (ha): 0.858ha	
Assumed net developable area: -	
Assumed residential density: -	
Potential residential capacity: 38	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter: Known	
Landowner has agreed to promote site for development?: Yes	
Site origin: SHLAA Call for Sites	
Relevant planning history: Permission granted for residential development on the neighbouring site in 2011(141 Ditton Walk)(11/0596/FUL). No other relevant planning history.	

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

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

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Access to the site will be achievable with works to the adopted public Highway</p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a</i></p>	<p>R = Yes G = No</p>	<p>Green: Site is not part of a larger site and would not prejudice development of any strategic sites</p>

<p><i>strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>		
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p>Amber: Start of construction between 2017 and 2031</p>
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient</p>	<p>Green: No, existing infrastructure likely to be sufficient</p>
<p>Is the site in the vicinity of an existing or proposed district heating network/community energy networks?</p>	<p>G = Yes A = No</p>	<p>Amber: No</p>
<p>Would development of the site be likely to require new education provision?</p>	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places</p>	<p>Amber: 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.</p>

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

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

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

		Site is adjacent to Ditton Meadows (Protected Open Space)
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	<i>The site owner must provide details of how this can be achieved</i>
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities? <i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i>	R = >3km A = 1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of Abbey Meadows Primary School and St Andrews Primary School outdoor sports facilities and Barnwell Road Recreation Ground
How far is the nearest play space for children and teenagers? <i>Proximity to high quality play</i>	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of Ditton Fields Recreation Ground and Dudley Road Recreation Ground

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

<p><i>centre to provide an indication of the sustainability of the site.</i></p>		
<p>Would development result in the loss of employment land identified in the Employment Land Review? <i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Amber: Some loss of employment land identified in the 2008 Employment Land Review</p>
<p>Would allocation result in development in deprived areas of Cambridge? <i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site in Abbey LSOA 7945: 24.27 (within 40% most deprived LSOA)</p>
<p>Sustainable Transport</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site? <i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p>Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.</p>

<p>How far is the site from an existing or proposed train station? <i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>>800m A = 400 - 800m G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station</p>
<p>What type of cycle routes are accessible near to the site? <i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p> <p>A = Poor or medium quality off-road path.</p> <p>G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>Amber: Good link to Newmarket Rd but fairly poor quality of off-road provision on Newmarket Rd. Other good off-road links across Coldham's Common and Stourbridge Common unlit so issues of personal safety.</p>
<p>Air Quality, pollution, contamination and noise</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site within or near to an AQMA, the M11 or the A14? <i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge.</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14 A = <1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14</p>	<p>Amber: <1000m of an AQMA</p>

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

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

<p><i>interest that character or appearance of which it is desirable to preserve or enhance’.</i> <i>Cambridge’s Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	
<p>Would development impact upon buildings of local interest <i>There are over 1,000 buildings in Cambridge that are important to the locality or the City’s history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: NGR: 547590 259880. Adjacent area (141 Ditton Walk) is heavily disturbed and archaeological remains are not likely to survive present land use.</p>

Biodiversity and Green Infrastructure

Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Amber: Near to Stourbridge Common LNR, adjacent to Ditton Meadows City Wildlife Site</p>

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

<p><i>development that outweigh the current and future amenity value of the trees.</i></p>		
<p>Any other information not captured above?</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> ▸ Adjacent to an established residential community ▸ Good public transport links to city centre and other areas ▸ Close to play areas and accessible natural greenspace, Ditton Fields Recreation Ground and Dudley Road Recreation Ground ▸ More than 800m from existing or proposed train station ▸ Within 800m of Barnwell Local Centre ▸ Oil contamination beneath the site. Capable of remediation but some types of residential development may not be suitable (houses with gardens) ▸ Any new development needs to minimise the impact it may have on the semi-natural private greenspace north of the site.
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> ▸ Adjacent to an established residential community ▸ Good public transport links to city centre and other areas ▸ Close to play areas and accessible natural greenspace, Ditton Fields Recreation Ground and Dudley Road Recreation Ground ▸ Potential to clean up

		<p>contaminated site</p> <ul style="list-style-type: none"> · Existing infrastructure is likely to be sufficient · Within 800m of Barnwell Local Centre <p>Cons:</p> <ul style="list-style-type: none"> · Surface water flooding issues across the site. Mitigation is possible with careful consideration to site layout · Oil contamination beneath the site. Capable of remediation but some types of residential development may not be suitable (houses with gardens) · Any new development needs to minimise the impact it may have on the semi-natural private greenspace north of the site.
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information
Site reference number(s): R6 (SHLAA Site CC443)
Site name/address: 636 – 656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road
Functional area (taken from SA Scoping Report): East Cambridge (Abbey)
Map
Site description: A series of community facility and other mixed use type buildings and associated car parking, on the south of Newmarket Road close to the Barnwell Road / Wadloes Road roundabout. Residential development borders the site to the east and south.
Current use: Churches, community centre, flats, nursery, games court, vicarage and car park
Proposed use(s): 75 housing units
Site size (ha): 1.01ha
Assumed net developable area: -
Assumed residential density: -
Potential residential capacity: 75
Existing Gross Floorspace: -
Proposed Gross Floorspace: -
Site owner/promoter: Owners known
Landowner has agreed to promote site for development?: County Council and there is interest from 3 of the 4 site owners. Waiting to hear from remaining owner.
Site origin: SHLAA Call for Sites
Relevant planning history: There was an application for an extension to the Methodist Church (08/1431/FUL) approved.

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

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

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ</p>	<p>Amber: 25% of site in 'All Structures' with the remainder in 'Any structure >10m</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Access to the site will be achievable with works to the adopted public Highway.</p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>For schemes of 50 dwellings or more This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.</p>

<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>	<p>R = Yes G = No</p>	<p>Green: No. The site does not provide access to other properties/ highway, and is not part of a larger site or prejudice a strategic site development.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development of the site</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p>Amber: Start of construction between 2017 and 2031</p>
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient</p>	<p>Green: No, existing infrastructure likely to be sufficient</p>
<p>Is the site in the vicinity of an existing or proposed district heating network/community energy networks?</p>	<p>G = Yes A = No</p>	<p>Amber: No</p>
<p>Would development of the site be likely to require new education provision?</p>	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places</p>	<p>Amber: 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</p>

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

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

<p><i>employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>		
<p>Would development lead to a loss of community facilities?</p>	<p>Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>	<p>Red: 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</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Amber: Site is 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.</p>
<p>How far is the nearest primary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Amber: Approximately half of site within 400m distance from Abbey Meadows Primary School.</p>

Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site in not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	The site owner must provide details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	RR = No , the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No , the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities? <i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i>	R = >3km A = 1 - 3km G = <1km ; or allocation is not housing	Green: Site is within 1km of nearest outdoor sports facilities (Abbey Meadows Primary School)
How far is the nearest play space for children and teenagers? <i>Proximity to high quality play spaces makes an important contribution to the health and well-</i>	A = >400m from children and teenager's play space G = <400m ; or allocation is not housing	Green: Site is within 400m of Peverel Road Play Area

<p><i>being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions .</i></p>		
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</i></p>	<p>>400m G = <400m; or allocation is not housing or employment</p>	<p>Red: Site is more than 400m from nearest accessible natural greenspace of 2ha.</p>
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities</p>	<p>Green: No loss of employment land</p>

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

<p><i>uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>		
<p>What type of cycle routes are accessible near to the site? <i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.</p> <p>R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p> <p>A = Poor or medium quality off-road path.</p> <p>G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>Amber: Medium/poor quality off-road path along Newmarket Rd and busy roundabout to cross. Link to Peverel Rd should be widened and segregated by a kerb rather than railing as part of the development of the site.</p>
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14</p> <p>A = <1000m of an AQMA, M11 or A14</p> <p>G = >1000m of an AQMA, M11, or A14</p>	<p>Amber: Big site, Air Quality Assessment required.</p>
<p>Would the development of the</p>	<p>R = Significant adverse impact</p>	<p>Amber: Adverse impact</p>

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

<i>use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</i>	G = Site not within or adjacent to an area with a history of contamination	
Protecting Groundwater		
Criteria	Performance	Comments
<p>Would development be within a source protection zone (EA data)?</p> <p><i>Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</i></p>	<p>A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace</p>	Green: Not within SPZ1 or allocation is for greenspace
Protecting the townscape and historic environment (<i>Landscape addressed by Green Belt criteria</i>)		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	Amber: The development of the site would not affect a Historic Park and Garden providing build height does not exceed the immediate surrounding area.
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	Amber: The development of the site would not impact on a Conservation Area providing build height does not exceed the immediate surrounding area.

<i>Conservation Area.</i>		
<p>Would development impact upon buildings of local interest <i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Amber: The development of the site would not affect any locally listed buildings providing build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon archaeology?</p>	<p>A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: Archaeological investigations undertaken on the adjacent Barnwell Road site revealed a cemetery of probable Saxon date (HER 16936). Additional burials or associated settlement evidence may extend into the proposal area.</p>
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Green. The site is not of Local Nature Conservation Importance.</p>
<p>Does the site offer opportunity for green infrastructure delivery?</p>	<p>R = Development involves a loss of existing green infrastructure which is</p>	<p>Amber. No significant opportunities or loss of existing green infrastructure</p>

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

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> ▸ Site is more than 800m from City Centre ▸ Development would result in the loss of community facilities, but these would be replaced on site ▸ More than 400m from nearest area of accessible natural greenspace of 2ha ▸ More than 800m from existing or proposed train station ▸ A tree on the Methodist Church site has a Tree Preservation Order.
Overall Conclusion	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> ▸ Redevelopment of the site would make more efficient use of land and any proposal would need to include modern replacement community facilities. ▸ Close to Barnwell Road Local Centre, East Barnwell Health Centre and Peverel Road Play Area ▸ Existing infrastructure likely to be sufficient ▸ Good public transport links to city centre and other areas ▸ Existing community facilities are in very poor quality buildings and redevelopment would enable an upgrade <p>Cons:</p> <ul style="list-style-type: none"> ▸ Multiple land ownership ▸ A tree on the Methodist Church site has a Tree Preservation Order. ▸ More than 800m from existing or proposed train station
Viability feedback (from	R = Unlikely to be viable	Amber: Viability work is

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

Site Information
Site reference number(s): R7 (Local Plan 2006 Allocation (for residential) – Site 5.02)
Site name/address: The Paddocks, Cherry Hinton Road
Functional area (taken from SA Scoping Report): East Cambridge (Coleridge)
Map
Site description: Industrial estate located just to the north of Cherry Hinton Road, close to the junction with Perne Road. The site is bounded to the north, east and south by residential and are allotment gardens and residential to the west.
Current use (s): Industrial estate
Proposed use(s): Residential
Site size (ha): 2.796
Assumed net developable area: -
Assumed residential density: -
Potential residential capacity: 123
Existing Gross Floorspace: -
Proposed Gross Floorspace: -
Site owner/promoter: Known
Landowner has agreed to promote site for development?: Yes
Site origin: Allocated Site
Relevant planning history: Allocated as a proposals site for residential development as part of the 2006 Local Plan (Site 5.02) – The Paddocks Trading estate. No other relevant planning history.

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

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

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>For schemes of 50 dwellings or more This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation</p>

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

		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.
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Level 1 Conclusion

Level 1 Conclusion (after allowing scope for mitigation) <i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	Green: <ul style="list-style-type: none"> Minor constraints which could be mitigated.
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Level 2

Accessibility to existing centres and services

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

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

<p>Local Plan policy 4/2 Protection of Open Space</p>		
<p>If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?</p>	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	<p>Green: No obvious constraints that prevent the site providing minimum on-site provision.</p>
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Site within 400m of St Bede's School</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: Site is within 400m of St Thomas' Road Play Area and Cherry Hinton Hall is only just beyond 400m from the site and remains easily accessible</p>

<p>contribution to the provision of new local services such as new play space via S106 contributions</p>		
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</i></p>	<p>>400m G = <400m; or allocation is not housing or employment</p>	<p>Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha but Cherry Hinton Hall is only just over 400m away.</p>
<p>Supporting Economic Growth</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Amber: Some loss of employment land.</p>
<p>Would allocation result in development in deprived areas</p>	<p>A = Not within or adjacent to the 40% most deprived Super</p>	<p>Amber: Site is in Coleridge LSOA 7969: 12.4 and</p>

<p>of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Coleridge LSOA 7968: 9.55</p>
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p>Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>>800m A = 400 - 800m G = <400m</p>	<p>Red: Site is greater than 800m from either an existing or proposed train station.</p>
<p>What type of cycle routes are accessible near to the site?</p>	<p>RR = no cycling provision and traffic speeds >30mph with</p>	<p>Amber: Safety improvements for cyclists are needed to the</p>

<p><i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>high vehicular traffic volume.</p> <p>R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p> <p>A = Poor or medium quality off-road path.</p> <p>G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>roundabout. Off-road facilities for cyclists in the area are of a medium quality, particularly further west along Cherry Hinton Rd where they disappear altogether.</p>
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Air Quality, pollution, contamination and noise		
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Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14</p> <p>A = <1000m of an AQMA, M11 or A14</p> <p>G = >1000m of an AQMA, M11, or A14</p>	<p>Green: 1000m of an AQMA, M11, or A14</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p>R = Significant adverse impact</p> <p>A = Adverse impact</p> <p>G = Minimal, no impact, reduced impact</p>	<p>Amber: Adverse impact</p>
<p>Are there potential noise and</p>	<p>R = Significant adverse</p>	<p>Green: No adverse effects or</p>

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

<p>Would development be within a source protection zone (EA data)?</p> <p><i>Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</i></p>	<p>A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace</p>	<p>Green: Not within SPZ1</p>
<p>Protecting the townscape and historic environment (<i>Landscape addressed by Green Belt criteria</i>)</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or</i> 	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>

<p><i>reuse;</i></p> <ul style="list-style-type: none"> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>		
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: No archaeological historic of excavation in this area buit stray finds are known from gardens south of the plot (eg MCBs5247, 5794). WW2 structures in the vicinity (to the north: MCB17102). An Archaeological Condition is recommended for any consented scheme.</p>
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Green: Does not contain, is not adjacent to or local area will be developed as greenspace</p>
<p>Does the site offer opportunity for green infrastructure delivery?</p> <p><i>Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.</i></p>	<p>R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure</p>	<p>Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p>
<p>Would development reduce habitat fragmentation, enhance</p>	<p>R = Development would have a negative impact on existing</p>	<p>Green: Through provision of new habitats, green spaces,</p>

<p>native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.</i></p> <p><i>As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>features or network links incapable of appropriate mitigation</p> <p>A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	<p>green roofs etc</p>
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits.</i></p> <p><i>Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p>A = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin any protected trees</p>	<p>Amber: Site contains protected land with protected trees on the site boundary</p>
<p>Any other information not captured above?</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts</p> <p>A = Some constraints or adverse impacts</p> <p>G = Minor constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> · Close to Adkins Corner Local Centre and other facilities. · Close to Comford House Surgery, four primary schools, sports facilities and two play areas · Good public transport links

		<p>to city centre and other areas</p> <ul style="list-style-type: none"> · Some loss of employment land · Potential contamination on site · Land with protected trees adjacent
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> · Close to Adkins Corner Local Centre and other facilities. · Adjacent to an established residential community · Close to Comfort House Surgery, four primary schools, sports facilities and two play areas · Good public transport links to city centre and other areas <p>Cons:</p> <ul style="list-style-type: none"> · Potential contamination from industrial use · Some loss of employment land · Safety improvements for cyclists needed to roundabout
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information
Site reference number(s): R8 – (SHLAA Site – CC087)
Site name/address: 149 Cherry Hinton Road
Functional area (taken from SA Scoping Report): East Cambridge (Coleridge)
Map
Site description: The site consists of a number of light industrial buildings (laundry site – retail shop to the front with laundry process works to the rear of site). The surrounding area is predominantly residential but there is another light industrial site to the northwest.
Current use: Laundry site (retail shop to front with laundry process works (light industrial buildings) to the r/o the site).
Proposed use(s): 17 housing units
Site size (ha): 0.55ha Assumed net developable area: 0.413ha
Assumed residential density: 75dph
Potential residential capacity: 17
Existing Gross Floorspace: -
Proposed Gross Floorspace: -
Site owner/promoter: Unconfirmed
Landowner has agreed to promote site for development?: Landowner considers current use will continue for some time but site could come forward before the end of the plan period and residential is a use that would be considered.
Site origin: SHLAA Call for Sites
Relevant planning history: None.

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

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

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

<p><i>strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>		
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development of the site</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p>Amber: Start of construction between 2017 and 2031</p>
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient</p>	<p>Green: No, existing infrastructure likely to be sufficient</p>
<p>Is the site in the vicinity of an existing or proposed district heating network/community energy networks?</p>	<p>G = Yes A = No</p>	<p>Amber: No</p>
<p>Would development of the site be likely to require new education provision?</p>	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places</p>	<p>Amber: 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.</p>

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

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

<i>indication of the sustainability of the site.</i>		
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? <i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i>	R = >3km A = 1-3km G = <1km or non-housing allocation	Green: Site within 1km of Coleridge Community College, Radegund Road, CB1 3RJ
How far is the nearest primary school? <i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i>	R = >800m A = 400-800m G = <400m or non-housing allocation	Green: Site within 400m of Morley Memorial School, 91 Blinco Grove, CB1 7TX
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site in not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	<i>The site owner must provide details of how this can be achieved</i>
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS.	Green: No obvious constraints that prevent the site providing minimum on-site provision.

	<p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Site is within 1km of Coleridge Community College Playing Fields</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: site is within 400m of Coleridge Recreation Ground</p>
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning</i></p>	<p>R = >400m G = <400m; or allocation is not housing or employment</p>	<p>Green: site is within 400m of Coleridge Recreation Ground</p>

<p><i>for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</i></p>		
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Green: While the site is in light industrial use it is not identified in the Employment Land Review and given the residential nature of the area the redevelopment of the site for residential may be more appropriate.</p>
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are</i></p>	<p>A = Not within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Amber: Site is in LSOA Coleridge 7966: 11</p>

<p><i>experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>		
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.</i></p> <p><i>In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p>Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>R = >800m A = 400 - 800m G = <400m</p>	<p>Amber: Site is within 800m of the existing train station.</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p>	<p>Amber: Medium quality off-road path along some of Cherry Hinton Road. Traffic calming or removal of car parking and introduction of cycle lanes needed on Coleridge Rd for route to station</p>

	<p>A = Poor or medium quality off-road path.</p> <p>G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>R = Within or adjacent to an AQMA, M11 or A14 A = <1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14</p>	<p>Green: Site is not in an Air Quality Management Area (AQMA), nor near M11 or A14.</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p>R = Significant adverse impact A = Adverse impact G = Minimal, no impact, reduced impact</p>	<p>Green: Minimal, no impact, reduced impact.</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	<p>Amber: The site is bounded by commercial uses and a site noise survey would be required with the potential for noise controls being needed.</p>

<p><i>Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.</i></p>		
<p>Are there potential light pollution problems if the site is developed, as a receptor or generator?</p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	<p>Green: No adverse effects or capable of full mitigation</p>
<p>Are there potential odour problems if the site is developed, as a receptor or generator?</p>	<p>R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation</p>	<p>Green: No adverse effects or capable of full mitigation</p>
<p>Is there possible contamination on the site?</p> <p><i>Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</i></p>	<p>R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination</p>	<p>Amber: Site could have contamination issues (occupied by laundry, previously animal byproducts and adjacent to builder yards).</p>
Protecting Groundwater		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Would development be within a source protection zone (EA data)?</p> <p><i>Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the</i></p>	<p>A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace</p>	<p>Green: Not within SPZ1 or allocation is for greenspace</p>

area.		
Protecting the townscape and historic environment (<i>Landscape addressed by Green Belt criteria</i>)		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation</p> <p>A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	<p>Amber: Yes. The development of the site would not affect a Historic Park and Garden providing build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation</p> <p>A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Amber: The development of the site would not impact on a Conservation Area providing build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Amber: The development of the site would not affect any locally listed buildings providing build height does not exceed the immediate surrounding area.</p>

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

<p><i>local targets.</i> As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</p>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? <i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A = Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>
<p>Any other information not captured above?</p>		
<p>No known local car parking issues. Site not in Controlled Parking Zone (CPZ).</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> · Close to Cherry Hinton Road West and East Local Centres and facilities · Close to railway station and good public transport links to city centre and other areas · Close to Morley Memorial Primary School and Coleridge Community School · Close to outdoor sports facilities, play space and accessible natural greenspace · Less than 1Km from an employment centre · Loss of local laundry service · Concerns about noise and potential contamination
<p>Overall Conclusion</p>	<p>R = Site with no significant</p>	<p>Green:</p>

	<p>development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> · Close to Cherry Hinton Road West and East Local Centres and facilities · Close to railway station and good public transport links to city centre and other areas · Close to Morley Memorial Primary School and Coleridge Community School · Close to outdoor sports facilities, play space and accessible natural greenspace · Less than 1Km from an employment centre · Existing infrastructure likely to be sufficient <p>Cons:</p> <ul style="list-style-type: none"> · Loss of local laundry service · Concerns about noise and potential contamination
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro forma

Site Information	
Site reference number(s): R9 (Local Plan 2006 allocation site (for residential) – site 5.09)	
Site name/address: Travis Perkins, Devonshire Road	
Functional area (taken from SA Scoping Report): East Cambridge (Petersfield)	
Map	
Site description: Large industrial premises located off of Devonshire Road, close to the junction with Mill Road. The site is bounded by the railway line to its east. The site is currently in use by Travis Perkins, and is a Local Plan 2006 allocation site (for residential) – site 5.09.	
Current use (s): Building aggregates storage/retail	
Proposed use(s): Residential	
Site size (ha): 1.229	
Assumed net developable area: -	
Assumed residential density: -	
Potential residential capacity: 43	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter: Known	
Landowner has agreed to promote site for development?: Yes	
Site origin: Allocated Site	
Relevant planning history: It is a Local Plan 2006 allocation site (for residential) – site 5.09. It is currently pending a decision on an application for a mixed-use development, including some residential.	

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

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

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>The Highways authority does not require impact assessments for sites under 50 dwellings.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a</i></p>	<p>R = Yes G = No</p>	<p>Green: Site is not part of a larger site and would not prejudice development of any strategic sites</p>

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

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

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments

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

<i>indication of the sustainability of the site.</i>		
Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? <i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i>	R = >3km A = 1-3km G = <1km or non-housing allocation	Amber: Site within 3km of 6 secondary schools
How far is the nearest primary school? <i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i>	>800m A = 400-800m G = <400m or non-housing allocation	Red: Approximately 40% of site is between 400 and 800m from either St Matthews Primary School, 19 Norfolk Street, CB1 2LD or St Albans Roman Catholic School, Union Road, CB2 1HE with the remainder of site beyond 800m
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	<i>The site owner must provide details of how this can be achieved</i>
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS.	Green: No obvious constraints that prevent the site providing minimum on-site provision.

	<p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Amber: Site is within 1km of Coleridge Community College Playing Fields and Coleridge Recreation Ground</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: Site is within 400m of Ravensworth Gardens two Play Areas.</p>
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development,</i></p>	<p>R = >400m G = <400m; or allocation is not housing or employment</p>	<p>Green: Site is within 400m of Mill Road Cemetery</p>

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

<p><i>in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>		
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p>Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>R = >800m A =400 - 800m G = <400m</p>	<p>Amber: Site is between 400 and 800m from an existing train station</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. A =Poor or medium quality off-road path.</p>	<p>Amber: Good links to the station and the carter bridge but the junction with Mill Road has a very high cyclist accident rate.</p>

	<p>G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>Within or adjacent to an AQMA, M11 or A14</p> <p>A =<1000m of an AQMA, M11 or A14</p> <p>G = >1000m of an AQMA, M11, or A14</p>	<p>Red: Site within an AQMA</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p>R = Significant adverse impact</p> <p>A = Adverse impact</p> <p>G = Minimal, no impact, reduced impact</p>	<p>Amber: Adverse impact.</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any</i></p>	<p>R = Significant adverse impacts incapable of appropriate mitigation</p> <p>A = Adverse impacts capable of adequate mitigation</p> <p>G = No adverse effects or capable of full mitigation</p>	<p>Amber: Adverse impacts capable of adequate mitigation.</p>

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

<i>criteria)</i>		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Amber: Site adjacent to the Central Conservation Area.</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> 	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Amber: Site is adjacent to the BLIs which face Mill Road</p>

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

<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets. As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	<p>Green: Through provision of new habitats, green spaces, green roofs etc</p>
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A = Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees</p>	<p>Amber: There are Tree Preservation Orders along the western edge of the site.</p>
<p>Any other information not captured above?</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> · Close to Mill Road West Local Centres and relatively close to the city centre and facilities · Close to railway station and within 400m of bus

		<p>services that link the site to the City Centre</p> <ul style="list-style-type: none"> · Close to play space and accessible natural greenspace · Site is more than 800m from a primary school · Within an AQMA · Site is adjacent to the BLI's which face Mill Road. Potential for adverse impacts but capable of mitigation
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> · Close to Mill Road West Local Centres and relatively close to the city centre and facilities · Close to railway station and within 400m of bus services that link the site to the City Centre · Close to play space and accessible natural greenspace · Adjacent to an established residential community <p>Cons:</p> <ul style="list-style-type: none"> · More than 800m from nearest primary school · Site is adjacent to the BLI's which face Mill Road. Potential for adverse impacts but capable of mitigation
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): R10 (SHLAA Site - CC102)	
Site name/address: Mill Road Depot and adjoining properties, Mill Road	
Functional area (taken from SA Scoping Report): East Cambridge (Petersfield)	
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: In use as Council Depot. Warehouse buildings and offices, community facilities within listed old Library, language school, leased garages	
Proposed use(s): Residential	
Site size (ha): 2.7ha	
Assumed net developable area: -	
Assumed residential density: -	
Potential residential capacity: 167	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter: Council	
Landowner has agreed to promote site for development?: Ongoing Council project looking into relocation of depot. Subject to a development brief being drawn up	
Site origin: SHLAA	

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

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

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

Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p>R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.</p>	<p>Green: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p>R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.</i></p>	<p>R = No A = Yes, with mitigation G = Yes</p>	<p>Amber: Access to the site will be achievable with works to the adopted public Highway, but for vehicular traffic can not be from Mill Road.</p>
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>For schemes of 50 dwellings or more - This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other</p>

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

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

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

<p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>		
<p>Would development lead to a loss of community facilities?</p>	<p>R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Amber: Half the site is within 1km of Parkside Community College, Parkside. The remainder is within 3km of seven secondary schools</p>
<p>How far is the nearest primary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Amber: Site is within 800m of St Matthews Primary School, 19 Norfolk Street, CB1 2LD</p>
<p>Accessibility to outdoor facilities and green spaces</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site defined as protected open space or have the potential to be protected</p>	<p>R = Yes G = No</p>	<p>Green: Site in not protected open space or has the potential to be protected</p>
<p>If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space</p>	<p>R = No G = Yes</p>	<p>The site owner must provide details of how this can be achieved</p>

<p>If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?</p>	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	<p>Green: No obvious constraints that prevent the site providing minimum on-site provision.</p>
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Over half the site is within 1km of Coleridge Community College Playing Fields and Coleridge Recreation Ground.</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Amber: Half the site is within 400m of Ainsworth Street Play Area, whilst part of the site is within 400m of Ravensworth Gardens play areas. The remainder is beyond 400m.</p>

<i>development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions</i>		
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</i></p>	<p>R = >400m G = <400m; or allocation is not housing or employment</p>	Green: Site is within 400m of Mill Road Cemetery
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	Green: Site is less than 1km from an employment centre.
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	Amber: Yes - see Employment Land Review 2008 Para. 5.29; Map 10; and, Appendix 15 (v)
Would allocation result in	A = Not within or adjacent to	Amber: Site is in LSOA

<p>development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Petersfield 7990: 11.5</p>
Sustainable Transport		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p>Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>R = >800m A = 400 - 800m G = <400m</p>	<p>Amber: Site is within 800m of the existing train station.</p>
<p>What type of cycle routes are</p>	<p>RR = no cycling provision and</p>	<p>Red: There is no cycling</p>

<p>accessible near to the site? <i>National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p>traffic speeds >30mph with high vehicular traffic volume.</p> <p>No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p> <p>A = Poor or medium quality off-road path.</p> <p>G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p>GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>provision on Mill Road and there is a high accident rate in the area with a dangerous crossing to Devonshire Rd to link to the Station. The implementation of the Chilsholm Trail would provide a high quality link and land needs to be safeguarded to allow for this.</p>
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Air Quality, pollution, contamination and noise

Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>Within or adjacent to an AQMA, M11 or A14</p> <p>A = <1000m of an AQMA, M11 or A14</p> <p>G = >1000m of an AQMA, M11, or A14</p>	<p>Red: This site is within or adjacent to the Air Quality Management Area (AQMA) and therefore will require and air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent the Air Quality Management Area (AQMA).</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p>R = Significant adverse impact</p> <p>A = Adverse impact</p> <p>G = Minimal, no impact, reduced impact</p>	<p>Amber: No significant worsening of air quality</p>

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

Protecting Groundwater		
Criteria	Performance	Comments
<p>Would development be within a source protection zone (EA data)?</p> <p><i>Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</i></p>	<p>A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace</p>	Green: Not within SPZ1
Protecting the townscape and historic environment (<i>Landscape addressed by Green Belt criteria</i>)		
Criteria	Performance	Comments
<p>Would allocation impact upon a historic park/garden?</p> <p><i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	Amber: The site falls within the Central Conservation Area and as such early consideration would need to be given to the impact of proposals on the setting and character of the Conservation Area
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings

<ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>		
<p>Would development impact upon archaeology?</p>	<p>A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: Previous activities on site include an iron foundry, coprolite mill and timber yard. The site may have significance for the 19th century industrial archaeology of Cambridge. It should also be noted that there is a Grade II Listed Building on the site, which would need to be retained as part of any redevelopment.</p>

Biodiversity and Green Infrastructure

Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Green: Does not contain, is not adjacent to or local area will be developed as greenspace.</p>
<p>Does the site offer opportunity for green infrastructure delivery?</p> <p><i>Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green</i></p>	<p>R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green</p>	<p>Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p>

<i>infrastructure delivery.</i>	infrastructure	
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.</i></p> <p><i>As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation</p> <p>A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p> <p>G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	Green: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits.</i></p> <p><i>Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p>A = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin any protected trees</p>	Green: There are no Tree Preservation Orders on or near the site.
Any other information not captured above?		
Site provides associated car parking for the City Council's Depot. Development here would mean the loss of the Depot, which although not listed as such, is in effect, a Community Facility. The site lies within the Controlled Parking Zone. (Mill Road/Gwydir Street).		
Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	<p>R = Significant constraints or adverse impacts</p> <p>A = Some constraints or adverse impacts</p> <p>G = Minor constraints or</p>	<p>Amber:</p> <ul style="list-style-type: none"> Close to Mill Road West Local Centres and relatively close to the city centre and facilities

	adverse impacts	<ul style="list-style-type: none"> • Close to railway station and within 400m of bus services that link the site to the City Centre • There is an open space deficiency in Petersfield Ward which development here could help to address • Close to play space and accessible natural greenspace • Adjacent to an established residential community • No cycling provision on Mill Road and there is a high accident rate in the area with a dangerous crossing to Devonshire Rd to link to the Station. This could be mitigated by the implementation of the Chilsholm Trail. • Within an AQMA • Significant contamination on-site which would need to be mitigated. • Access may be difficult as it could not be from Mill Road.
Overall Conclusion	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Close to Mill Road West Local Centres and relatively close to the city centre and facilities • Close to railway station and within 400m of bus services that link the site to the City Centre • There is an open space deficiency in Petersfield Ward which development here could help to address • Existing infrastructure is likely to be sufficient • Close to play space and accessible natural greenspace • Adjacent to an established residential community <p>Cons:</p> <ul style="list-style-type: none"> • Any development will need to take into account the

		<p>setting of a Grade 2 listed building.</p> <ul style="list-style-type: none"> • Multiple ownership • Access may be difficult • Contamination issues • Poor cycling provision on Mill Road and near dangerous junction
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>