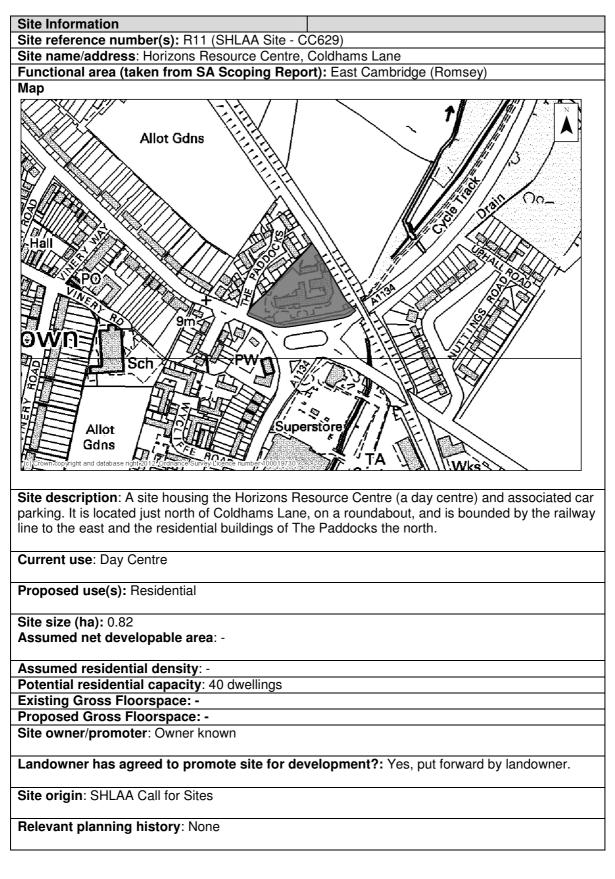
Cambridge City Sites Assessment Pro Forma



Level 1		
Part A: Strategic Considerations		
Flood Risk	Defense	0
Criteria	Performance	Comments
Is site within a flood zone? The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment. In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1). 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.	R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Green: Latest unreleased Environment Agency modelling shows that this area is within Flood Risk zone 1.
Is site at risk from surface water flooding? In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the scope for appropriate mitigation, which could reduce the level of risk on site and potentially reduce flood risk elsewhere (for example from site run-off).	R = High risk, A =Medium risk G = Low risk	Green: Minor surface water issues that can be mitigated against through good design.
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?	 R = Not on PDL A = Partially on PDL G = Entirely on PDL 	Green: 100% PDL
use of land by reusing land that has been previously developed, provided it is not of high environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt.

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

Part B: Deliverability and Viability Criteria Criteria Performance Comments		
Performance	Comments	
R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A =Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.	Green: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	
 R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ 	Amber: Entire site in SZ (Any Structure greater than 15m AGL)	
R = No A =Yes, with mitigation G = Yes	Amber: Access to the site will be achievable with works to the adopted public Highway.	
 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.	
 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A =Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.	
R = Yes G = No	Green: No	
	Performance R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area. R = Site is not within an allocated or safeguarded area. 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 R = No A = Yes, with mitigation G = Yes R = Insufficient capacity. Negative effects incapable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated R = Insufficient capacity. Negative effects incapable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated R = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated R = No capacity constraints identified that cannot be fully mitigated	

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

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

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m G = <400m	Red: Site is more than 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	>800m A =400-800m G = <400m	Red: Site is more than 800m from the nearest local centre catchment area
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service? Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an	R = >800m A =400-800m G = <400m	Amber: Site is within 800m distance of 2 GP surgeries; The Surgery, 279/281 Mill Road, CB1 3DG and Brookfields Health Centre, Seymour Street

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

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

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where development may benefit		
areas where deprivation is an issue.		
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service	Red: Not accessible to a HQPT as defined. Site is more than 500m from other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	>800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements . The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.	Red. Busy roundabout with a high cycle accident rate. Narrow cycle lanes on Coldham's Common. Good off- road provision on Barnwell Rd.
	A =Poor or medium quality off- road path. G = Quiet residential street	

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

for residential development. The presence of noise sources will not necessarily render a site undeveloped as a supportate mitigation measures may be available, and will also depend on the proposed development use. Amber: Adverse impacts capable of adequate mitigation G = No adverse effects or capable of adequate mitigation G = No adverse effects or capable of full mitigation G = No adverse effects or capable of full mitigation development, as a receptor or generator? Amber: Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation G = No adverse effects or capable of full mitigation appropriate mitigation G = No adverse effects or capable of full mitigation appropriate mitigation for a significant adverse impacts capable of full mitigation generator? Green: No adverse effects or capable of full mitigation for a significant part of the site within an area with a history of contamination which, due to physical constraints or which are significant to area with a history of contamination which adjust to propriate mitigation diverse free or dimination issues (adjacent to a significant to area with a history of contamination which adjust to the content viability of the rest of the normal source and animal byoroducts Is there possible contamination with the partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development. Further investigation with the proposed and weakee measures surply. These zones show the its of contamination with a source protection zone (FA adjust to physical constraints or contamination with a history of contamination. Or capable of remediation appropriate to proposed development be within a surply. These zones show the its of contamination with the required to areas subject to physical constraints or contamination. Or capable of remediation appropriate to proposed development			
pollution problems if the site is developed, as a receptor or generator? impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation A = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation A = Adverse impacts capable of appropriate mitigation dust by robot on the site? Amber: Site could have contamination issues (adjacent to railway line and animal by products Contaminate land is a material planning consideration, and Land Use History Reports are available divelopment. Environmental Health Scientific Team. The presence of contamination will no always rule out development, but development. Environmental teath bistory of contamination, or capable of remediation appropriate to proposed development. Protecting Groundwater Contamination present on sites although this may have an impact on the economic viability of the establish the nature of any contamination present on sites although this may have an impact into environment. Have for development. Protecting Groundwater Criteria Self ent within or adjacent to an area with a history of contamination on area with a Site professore Comments Mould development. Protecting foroundwater to railocation is for greenspac	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.		Ambou Adverse increate
problems if the site is developed, as a receptor or generator?impacts incapable of appropriate mitigation Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigationcapable of full mitigationIs there possible contamination on the site?R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation dargent to an area with a history of contamination, or capable of neediation appropriate to proposed development.Amber: Site could have contamination with or adjacent to an area with a history of contamination, or capable of neediation apropriate to proposed development.Amber: Site could have contamination or capable of remediation apable of remediation apropriate to proposed development.Protecting GroundwaterCommentsCriteriaPerformanceMould development be within a source protection zone (EA ata)?Groundwater sources (e.g. wells, boreholes and springs) are used tor public drinking water supply.Croundwater sources (e.g. wells, boreholes and springs) are used tor public drinking water supply.These zones show the risk of contamination from any activitiesProtecting the townscape and historic environment (Landscape addressed by Green Belt criteria)Protecting t	pollution problems if the site is developed, as a receptor or	impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or	
contamination on the site?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 adjacent to an area with a history of contamination appropriate to proposed development.contamination issues (adjacent to railway line and animal byproductsalthough this may have an impact on the economic viability of the development.Site not within or adjacent to an area with a history of contamination appropriate to proposed development.CommentsProtecting Groundwater CorriteriaPerformanceCommentsWould development be within a source protection zone (EA data)?A - Within SPZ 1 G = Not within SPZ 1 or allocation is for greenspaceGreen: Not within SPZ 1 G = Not within SPZ 1 or allocation is for greenspaceGroundwater sources (e.g. wells, boreholes and springs) are used for public diniking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.A - Within SPZ 1 G = Not within SPZ 1 or allocation is for greenspaceProtecting the townscape and historic environment (Landscape addressed by Green Belt criteria)	problems if the site is developed, as a receptor or	 R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or 	capable of full mitigation
CriteriaPerformanceCommentsWould development be within a source protection zone (EA data)?A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspaceGreen: Not within SPZ1Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspaceProtecting the townscape and historic environment (Landscape addressed by Green Belt criteria)	contamination on the site? Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.	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 issues (adjacent to railway line and animal
Would development be within A =Within SPZ 1 Green: Not within SPZ1 a source protection zone (EA data)? G = Not within SPZ1 or allocation is for greenspace Green: Not within SPZ1 Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. Frotecting the townscape and historic environment (Landscape addressed by Green Belt criteria)			
a source protection zone (EA data)? G = Not within SPZ1 or allocation is for greenspace Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. S = Not within SPZ1 or allocation is for greenspace Protecting the townscape and Historic environment (Landscape addressed by Green Belt criteria) S = Not within SPZ1 or allocation is for greenspace			
boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)	a source protection zone (EA	G = Not within SPZ1 or	
criteria)	boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.		
		historic environment (Landscap	be addressed by Green Belt
	<i>criteria)</i> Criteria	Performance	Comments

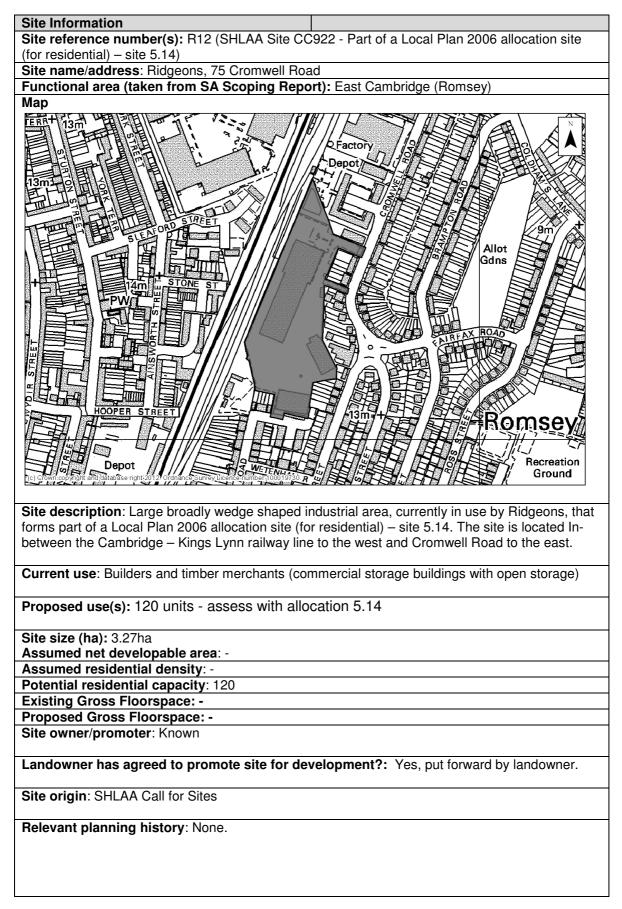
Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.	R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area
 Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: The building is demonstrably incapable of beneficial use or reuse; or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. 	A =Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings

upon archaeology?	or in vicinity G = No known archaeology on site or in vicinity	258100. No excavation history for this area. However, coprolite workings in Coldhams Common to the north in the 1860s unearthed furnished Roman and Saxon inhumations (MCB6142, 6143) and finds of Iron Age pottery and brooches (MCB6119). This area by Coldhams Brook has high archaeological potential. A programme of archaeological works should be undertaken prior to the submission of any planning application
Biodiversity and Green Infrast		Commonto
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace 	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.	 R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A =No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure 	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

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

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	 Amber: Close to superstore, although access would be difficult across the busy roundabout Poor access to public transport Access to the site may be difficult Close to an employment centre, a primary school, sports facilities, play areas and accessible natural greenspace Adjacent to busy roundabout with a high cycle accident rate. Narrow cycle lanes on Coldham's Common. Good off-road provision on Barnwell Rd.
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	 Amber: Site with development potential (some constraints or adverse impacts) Pros: Adjacent to existing residential Close to superstore, although access would be difficult across the busy roundabout Close to an employment centre, a primary school, sports facilities, play areas and accessible natural greenspace Site could support reasonable high density Cons: Access to the site may be difficult Poor access to public transport Busy roundabout with high accident rate but development may provide an opportunity to improve the public realm
Viability feedback (from consultants)	 R = Unlikely to be viable A =May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

Cambridge City Sites Assessment Pro forma



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

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

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

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

	places	capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after	RR = Very significant	Green:
allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	constraints or adverse impacts R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 Minor constraints could be mitigated

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m G = <400m	Red: Less than half of the site is within 800m from the edge of the City Centre with the remainder beyond 800m
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site is within 400m of Fairfax Road local centre catchment area.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service? Local services are essential to the	R = >800m A =400-800m G = <400m	Amber: Site is within 800m of York Street Medical Practice, 146-148 York Street, CB1 2PY and The Surgery, 279/281 Mill

quality of life of residents and		Road, CB1 3DG
employees. In planning for new		
development, consideration needs		
to be given to the proximity of		
development to local services so		
that new residents can access		
these using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest		
health centre/GP service has		
been included to provide an		
indication of the sustainability of the site.		
	R = Allocation would lead to	Croop: Dovelopment would
Would development lead to a		Green: Development would
loss of community facilities?	loss of community facilities	not lead to the loss of any
	G = Development would not	community facilities or
	lead to the loss of any	replacement /appropriate
	community facilities or	mitigation possible
	replacement /appropriate	
	mitigation possible	
How far is the nearest	R = >3km	Amber: Site within 3km of 6
secondary school?	A =1-3km	secondary schools
-	G = <1km or non-housing	-
In planning for new development,	allocation	
consideration needs to be given to		
the proximity to schools so that		
new residents can access these		
using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest		
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.	B 000	
How far is the nearest primary	R = >800m	Amber: Site is within 800m of
school?	A = 400-800m	St Philip's Primary School and
	G = <400m or non-housing	St Matthew's Primary School
In planning for new development,	allocation	
consideration needs to be given to		
the proximity to schools so that		
new residents can access these		
using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest primary school has been included		
to provide an indication of the		
sustainability of the site.		
Development will also be required		
to contribute to the provision of		
new local services.		
Accessibility to outdoor facilit	ties and green spaces	
Criteria	Performance	Comments
	R = Yes	
Is the site defined as protected		Green: Site in not protected
open space or have the	G = No	open space or has the
potential to be protected		potential to be protected
If the site is protected open	R = No	The site owner must provide
space can the open space be	G = Yes	details of how this can be
		a alatan al
replaced according to CLP		achieved
		achieved
Local Plan policy 4/2		achieved
	RR = No, the site by virtue of	Green: No obvious constraints

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

How far is the nearest accessible natural greenspace of 2ha? Proximity to high quality open spaces makes an important contribution to the health and well- being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of Romsey Recreation ground, Coldhams Common and Mill Road Cemetery.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.	R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre.
Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.	 R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development 	Green: No loss of employment land
Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation	Green: Site in Romsey LSOA 7997: 17.43 (within 40% most deprived LSOA)

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

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

generator?	A =Adverse impacts capable	location as 24 hour line usage.
National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	of adequate mitigation G = No adverse effects or capable of full mitigation	Noise and vibration assessment and mitigation required.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	 R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation 	Amber: Adverse impacts capable of adequate mitigation
Are there potential odour problems if the site is developed, as a receptor or generator?	 R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation 	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site? Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development. Protecting Groundwater	R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A =Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	Amber: Multiple former contaminative uses - Motor vehicles, coatings, engineering, fuel storage, light industry - May not be suitable for houses with gardens - Developable but will require full condition.
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1

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

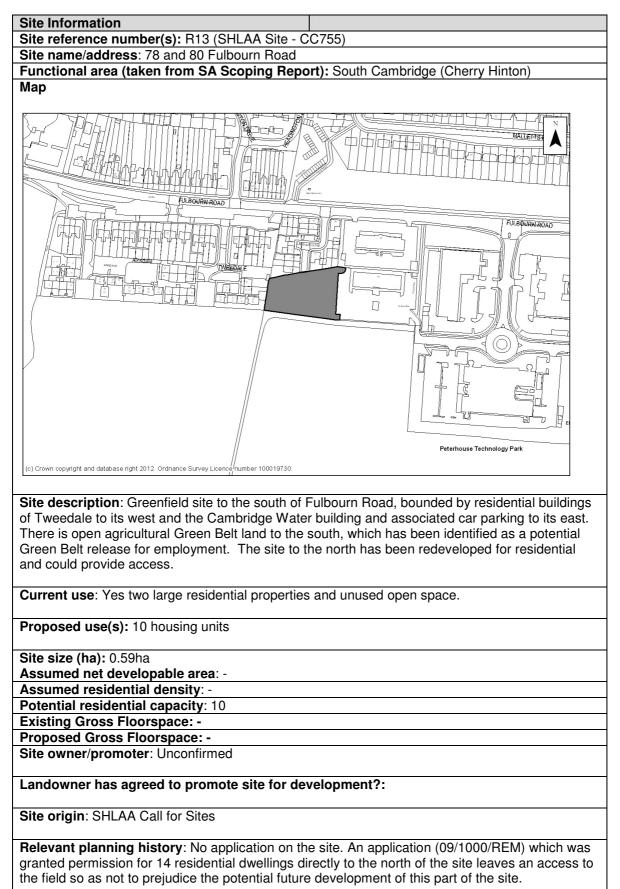
reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.		
Would development impact upon archaeology?	A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: NGR: 546280 257020. P=Uncertain land status, possibly truncate land from railyard works. Roman marching camp was located in the former Cattle Market area (MCB6256). Excavations in advance of redevelopment of the cattle market revealed Roman settlement remains (5828). Roman pottery found at Coleridge recreation ground (MCB5886). A programme of archaeological works should be undertaken prior to the submission of any planning application to determine the impacts of the railways and present buildings on potential archaeological remains.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 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? Green infrastructure plays an important role in delivering a wide	R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation.	Amber. No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

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

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

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	 Green: Close to Fairfax Road Local Centre and shops and facilities on Mill Road at a greater distance Site is close to sports facilities, play areas and accessible natural greenspace Site access is achievable and existing infrastructure is likely to be sufficient Good public transport and cycling links Adjacent to AQMA Potential contamination from several former uses. Will require mitigation. There are noise and vibration issues due to the proximity of the site to the railway line
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)	Green: Site with development potential (few or minor constraints or adverse impacts) Pros: Close to Fairfax Road Local Centre and shops and facilities on Mill Road at a greater distance Site is close to sports facilities, play areas and accessible natural greenspace Site access is achievable and existing infrastructure is likely to be sufficient Good public transport and cycling links Cons: Likely to be contaminated land Adjacent to AQMA There are noise and vibration issues due to the proximity of the site to the
Viability feedback (from consultants)	R = Unlikely to be viable A =May be viable G = Likely to be viable	railway line Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

Cambridge City Sites Assessment Pro forma



Level 1 Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
Criteria Is site within a flood zone? The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment. In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1). Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking	Performance R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding
into account the flood risk vulnerability of land uses and applying the Exceptions Test as required. Is site at risk from surface water flooding? In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to	R = High risk, A =Medium risk G = Low risk	Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site
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).		densities as greater level of green infrastructure required.
Land Use / Green Belt	Derfermense	Commente
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?	 R = Not on PDL A = Partially on PDL G = Entirely on PDL 	Amber. In part.
The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt

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

	there is no impact to the	
	setting of such buildings	
Part B: Deliverability and Viab		Oceaning
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	R = Site or a significant part of it falls within an allocated or safeguarded area, development would have	Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals
Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not	significant negative impacts A =Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an	and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste
necessarily rule out the allocation of a site. Is the site located within the	allocated or safeguarded area. R = Site is within the PSZ or is	Consultation Area. Amber: Entire site in SZ (Any
Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ	Structure greater than 15m AGL)
Is there a suitable access to the site? The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.	R = No A =Yes, with mitigation G = Yes	Amber: Access to the site will be achievable with works to the adopted public Highway therfore the site should be given an Amber status. At present 'The Limes' is subject to a Section 38 Agreement so will in time become adopted public Highway.
Would allocation of the site have a significant impact on the local highway capacity? Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
Would allocation of the site have a significant impact on the strategic road network capacity? Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A =Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes G = No	Green: No. There is a potential employment allocation to the south of this site but it would be accessed through Peterhouse Technologgy Park.

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

		will have a bearing on this issue
Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation)	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts	 Amber: There are surface water flooding issues towards the centre of the site.
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.	A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	Careful mitigation required

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

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

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

being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of		
development		
Supporting Economic Growth		-
Criteria	Performance	Comments
How far is the nearest main employment centre? 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	R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre.
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.	P. Cignificant loss of	
Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.	R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development	Green: No loss of employment land
Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured	 A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. 	Green: Site in Cherry Hinton LSOA 7960: 20.41 (within 40% most deprived LSOA)

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

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

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

that might cause pollution in the area.		
	historic environment (Landscap	be addressed by Green Belt
Criteria	Performance	Comments
Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.	R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: - The building is	A =Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings

demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	A =Known archaeology on site	Amber: Activity of Bronze Age
upon archaeology?	or in vicinity G = No known archaeology on site or in vicinity	date includes ring ditch remains of burial mounds to the south east (HER 08880).
Biodiversity and Green Infrast		
Criteria Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	Performance 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	Comments Green: No (while there is a County Wildlife site to the south-west of the site, it is felt that the presence of the Green Belt buffer between the sites will minimise any impact on the site).
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and	 R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A =No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure 	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

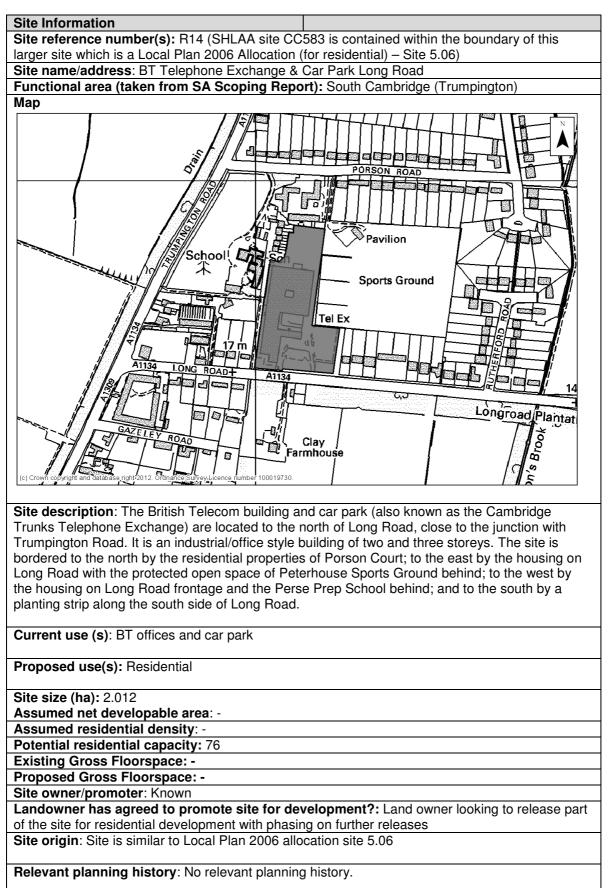
enhancing green infrastructure		
delivery.		
`		
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) <i>A number of Biodiversity</i> <i>Species and Habitat Action</i> <i>Plans exist for Cambridge.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

Any other information not captured above?

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	 R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts 	 Amber: Relatively close to Cherry Hinton Local Centre and other services and facilities Site is close to outdoor sports facilities, play areas and accessible natural greenspace Good public transport links to city centre and other areas More than 800m from existing or proposed train station Site suffers from lack of cycling provision on the fast and busy Fulbourn Road along with difficulties with crossing a busy junction
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)	Amber: Site with development potential (some constraints or adverse impacts) Pros: Access could be provided through the site to the north Relatively close to Cherry Hinton Local Centre and other services and facilities Site is close to outdoor sports facilities, play areas and accessible natural greenspace Good public transport links to city centre and other areas Cons: There is a fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required. There is poor cycling provision on Fulbourn Road but development

		could provide potential to improve this More than 800m from existing or proposed train station
Viability feedback (from consultants)	 R = Unlikely to be viable A =May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

Cambridge City Sites Assessment Pro Forma



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

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

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

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

	development / surplus school places	in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after	RR = Very significant	Green:
allowing scope for mitigation)	constraints or adverse impacts	 Minor constraints which
	R = Significant constraints or	could be mitigated
Include an assessment of the	adverse impacts	 Improved infrastructure
suitability of the proposed use. Also whether the development of	A =Some constraints or	may need to be provided
this site for this use would be in	adverse impacts	
line with emerging policy in the	G = Minor constraints or	
Local Plan – from the Issues and	adverse impacts	
Options Report and key issues	GG = None or negligible	
emerging from consultation	constraints or adverse impacts	
responses.		

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m G = <400m	Red: Site is more than 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms. How far is the site from the	>800m	Red: Site is more than 800m
nearest District or Local centre?	A =400-800m G = <400m	from the nearest District or Local centre (Trumpington)
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service? Local services are essential to the	>800m A =400-800m G = <400m	Red: Site is more than 800m from the nearest health centre or GP service (Trumpington Street Medical Practice

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quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities	(Branch Surgery) 17 Beverley Way, CB2 2JS) Green: Development would not lead to the loss of any
	G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	Green: Site within 1km of Parkside Federation Proposed School Clay Farm
How far is the nearest primary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is between 400 and 800m from Fawcett County Primary School, Alpha Terrace, CB2 9FS
Accessibility to outdoor facilit		
Criteria Is the site defined as protected open space or have the potential to be protected	Performance R = Yes G = No	Comments Green: Site is not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	The site owner must provide details of how this can be achieved
If the site does not involve any	RR = No, the site by virtue of	Green: No obvious constraints

protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	 its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plane standards 	that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities? A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.	plan standards R = >3km A =1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of Fawcett Primary School, Cambridge Football Stadium and Long Road Sixth Form College and playing fields for a number of private schools
How far is the nearest play space for children and teenagers? Proximity to high quality play spaces makes an important contribution to the health and well- being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Amber: Site is beyond 400m from nearest child's/teenager's play space

How far is the nearest	>400m	Red: Site is more than 400m
accessible natural greenspace	G = <400m; or allocation is not	from nearest area of
of 2ha?	housing or employment	accessible natural greenspace
Provincity to bigh quality open		of 2ha.
Proximity to high quality open spaces makes an important		
contribution to the health and well-		
being of communities. In planning		
for new development,		
consideration needs to be given to		
the proximity of development to		
parks/open space/multi-functional		
greenspace so that new residents		
can access these using sustainable modes of transport.		
As such, measuring the distance		
from the site to such spaces (as		
identified in the Council's Open		
Space Strategy) has been		
included to provide an indication		
of the sustainability of the site.		
The assessment should also give		
consideration as to whether the size of the site and scale of		
development		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main	R = >3km	Green: Site is less than 1km
employment centre?	A = 1-3km	from an employment centre.
	G = <1km or allocation is for or	
National planning policy promotes	includes a significant element	
patterns of development which	of employment or is for	
facilitate the use of sustainable	another non-residential use	
modes of transport. Proximity between housing and employment		
centres is likely to promote the		
use of sustainable modes of		
transport. Criteria has therefore		
been included to measure the		
distance between the centre of the		
site and the main employment		
centre to provide an indication of the sustainability of the site.		
Would development result in	R = Significant loss of	Green: No loss of employment
the loss of employment land	employment land and job	land or allocation for
identified in the Employment	opportunities not mitigated by	employment development
Land Review?	alternative allocation in the	
The ELR seeks to identify an	area (> 50%)	
adequate supply of sites to meet	A =Some loss of employment	
indicative job growth targets and	land and job opportunities	
safeguard and protect those sites	mitigated by alternative	
from competition from other higher	allocation in the area (< 50%).	
value uses, particularly housing. Proposals for non employment-	G = No loss of employment	
uses for sites identified for	land / allocation is for	
potential protection in the ELR	employment development	
should be weighed up against the		
potential for the proposed use as		
well as the need for it.		
Would allocation result in	A = Not within or adjacent to	Amber: Site in Trumpington
development in deprived areas	the 40% most deprived Super	LSOA 8004: 14.42
of Cambridge?	Output Areas within	
The English Indiana of Deprivation	Cambridge according to the	
The English Indices of Deprivation 2010 are measures of multiple	Index of Multiple Deprivation	
	2010.	

deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue. Sustainable Transport Criteria What type of public transport	G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Comments Amber: Not accessible to
service is accessible at the edge of the site? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service	HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	>800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to	 RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a cycle lane less than 1.5m 	Amber: Off-road path along Long Road of fairly low quality not much space to improve at western end.

pedestrian and cycle movements . The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	 width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. A =Poor or medium quality off-road path. G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional 	
Air Quality pollution contomi	hybrid cycle lanes.	
Air Quality, pollution, contami Criteria	Performance	Comments
Is the site within or near to an	R = Within or adjacent to an	Green: Not within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.	AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14 D = 0 in <i>i</i> i i i i i i i i i i i i i i i i i i	
Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	 R = Significant adverse impact A =Adverse impact G = Minimal, no impact, reduced impact 	Green: Minimal, no impact, reduced impact
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable	Amber: Adverse impacts capable of adequate mitigation

National planning policy requires	of adequate mitigation G = No adverse effects or	
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.	capable of full mitigation	
Are there potential light pollution problems if the site is developed, as a receptor or generator?	 R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation 	Green: No adverse effects or capable of full mitigation
Are there potential odour problems if the site is developed, as a receptor or generator?	 R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation 	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site? Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.	R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development
Protecting Groundwater Criteria	Performance	Comments
Would development be within a source protection zone (EA	A =Within SPZ 1 G = Not within SPZ1 or	Green: Not within SPZ1

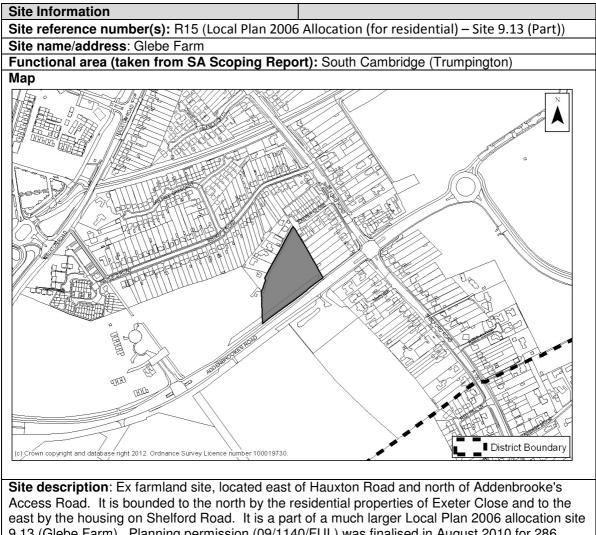
data)?	allocation is for greenspace	
Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.		
Protecting the townscape and criteria)	historic environment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

 or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. 		
Would development impact upon archaeology?	 R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity 	Amber: Extensive cropmarked prehistoric and Roman sites (eg MCBs 9428 and 11418), and landscape scale archaeological excavations ahead of the Great Kneighton development demonstrate the presence of significant archaeological sites in this area. The impact of the telephone exchange on such remains is unknown. An Archaeological Condition is recommended for any consented scheme.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace 	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental	 R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A =No significant opportunities 	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation

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

r		
benefits accruing from the		
development that outweigh the		
current and future amenity		
value of the trees.		
Any other information not captured above?		
Level 2 Conclusion		
	D – Cignificant constraints or	Amhori
Level 2 Conclusion (after	R = Significant constraints or	Amber:
allowing scope for mitigation)	adverse impacts	Site is more than 800m
	A = Some constraints or	from City Centre, a District
	adverse impacts	/ Local Centre and Health
	G = Minor constraints or	Centre/ GP
	adverse impacts	 More than 400m from
		nearest area of accessible
		natural greenspace of 2ha
		More than 800m from
		existing or proposed train
		station
		Station
Overall Conclusion	P - Site with no significant	Green:
Overall Collclusion	R = Site with no significant	
	development potential	Site with development
	(significant constraints and	potential (few or minor
	adverse impacts)	constraints or adverse
	A = Site with development	impacts)
	potential (some constraints or	_
	adverse impacts)	Pros:
	G = Site with development	 Adjacent to existing
	potential (few or minor	residential and a sports
	constraints or adverse impacts)	ground, which will provide
		a pleasant environment.
		Close to Parkside
		Federation Proposed
		School and a number of
		outdoor sports facilities
		Cons:
		More than 800m from
		nearest Local Centre and
		Health Centre/GP,
		although will have access
		to facilities at Clay Farm in
		the future when it is fully
		developed.
Viability feedback (from	R = Unlikely to be viable	Amber: Viability work is
consultants)	A =May be viable	currently underway and will
	G = Likely to be viable	inform the next stage of site
		allocations work and any
		future updates of the SHLAA
		·

Cambridge City Sites Assessment Pro Forma



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

Current use (s): Farmland

Proposed use(s): Residential

Site size (ha): 1

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 30

Existing Gross Floorspace: -Proposed Gross Floorspace: -

Site owner/promoter: Known

Landowner has agreed to promote site for development?: Yes

Site origin: Allocated Site

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

Level 1		
Part A: Strategic Considerations		
Flood Risk	Porformanco	Commonte
Criteria Is site within a flood zone? The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment. In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1). Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and applying the Exceptions Test as required. Is site at risk from surface	Performance R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding. Green: Minor surface water
In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the scope for appropriate mitigation, which could reduce the level of risk on site and potentially reduce flood risk elsewhere (for example from site run-off).	A =Medium risk G = Low risk	against through good design
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?	Not on PDL A = Partially on PDL G = Entirely on PDL	Red: 0% PDL
The NPPF promotes the		

effective use of land by		
reusing land that has been		
previously developed,		
provided it is not of high		
environmental value.		
Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt
of land within the Green Belt?	\mathbf{G} = Site is not in the Green	
There is a small amount of	Belt	
Green Belt within the built up		
area of the City, such as		
Stourbridge Common,		
Coldham's Common and along		
the River Cam corridor. The		
Green Belt at the fringe of the		
City is considered in more		
detail in the joint pro forma		
with SCDC which looks at		
sites on the fringe of the City.	convetion Decimenting	
Impact on national Nature Con		0
Criteria	Performance	Comments
Would allocation impact upon	R = Site is on or adjacent to an	Green: Site is not near to an
a Site of Special Scientific	SSSI with negative impacts	SSSI with no or negligible
Interest (SSSI)?	incapable of mitigation	impacts
	A =Site is on or adjacent to an	
The assessment will take into	SSSI with negative impacts	
account the reasons for the	capable of mitigation	
SSSI's designation and the	G = Site is not near to an SSSI	
potential impacts that	with no or negligible impacts	
development could have on		
this.		
Impact on National Heritage As	ssets	
Criteria		
	Performance	Comments
	Performance R = Site is on a SAM or	Green: Site is not on or
Will allocation impact upon a Scheduled Ancient Monument		Green: Site is not on or
Will allocation impact upon a Scheduled Ancient Monument	R = Site is on a SAM or allocation will lead to	
Will allocation impact upon a	R = Site is on a SAM or allocation will lead to development adjacent to a	Green: Site is not on or
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for	Green: Site is not on or
Will allocation impact upon a Scheduled Ancient Monument	R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of	Green: Site is not on or
Will allocation impact upon a Scheduled Ancient Monument (SAM)? Scheduling is the process through	R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation	Green: Site is not on or
Will allocation impact upon a Scheduled Ancient Monument (SAM)? Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning	R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A = Site is adjacent to a SAM	Green: Site is not on or
Will allocation impact upon a Scheduled Ancient Monument (SAM)? Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to	 R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A = Site is adjacent to a SAM that is less sensitive / not likely 	Green: Site is not on or
Will allocation impact upon a Scheduled Ancient Monument (SAM)? Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage	 R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are 	Green: Site is not on or
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 Will allocation impact upon a Scheduled Ancient Monument (SAM)? Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development could have on any nearby SAMS, taking account of the proposed development use and distance from the centre of the site to it. Development that is likely to have adverse impacts on a Scheduled Ancient Monument (SAM) or its setting should be avoided. Would development impact upon Listed Buildings? 	 R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A = Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation G = Site is not on or adjacent to a SAM R = Site contains, is adjacent to, or within the setting of such buildings with potential for 	Green: Site is not on or adjacent to a SAM Green: Site does not contain or adjoin such buildings, and there is no impact to the
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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. Part B: Deliverability and Viab Criteria Is the site allocated or safeguarded in the Minerals and Waste LDF? Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.	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 ility Criteria Performance 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.	CommentsAmber: The adopted CoreStrategy, Policy CS16,identifies Cambridge south asa Broad Location for a newHousehold Recycling Centre(HRC). This site falls withinthis broad location. Howeverthis would not be a suitablesite for an HRC use.Site is not allocated / identifiedfor a mineral or wastemanagement use through theadopted Minerals and WasteCore Strategy or Site SpecificProposals Plan. It does not fallwithin a Minerals SafeguardingArea; a Waste WaterTreatment Works or TransportZone Safeguarding Area; or aMinerals or WasteConsultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	 R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ 	Amber: Entire site in SZ ('Any Structure greater than 45m AGL')
Is there a suitable access to the site? The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.	R = No A = Yes, with mitigation G = Yes	Amber: Yes, with mitigation

Would allocation of the site have a significant impact on the local highway capacity? Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts. The Highways Authority would prefer access to be at the extreme southern western boundary of the site.
Would allocation of the site have a significant impact on the strategic road network capacity? Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A =Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.
Is the site part of a larger site and could it prejudice development of any strategic sites? Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.	R = Yes G = No	Green: Site is part of an existing allocation but the remainder of the allocation has planning permission and is well under construction.
Are there any known legal issues/covenants that could constrain development of the site? A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
Timeframe for bringing the siteforward for development?Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.Would development of the site	 R = Beyond 2031 (beyond plan period) A =Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016 R = Yes, significant upgrades 	Amber: Start of construction between 2017 and 2031 Amber: Insufficient capacity.
require significant new / upgraded utility infrastructure?	likely to be required but constraints incapable of	Negative effects capable of appropriate mitigation. Some

	appropriate mitigation	works either physical or soft
	A = Yes, significant upgrades likely to be required,	(travel plan etc.) could in all likelihood overcome negative
	constraints capable of	impacts.
	appropriate mitigation	
	G = No, existing infrastructure	
Is the site in the vicinity of an	likely to be sufficient G = Yes	Amber: No
existing or proposed district heating network/community energy networks?	A = No	Amber, No
Would development of the site be likely to require new education provision?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		10000.
Level 1 Conclusion (after	RR = Very significant	Green:
allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	constraints or adverse impacts R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 Site is on Greenfield land, but part of an existing allocation. Was previously identified for a Household Recycling Centre, and that is why it was not included within the outline permission for Glebe Farm. However, the site would not be suitable for such a facility. Other constraints are minor and could be mitigated.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m G = <400m	Red: Site is more than 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the		

sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.	B	Ambor Cita is botugon 400
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Amber: Site is between 400 and 800m from Trumpington district local centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service? 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.	>800m A =400-800m G = <400m	Red: Site is over 800m from nearest health centre or GP service
Would development lead to a loss of community facilities?	 R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible 	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such,	R = >3km A =1-3km G = <1km or non-housing allocation	Amber: Site within 3km of Parkside Federation Proposed School Clay Farm

measuring the distance of a		
site from the nearest		
secondary school has been		
included to provide an		
indication of the sustainability		
of the site. Development will		
also be required to contribute		
to the provision of new local		
services.		
How far is the nearest primary	>800m	Red: Site is more than 800m
school?	A = 400-800m	from the nearest primary
	$G = \langle 400m \text{ or non-housing} \rangle$	school
In planning for new	allocation	301001
development, consideration	allocation	
needs to be given to the		
proximity to schools so that		
new residents can access		
these using sustainable modes		
of transport. As such,		
measuring the distance of a		
site from the nearest primary		
school has been included to		
provide an indication of the		
sustainability of the site.		
Development will also be		
required to contribute to the		
provision of new local		
services.		
Accessibility to outdoor facility	ties and green spaces	
Criteria	Performance	Comments
Is the site defined as protected	R = Yes	Green: Site is not protected
Is the site defined as protected		Green: Site is not protected
Is the site defined as protected open space or have the	R = Yes	Green: Site is not protected open space or has the
Is the site defined as protected	R = Yes	Green: Site is not protected
Is the site defined as protected open space or have the	R = Yes	Green: Site is not protected open space or has the
Is the site defined as protected open space or have the potential to be protected If the site is protected open	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected
Is the site defined as protected open space or have the potential to be protected If the site is protected open space can the open space be	R = Yes G = No R = No	Green: Site is not protected open space or has the potential to be protected The site owner must provide details of how this can be
Is the site defined as protected open space or have the potential to be protected If the site is protected open space can the open space be replaced according to CLP	R = Yes G = No R = No	Green: Site is not protected open space or has the potential to be protected The site owner must provide
Is the site defined as protected open space or have 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	R = Yes G = No R = No	Green: Site is not protected open space or has the potential to be protected The site owner must provide details of how this can be
Is the site defined as protected open space or have 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 = Yes G = No R = No G = Yes	Green: Site is not protected open space or has the potential to be protected The site owner must provide details of how this can be achieved
Is the site defined as protected open space or have the potential to be protected If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space If the site does not involve any	R = Yes G = No R = No G = Yes RR = No, the site by virtue of	Green: Site is not protected open space or has the potential to be protected <i>The site owner must provide</i> <i>details of how this can be</i> <i>achieved</i> Green: No obvious constraints
Is the site defined as protected open space or have the potential to be protected If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space If the site does not involve any protected open space would	R = Yes G = No R = No G = Yes RR = No, the site by virtue of its size is not able to provide	Green: Site is not protected open space or has the potential to be protected <i>The site owner must provide</i> <i>details of how this can be</i> <i>achieved</i> Green: No obvious constraints that prevent the site providing
Is the site defined as protected open space or have the potential to be protected If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space If the site does not involve any protected open space would development of the site be	 R = Yes G = No R = No G = Yes RR = No, the site by virtue of its size is not able to provide the minimum standard of OS 	Green: Site is not protected open space or has the potential to be protected <i>The site owner must provide</i> <i>details of how this can be</i> <i>achieved</i> Green: No obvious constraints
Is the site defined as protected open space or have the potential to be protected If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space If the site does not involve any protected open space would development of the site be able to increase the quantity	 R = Yes G = No R = No G = Yes RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or 	Green: Site is not protected open space or has the potential to be protected <i>The site owner must provide</i> <i>details of how this can be</i> <i>achieved</i> Green: No obvious constraints that prevent the site providing
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Is the site defined as protected open space or have the potential to be protected If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space If the site does not involve any 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	 R = Yes G = No R = No G = Yes RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced 	Green: Site is not protected open space or has the potential to be protected <i>The site owner must provide</i> <i>details of how this can be</i> <i>achieved</i> Green: No obvious constraints that prevent the site providing

How far is the nearest outdoor sports facilities? A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of	R = >3km A =1 - 3km G = <1km; or allocation is not housing	Amber: The site is within 1km of Fawcett Primary School's outdoor sports facilities with the remainder between 1 and 3km from three outdoor sports facilities.
development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.		
How far is the nearest play space for children and teenagers? Proximity to high quality play spaces makes an important contribution to the health and well- being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Amber: Site is beyond 400m from nearest child's/teenager's play space
How far is the nearest accessible natural greenspace of 2ha? Proximity to high quality open spaces makes an important contribution to the health and well- being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give	>400m G = <400m; or allocation is not housing or employment	Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha.

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consideration as to whether the size of the site and scale of		
development		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	R = >3km $A = 1-3km$ $G = <1km or allocation is for or$	Green: Site is less than 1km from an employment centre.
National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.	includes a significant element of employment or is for another non-residential use	
Would development result in the loss of employment land identified in the Employment Land Review?	R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%)	Green: No loss of employment land or allocation for employment development
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.	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	Andrew Oite is in Trumprington
Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area.	 A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. 	Amber: Site is in Trumpington LSOA 8003: 11.01

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

and designed where practical	cycle lane less than 1.5m	
to give priority to pedestrian	width with medium volume of	
and cycle movements. The	traffic. Having to cross a busy	
inclusion of criteria that	junction with high cycle	
measures the distance of a	accident rate to access local	
site from the nearest cycle	facilities/school.	
route will provide an indication		
of the sustainability of the site.	A =Poor or medium quality off-	
,	road path.	
	G = Quiet residential street	
	speed below 30mph, cycle	
	lane with 1.5m minimum width,	
	high quality off-road path e.g.	
	cycleway adjacent to guided	
	busway.	
	00 Ordet as elderatic later et	
	GG = Quiet residential street	
	designed for 20mph speeds,	
	high quality off-road paths with	
	good segregation from	
	pedestrians, uni-directional	
	hybrid cycle lanes.	
Air Quality, pollution, contam		
Criteria	Performance	Comments
Is the site within or near to an	R = Within or adjacent to an	Green: >1000m of an AQMA,
AQMA, the M11 or the A14?	AQMA, M11 or A14	M11, or A14
	A =<1000m of an AQMA, M11	
The planning system has a role to	or A14	
play in the protection of air quality	G = >1000m of an AQMA,	
by ensuring that land use	M11, or A14	
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		
traffic volumes causing poor air quality, will provide an indication		
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.		
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the	R = Significant adverse impact	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse	A =Adverse impact	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air	A =Adverse impact G = Minimal, no impact,	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse	A =Adverse impact	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality?	A =Adverse impact G = Minimal, no impact,	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires	A =Adverse impact G = Minimal, no impact,	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing	A =Adverse impact G = Minimal, no impact,	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to	A =Adverse impact G = Minimal, no impact,	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk	A =Adverse impact G = Minimal, no impact,	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected	A =Adverse impact G = Minimal, no impact,	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air	A =Adverse impact G = Minimal, no impact,	Amber: Adverse impact
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	A =Adverse impact G = Minimal, no impact, reduced impact	
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. Are there potential noise and	A =Adverse impact G = Minimal, no impact, reduced impact R = Significant adverse	Amber: Adverse impacts
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. Are there potential noise and vibration problems if the site is	A =Adverse impact G = Minimal, no impact, reduced impact R = Significant adverse impacts incapable of	
traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. Are there potential noise and	A =Adverse impact G = Minimal, no impact, reduced impact R = Significant adverse	Amber: Adverse impacts

	of adaguate mitigation	
National planning policy requires	of adequate mitigation G = No adverse effects or	
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.	capable of full mitigation	
Are there potential light pollution problems if the site is developed, as a receptor or generator?	 R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation 	Green: No adverse effects or capable of full mitigation
Are there potential odour problems if the site is developed, as a receptor or generator?	 R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation 	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site? Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.	R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A =Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development
Protecting Groundwater		
Criteria Would dovelopment be within	Performance A =Within SPZ 1	Comments
Would development be within a source protection zone (EA data)?	G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1

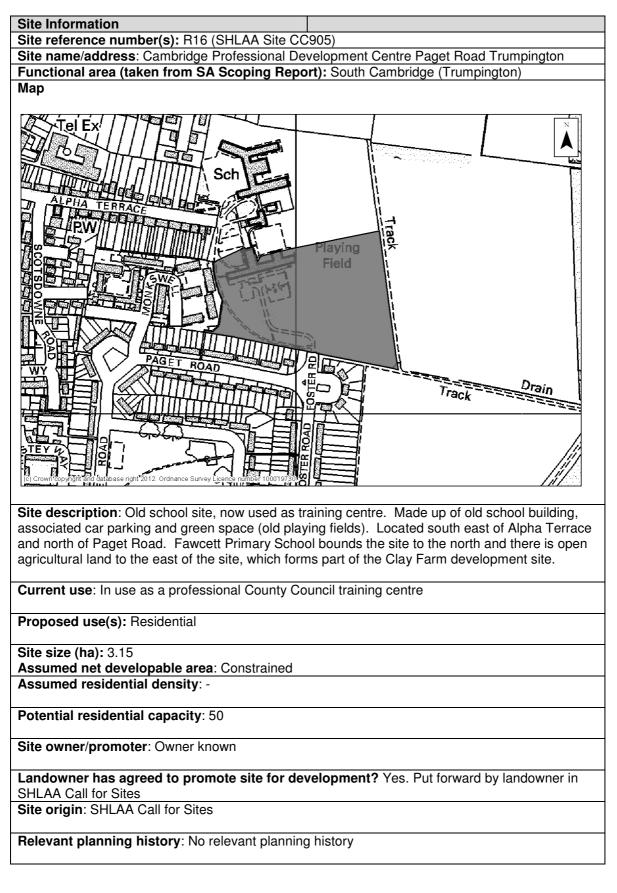
Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.		
Protecting the townscape and criteria)	historic environment (Landscap	be addressed by Green Belt
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	R = Site contains, is adjacent to, or within the setting of such areas with potential for	Green: Site does not contain or adjoin such areas, and there is no impact to the
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.	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	setting of such areas
Would development impact	R = Site contains, is adjacent	Green: Site does not contain
 Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area. Would development impact 	 A = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area A =Site contains, is adjacent 	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: - The building is demonstrably incapable of beneficial use or	to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	or adjoin such buildings, and there is no impact to the setting of such buildings

reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Green: Archaeological excavations have concluded in this plot. No further work is required.
Biodivorsity and Groop Infrast		
Biodiversity and Green Infrast Criteria	Performance	Comments
OnternalWould development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace 	Green: Does not contain, is not adjacent to or local area will be developed as greenspace
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.	 R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure 	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity	R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation	Amber: Land currently supports good populations of declining Farmland birds

Action Plan targets?)	A =Development would have a	
A number of Biodiversity Species	negative impact on existing features or network links but	
and Habitat Action Plans exist for	capable of appropriate	
Cambridge. Such sites play an	mitigation	
important role in enhancing	G = Development could have a	
existing biodiversity for enjoyment	positive impact by enhancing	
and education. National planning	existing features and adding	
policy requires the protection and recovery of priority species	new features or network links	
populations, linked to national and		
local targets.		
As such development within sites		
where BAP priority species or		
habitats are known to be present, or that may affect the substantive		
nature conservation value of such		
sites, will not normally be		
permitted. Where development is		
permitted, suitable mitigation		
and/or compensatory measures and nature conservation		
enhancement measures should be		
implemented.		
Are there trees on site or	R = Development likely to have	Green: There are no Tree
immediately adjacent protected	a significant adverse impact on	Preservation Orders on or
by a Tree Preservation Order	the protected trees incapable	near the site.
(TPO)?	of appropriate mitigation	
	A =Any adverse impact on	
Trees are an important facet of the	protected trees capable of	
townscape and landscape and the maintenance of a healthy and	appropriate mitigation G = Site does not contain or	
species diverse tree cover brings a	adjoin any protected trees	
range of health, social, biodiversity	aujoin any protected trees	
and microclimate benefits.		
Cambridge has in excess of 500		
TPOs in force. When considering sites that include trees covered by		
TPOs, the felling, significant		
surgery or potential root damage		
to such trees should be avoided		
unless there are demonstrable		
public benefits accruing from the		
development that outweigh the current and future amenity value of		
the trees.		
Any other information not cap	tured above?	
Level 2 Conclusion		
Level 2 Conclusion (after	R = Significant constraints or	Amber:
allowing scope for mitigation)	adverse impacts	 Site is more than 800m
	A =Some constraints or	from City Centre, Health
	adverse impacts	Centre/GP and primary
	G = Minor constraints or	school.
	adverse impacts	More than 400m from
		nearest area of accessible
		natural greenspace of 2ha
1		The site is adjacent to an
		established residential

		community and permitted residential at Glebe Farm Close to outdoor sports facilities and play areas Within 400m of bus services that link the site to the city centre and other areas
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	Green: Site with development potential (few or minor constraints or adverse impacts) Pros: The site is adjacent to an established residential community and permitted residential at Glebe Farm Close to outdoor sports facilities and play areas Within 400m of bus services that link the site to the city centre and other areas Cons: More than 800m from nearest Local Centre, Health Centre/GP and primary school although will have access to facilities at Clay Farm and Trumpington Meadows in the future when they are fully developed.
Viability feedback (from consultants)	 R = Unlikely to be viable A =May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

Cambridge City Sites Assessment Pro Forma



Level 1		
Part A: Strategic Considerations Flood Risk		
Criteria	Performance	Comments
	Performance R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding
applying the Exceptions Test as required. Is site at risk from surface water flooding? In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the scope for appropriate mitigation, which could reduce the level of risk on site and potentially reduce flood risk elsewhere (for example from site run-off).	R = High risk, A = Medium risk G = Low risk	Green: Minor surface water issues that can be mitigated against through good design.
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)? The NPPF promotes the effective use of land by reusing land that has been previously developed,	 R = Not on PDL A = Partially on PDL G = Entirely on PDL 	Green: 100% PDL (assuming the Public Open Space is not developed)

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

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

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

heating network/community		
energy networks?		
Would development of the site be likely to require new education provision?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A =School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 Green: Minor constraints which could be mitigated Existing infrastructure likely to be sufficient

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Red: Site is more than 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre? A key element of sustainable	R = >800m A = 400-800m G = <400m	Green: Site is within 400m of Trumpington local centre catchment area.
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		

A = 400-800m G = <400m	Amber: Majority of site is just beyond 400m distance of Trumpington Street Medical Practice, 17 Beverley Way, CB2 2JS
 R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible 	Green: The training centre is a professional training and conference centre, and not really available to the local community.
A = 1-3km G = <1km or non-housing allocation	Green: Site is within 1km of Parkside Federation Proposed School Clay Farm
R = >800m A = 400-800m G = <400m or non-housing allocation	Green: Site is within 400m of Fawcett Primary School
	G = <400m $R = Allocation would lead to loss of community facilities$ $G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible$ $R = >3km$ $A = 1-3km$ $G = <1km or non-housing allocation$ $R = >800m$ $A = 400-800m$ $G = <400m or non-housing$

Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Red: Over half of the site is former school playing fields and designated as protected open space in the 2006 Local Plan and the 2011 Open Space and Recreation Strategy. This area would need to be excluded from any development site.
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	Red: Needs to be determined by owner.
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	 RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards 	Green: Assuming area of POS is removed from the site, no obvious constraints that prevent the remainder of site providing full on-site provision.
How far is the nearest outdoor sports facilities? A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.	R = >3km A =1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of Fawcett Primary School and Long Road Sixth Form College outdoor sports facilities

How far is the nearest play	A = >400m from children and	Green: Site is within 400m of
space for children and	teenager's play space	play area on King George V
teenagers?	G = <400m; or allocation is not	recreation ground,
	housing	Trumpington
Proximity to high quality play	nousing	
spaces makes an important		
contribution to the health and well-		
being of children. As such,		
measuring the distance of a site		
from the nearest children's play		
space has been included to		
provide an indication of the		
sustainability of the site.		
The assessment should also give		
consideration as to whether the size of the site and scale of		
development are likely to require a		
contribution to the provision of new local services such as new		
play space via S106 contributions		
How far is the nearest	D (00)	Red: Site is more than 400m
	R = >400m	
accessible natural greenspace	G = <400m; or allocation is not	from nearest area of
of 2ha?	housing or employment	accessible natural greenspace
Durania ita ta hiata analita ang ar		of 2ha.
Proximity to high quality open		
spaces makes an important		
contribution to the health and well-		
being of communities. In planning for new development,		
consideration needs to be given to		
the proximity of development to		
parks/open space/multi-functional		
greenspace so that new residents		
can access these using		
sustainable modes of transport.		
As such, measuring the distance		
from the site to such spaces (as		
identified in the Council's Open		
Space Strategy) has been		
included to provide an indication		
of the sustainability of the site.		
The assessment should also give		
consideration as to whether the		
size of the site and scale of		
development		
Supporting Economic Growth		<u> </u>
Criteria	Performance	Comments
How far is the nearest main	R = >3km	Green: Site is less than 1km
employment centre?	A = 1-3km	from an employment centre.
	G = <1km or allocation is for or	
National planning policy promotes	includes a significant element	
patterns of development which	of employment or is for	
facilitate the use of sustainable	another non-residential use	
modes of transport. Proximity		
between housing and employment		
centres is likely to promote the		
	and the second	
use of sustainable modes of		
transport. Criteria has therefore		
transport. Criteria has therefore		
use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the		
transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment		
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		
transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment	R = Significant loss of	Green: No loss of employment

the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it. Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple 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.	 employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. 	land / allocation is for employment development Amber: Site is in LSOA Trumpington 8002: 12.6
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	 R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service 	Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station?	R = >800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station.

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National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.			
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements . The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	 RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. A = Poor or medium quality offroad path. G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes. 	Green: Good links should be provided through the Clay Farm site to the busway & Addenbrookes and there is a link to the good off-road provision on Trumpington Rd.	
Air Quality, pollution, contami			
Criteria Is the site within or near to an AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest	Performance R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14	Comments Green: 1000m of an AQMA, M11, or A14	

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

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

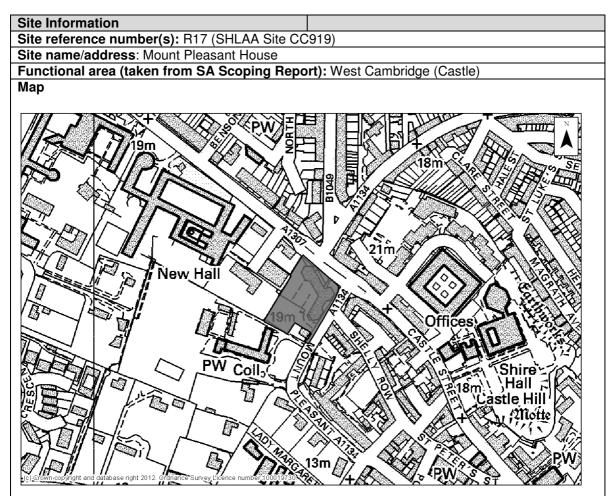
are relatively diverse. As such consideration needs to be given to	adjoin such an area, and there	
the potential impact that	is no impact to the setting of such an area	
development may have on the	Such an area	
setting, or views into and out of a		
Conservation Area.		
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate	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
acceptability of schemes at the planning application stage. Would development impact upon archaeology? Biodiversity and Green Infrast	A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Amber: NGR: 545010 255150. Adjacent to extensive excavations at Clay Farm in Southern Fringe. Important new evidence of Middle - Late Bronze Age settlement and field systems found (e.g. MCBs 17955) along with an Iron Age cremation cemetery adjacent to a major boundary ditch (MCB17954) and Roman British settlement complex (MCB17953). A programme of archaeological works should be undertaken prior to the submission of any planning application.
Criteria	Performance	Comments
Would development impact	R = Contains or is adjacent to	Green: No impact.
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities	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	
have a Duty to have regard to the conservation of biodiversity in	adjacent to or local area will be developed as greenspace	

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

TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not cap	tured above?	
Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	 Amber: Close to Trumpington Local Centre and facilities Close to schools, outdoor sports facilities and play areas Within 400m of bus services that link the site to the city centre and other areas Good cycle links though the Clay Farm site Potential loss of protected open space, although it is likely that this would be removed from the development area. More than 400m from nearest area of accessible natural greenspace of 2ha More than 800m from existing or proposed train station
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	Green: Site with development potential (few or minor constraints or adverse impacts) Pros: The site is adjacent to existing residential and permitted residential and other services and facilities at Clay Farm Close to Trumpington Local Centre and facilities Close to schools, outdoor sports facilities and play areas Within 400m of bus services that link the site to the city centre and other areas

		 Existing infrastructure likely to be sufficient Good cycle links though the Clay Farm site.
		Cons:
		 Loss of the training centre Loss of protected open space, although it is likely that this would be removed from the development area
Viability feedback (from consultants)	 R = Unlikely to be viable, A = May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

Cambridge City Sites Assessment Pro Forma



Site description:

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

Current use: Office block

Proposed use(s): Residential

Site size (ha): 0.57 Assumed net developable area: -Assumed residential density: -

Potential residential capacity: 50

Site owner/promoter: Owner known

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

Site origin: SHLAA Call for Sites

Relevant planning history: No relevant planning history

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

		r1
of land within the Green Belt?	G = Site is not in the Green	Belt.
There is a small amount of Green	Belt	
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.	econvetion Decignotions	
Impact on national Nature Cou Criteria	Performance	Commente
	R = Site is on or adjacent to an	Comments Green: Site is not near to an
Would allocation impact upon		
a Site of Special Scientific	SSSI with negative impacts	SSSI with no or negligible
Interest (SSSI)?	incapable of mitigation	impacts
-	A = Site is on or adjacent to an	
The assessment will take into	SSSI with negative impacts	
account the reasons for the	capable of mitigation	
SSSI's designation and the potential impacts that	G = Site is not near to an SSSI	
development could have on this.	with no or negligible impacts	
Impact on National Heritage A	ssets	
Criteria	Performance	Comments
Will allocation impact upon a	R = Site is on a SAM or	Amber: 'Ashwickstone'
Scheduled Ancient Monument	allocation will lead to	('Ashwyke stone') cross
(SAM)?	development adjacent to a	
	SAM with the potential for	
Scheduling is the process through	negative impacts incapable of	
which nationally important sites	mitigation	
and monuments are given legal	A =Site is adjacent to a SAM	
protection. National planning	that is less sensitive / not likely	
policy requires substantial harm to	to be impacted/ or impacts are	
or loss of designated heritage assets of the highest significance,	capable of mitigation	
notably scheduled monuments, to	G = Site is not on or adjacent	
be wholly exceptional. As such	to a SAM	
consideration needs to be given to		
the impact that development could		
have on any nearby SAMS, taking		
account of the proposed		
development use and distance		
from the centre of the site to it.		
Development that is likely to have		
adverse impacts on a Scheduled Ancient Monument (SAM) or its		
setting should be avoided.		
Would development impact	R = Site contains, is adjacent	Green: Site does not contain
upon Listed Buildings?	to, or within the setting of such	or adjoin such buildings, and
apon Listed Duildings!	buildings with potential for	there is no impact to the
Listed buildings are categorised	significant negative impacts	setting of such buildings.
as either Grade 1(most important),	o 1	setting of such buildings.
Grade 2* or Grade 2.	incapable of appropriate	
Consideration needs to be given	mitigation	
to the likely impact of	A =Site contains, is adjacent	
development on the building and	to, or within the setting of such	
its setting taking account of the	buildings with potential for	
listing category, the distance from	negative impacts capable of	
the listed building, the proposed	appropriate mitigation	
use, and the possibility of	G = Site does not contain or	
mitigation.	adjoin such buildings, and	
	there is no impact to the	
	setting of such buildings	

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

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

Level 1 Conclusion	development / surplus school places	in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion Level 1 Conclusion (after allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 Amber: There is surface water flooding issues towards the west of the site. Careful mitigation required. The SAM on site (Ashwickstone) would need to be protected in any development Existing infrastructure likely to be sufficient

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre? A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.	R = >800m A = 400-800m G = <400m	Amber: Half of the site is within 400m from the edge of the City Centre with the remainder beyond 400m
How far is the site from the nearest District or Local centre? A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.	R = >800m A =400-800m G = <400m	Amber: Site is within 800m of both Histon Road and Victoria Road local centre catchment areas.
How far is the nearest health centre or GP service?	R = >800m A = 400-800m	Green: Site is within 400 metres of The Surgery, 1

Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.	G = <400m	Huntingdon Road, Cambridge, CB3 0DB
Would development lead to a loss of community facilities? How far is the nearest secondary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	 R = 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 R = >3km A =1-3km G = <1km or non-housing allocation 	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible Green: Site within 1km of Chesterton Community College
How far is the nearest primary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is between 400 and 800m from St Luke's Church Of England Primary School, French's Road, CB4 3JZ and Park Street Primary School, Lower Park Street, CB5 8AR
Accessibility to outdoor facilit		
Criteria Is the site defined as protected open space or have the potential to be protected	Performance R = Yes G = No	Comments Green: Site in not protected open space or have the potential to be protected. St Edmund's College Gardens (Parks and Gardens category) on southern perimeter may limit onsite development densities.

If the site is protected open	R = No	The site owner must provide
space can the open space be replaced according to CLP Local Plan policy 4/2	G = Yes	details of how this can be achieved
Protection of Open Space	DD Martha 1911	Our en Ne chuisse construiste
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and	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.	Green: No obvious constraints that prevent the site providing minimum on-site provision.
achieve the minimum standards of onsite public open space provision?	R = No, the site by virtue of its size is not able to provide the minimum standard of OS.	
	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	
	GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards	
How far is the nearest outdoor	R = >3km	Green: Site is within 1km from
sports facilities? A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.	A = 1 - 3km G = <1km; or allocation is not housing	3 outdoor sport facilities including those at Chesterton Community College
How far is the nearest play space for children and teenagers? Proximity to high quality play spaces makes an important contribution to the health and 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	 A = >400m from children and teenager's play space G = <400m; or allocation is not housing 	Green: Site is within 400m of Albion Yard Children's Play Area

consideration as to whether the size of the site and scale of development are likely to require a		
contribution to the provision of		
new local services such as new		
play space via S106 contributions		
How far is the nearest	R = >400m	Red: Site is more than 400m
accessible natural greenspace of 2ha?	G = <400m; or allocation is not housing or employment	from nearest area of accessible natural greenspace of 2ha.
Proximity to high quality open		or zna.
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		
development Supporting Economic Growth		Comments
development Supporting Economic Growth Criteria	Performance	Comments Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main	Performance R = >3km	Green: Site is less than 1km
development Supporting Economic Growth Criteria	Performance	
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes	Performance R = >3km A = 1-3km	Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which	Performance R = >3km A = 1-3km G = <1km or allocation is for or	Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element	Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	Green: Site is less than 1km
development Supporting Economic Growth Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	Green: Site is less than 1km
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre.
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in the loss of employment land	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in the loss of employment land identified in the Employment	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in the loss of employment land identified in the Employment Land Review?	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in the loss of employment land identified in the Employment Land Review?The ELR seeks to identify an adequate supply of sites to meet	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in the loss of employment land identified in the Employment Land Review?The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.Would development result in the loss of employment land identified in the Employment Land Review?The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing.	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the 	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the 	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land
developmentSupporting Economic GrowthCriteriaHow far is the nearest main employment centre?National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the 	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre. Red: Land is identified in the Council's Employment Land

well as the need for it.		
well as the need for it. Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue. Sustainable Transport	 A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. 	Amber: Site is in Castle LSOA 7958: 9.25
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	 R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service 	Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	R = >800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station.

What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements . The inclusion of criteria that measures the distance of a site from the nearest cycle	 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 	Re: Busy junction.
route will provide an indication of the sustainability of the site.	accident rate to access local facilities/school. A =Poor or medium quality off-	
	road path.	
	G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.	
	GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.	
Air Quality, pollution, contami	nation and noise	
Criteria	Performance	Comments
le the eite within or near to an		
Is the site within or near to an AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14	Red: Adjacent to Air Quality Management Zone (AQMA), also exposed to poor air quality on road frontages, will require air quality assessment.

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

have for development.		
Protecting Groundwater	Deuteuro	O
Criteria	Performance A =Within SPZ 1	Comments Green: Not within SPZ1 or
Would development be within a source protection zone (EA	G = Not within SPZ1 or	
data)?		allocation is for greenspace
uala) :	allocation is for greenspace	
Groundwater sources (e.g. wells,		
boreholes and springs) are used		
for public drinking water supply.		
These zones show the risk of		
contamination from any activities		
that might cause pollution in the		
area.		
	historic environment (Landscap	be addressed by Green Belt
criteria)		
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Amber: The development of
a historic park/garden?	to, or within the setting of such	the site would not affect a
	areas with potential for	Historic Park and Garden
Historic parks and gardens that	significant negative impacts	providing build height does not
have been registered under the 1983 National Heritage Act have	incapable of appropriate	exceed the immediate
legal protection. There are 11	mitigation	surrounding area.
historic parks and gardens in	A = Site contains, is adjacent	
Cambridge. National planning	to, or within the setting of such	
policy requires substantial harm to	areas with potential for	
or loss of designated heritage	negative impacts capable of	
assets of the highest significance,	appropriate mitigation	
including historic parks, to be	G = Site does not contain or	
wholly exceptional. As such this	adjoin such areas, and there is	
criteria has been included to allow	no impact to the setting of	
consideration of whether	such areas	
development on the site would have an adverse impact on a		
historic park or garden its setting.		
meterie pairt er galderi ne eetmig.		
Would development impact	R = Site contains, is adjacent	Amber: In West Cambridge
upon a Conservation Area?	to, or within the setting of such	Conservation Area.
	an area with potential for	
The Planning (Listed Buildings	significant negative impacts	
and Conservation Areas) Act	incapable of appropriate	
1990, imposes a duty on planning	mitigation	
authorities to designate as	A = Site contains, is adjacent	
conservation areas 'areas of	to, or within the setting of such	
special architectural or historic	an area with potential for	
interest that character or	negative impacts capable of	
appearance of which it is desirable	appropriate mitigation	
to preserve or enhance'. Cambridge's Conservation Areas	G = Site does not contain or	
are relatively diverse. As such	adjoin such an area, and there	
consideration needs to be given to	is no impact to the setting of	
the potential impact that	such an area	
development may have on the		
setting, or views into and out of a		
Conservation Area.		
Would development impact	A =Site contains, is adjacent	Amber: Yes, 18 Mount
upon buildings of local interest	to, or within the setting of such	Pleasant.
There are over 1,000 buildings in	buildings with potential for	
Cambridge that are important to	negative impacts capable of	
the locality or the City's history	appropriate mitigation	
and architectural development.	G = Site does not contain or	
Local planning policy protects		

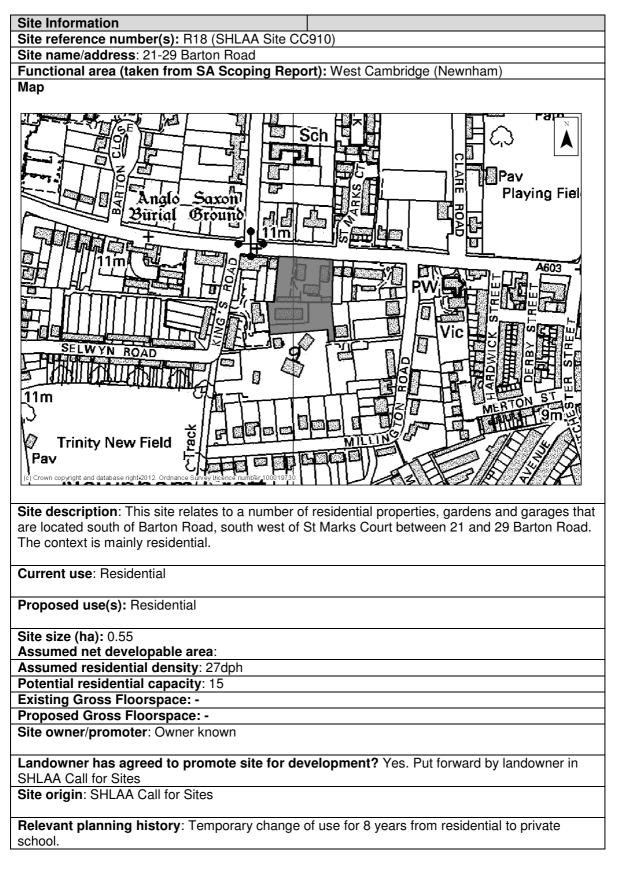
 such buildings from development which adversely affects them unless: The building is demonstrably incapable of beneficial use or reuse; or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. 	there is no impact to the setting of such buildings	
Would development impact upon archaeology?	 A =Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity 	Amber: NGR: 544280 259350. Significant location: at the gate to Durolipons (MCB6364) Roman town and within the heart of the Iron Age oppida (MCB10226). Urban Roman and Medieval evidence was found in small scale excavations in the 1960s (MCB6367). Roman inhumations known to south in St Edmund's College grounds (MCB15881). Foundation/basement impacts of Mount Pleasant House on archaeology is unknown
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
CriteriaWould development impactupon a locally designatedwildlife site i.e. (Local NatureReserve, County Wildlife Site,City Wildlife Site)Sites of local nature conservationinclude Local Nature Reserves,County Wildlife Sites and CityWildlife Sites. Local authoritieshave a Duty to have regard to theconservation of biodiversity inexercising their functions. As suchdevelopment within such sites, orthat may affect the substantivenature conservation value of suchsites, will not normally bepermitted. Where development ispermitted, suitable mitigationand/or compensatory measuresand nature conservationenhancement measures should beimplemented.Does the site offer opportunity	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace R = Development involves a 	Green: The site is not of Local Nature Conservation Importance.

for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery. Would development reduce	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 R = Development would have a	opportunities or loss of existing green infrastructure capable of appropriate mitigation Green: Potentially positive
habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets. As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 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 	impact through protection of existing habitats and enhancement in landscaping schemes.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.	R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A =Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees	Amber: There are 31 TPOs onsite and 1 TPO on the boundary.

Any other information not captured above?			
Issues with car parking in loca	Issues with car parking in local area: Yes. CPZ border.		
Level 2 Conclusion	P. Circuition at a sector interest	Australia	
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	 Amber: The site is close to the City Centre and both Histon Road and Victoria Road Local Centres. Close to schools, a health centre, three outdoor facilities and Albion Yard Children's Play Area Good public transport links More than 400m from nearest area of accessible natural greenspace of 2ha Loss of employment land More than 800m from existing or proposed train station Site is adjacent to a busy junction which presents dangers to cyclists Within an AQMA Within Central Conservation Area TPO's on site 	
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	 Amber: Site with development potential (some constraints or adverse impacts) Pros: The site is close to the City Centre and both Histon Road and Victoria Road Local Centres. Existing infrastructure is likely to be sufficient Close to schools, a health centre, three outdoor facilities and Albion Yard Children's Play Area Good public transport links to City Centre and other areas Close to City Centre and Local Centre Cons: There is surface water flooding issues towards the west of the site. Careful mitigation required. 	

		 The Scheduled Ancient Monument on site (Ashwickstone) would need to be protected in any development Any development would need to protect the setting of West Cambridge Conservation Area Loss of offices The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality
Viability feedback (from consultants)	 R = Unlikely to be viable, A =May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

Cambridge City Sites Assessment Pro Forma



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

Will the allocation lead to loss	R = Site is in the Green Belt	Green: Not in Green Belt
of land within the Green Belt?	\mathbf{G} = Site is not in the Green	
There is a small amount of Green	Belt	
Belt within the built up area of the		
City, such as Stourbridge		
Common, Coldham's Common		
and along the River Cam corridor.		
The Green Belt at the fringe of the		
City is considered in more detail in		
the joint pro forma with SCDC		
which looks at sites on the fringe		
of the City.		
Impact on national Nature Cor	servation Designations	
Criteria	Performance	Comments
Would allocation impact upon	R = Site is on or adjacent to an	Green: Site is not near to an
a Site of Special Scientific	SSSI with negative impacts	SSSI with no or negligible
Interest (SSSI)?	incapable of mitigation	impacts
		impacts
The encomposite will take inte	A =Site is on or adjacent to an	
The assessment will take into	SSSI with negative impacts	
account the reasons for the	capable of mitigation	
SSSI's designation and the	G = Site is not near to an SSSI	
potential impacts that development could have on this.	with no or negligible impacts	
	agata	
Impact on National Heritage A		Commonto
Criteria	Performance	Comments
Will allocation impact upon a	R = Site is on a SAM or	Green: Site is not on or
Scheduled Ancient Monument	allocation will lead to	adjacent to a SAM
(SAM)?	development adjacent to a	
	SAM with the potential for	
Scheduling is the process through	negative impacts incapable of	
which nationally important sites	mitigation	
and monuments are given legal	A =Site is adjacent to a SAM	
protection. National planning	that is less sensitive / not likely	
policy requires substantial harm to	to be impacted/ or impacts are	
or loss of designated heritage		
assets of the highest significance,	capable of mitigation	
notably scheduled monuments, to	G = Site is not on or adjacent	
be wholly exceptional. As such	to a SAM	
consideration needs to be given to		
the impact that development could		
have on any nearby SAMS, taking		
account of the proposed		
development use and distance		
from the centre of the site to it.		
Development that is likely to have		
adverse impacts on a Scheduled		
Ancient Monument (SAM) or its		
setting should be avoided.		
Would development impact	R = Site contains, is adjacent	Amber: No. However, the
upon Listed Buildings?	to, or within the setting of such	buildings on this site were
	buildings with potential for	picked up in the recent West
Listed buildings are categorised	significant negative impacts	Cambridge Conservation Area
as either Grade 1(most important),	incapable of appropriate	Appraisal as being Positive
Grade 2* or Grade 2.		
Consideration needs to be given	mitigation	Unlisted Buildings. This means
to the likely impact of	A =Site contains, is adjacent	that they have a positive
development on the building and	to, or within the setting of such	impact on the character and
its setting taking account of the	buildings with potential for	appearance of the
listing category, the distance from	negative impacts capable of	Conservation Area, as
the listed building, the proposed	appropriate mitigation	opposed to negative or
use, and the possibility of	G = Site does not contain or	neutral, however they were not
mitigation.	adjoin such buildings, and	put forward for BLI status. The
	there is no impact to the	'carefully tended topiary' was
	there is no impact to the	carefully tended toplary was

	setting of such buildings	seen to be a better use of the space than as car parking which has happened in other front gardens. The houses themselves are noted as being interesting buildings in a 1930s development of 6 paired houses.
Part B: Deliverability and Viab		
Criteria Is the site allocated or	Performance	Comments Green: Site is not allocated /
safeguarded in the Minerals and Waste LDF?	R = Site or a significant part of it falls within an allocated or safeguarded area, development would have	identified for a mineral or waste management use through the adopted Minerals
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.	significant negative impacts A =Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.	and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	 R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ 	Amber: Entire site in SZ (Any structure greater than 15m AGL)
Is there a suitable access to the site?	R = No A =Yes, with mitigation G = Yes	Amber: Access to the site will be achievable with works to the adopted public highway.
The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.		
Would allocation of the site have a significant impact on the local highway capacity? Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.
Would allocation of the site have a significant impact on the strategic road network capacity? Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A =Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.

Cambridge Local Plan – Towards 2031 Technical Background Document – Site Assessments Within Cambridge

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

		capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after	RR = Very significant	Green:
allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	constraints or adverse impacts R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 Minor constraints which could be mitigated Current buildings aren't listed, but have a positive effect on the conservation area.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre? A key element of sustainable	R = >800m A = 400-800m G = <400m	Amber: Site is within 800m of the City Centre.
development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre? A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.	R = >800m A =400-800m G = <400m	Green: Half of site is within 400m of Granchester local centre catchment area and the remainder within 800m of Newnham Road local centre catchment area.
How far is the nearest health centre or GP service? Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of	R = >800m A =400-800m G = <400m	Amber: Site is within 800m of Newnham Walk Surgery, Wordsworth Grove, CB3 9HS

development to local services so		
that new residents can access these using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest		
health centre/GP service has		
been included to provide an		
indication of the sustainability of		
the site.		
Would development lead to a	R = Allocation would lead to	Green: Development would
loss of community facilities?	loss of community facilities	not lead to the loss of any
,	G = Development would not	community facilities or
	lead to the loss of any	replacement /appropriate
	community facilities or	mitigation possible
	replacement /appropriate	
	mitigation possible	
How far is the nearest	$\mathbf{R} = >3$ km	Amber: Site is within 3km of
secondary school?	A = 1-3km	Chesterton Community
Secondary Schools	G = <1km or non-housing	College, Parkside Community
In planning for new development,	allocation	
consideration needs to be given to	anocation	College and Parkside
the proximity to schools so that		Federation Proposed School
new residents can access these		Clay Farm
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.	D . 800m	Ambori Site within 000m of
How far is the nearest primary	R = >800m	Amber: Site within 800m of
school?	A = 400-800m	Newnham Croft Primary
In planning for now development	G = <400m or non-housing	School
In planning for new development, consideration needs to be given to	allocation	
the proximity to schools so that		
new residents can access these		
using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest		
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.	ion and groop appage	l
Accessibility to outdoor facilit		Commente
Criteria	Performance	Comments
Is the site defined as protected	R = Yes	Green: Site in not protected
open space or have the	G = No	open space or has the
potential to be protected		potential to be protected
		-
If the site is protected open	R = No	The site owner must provide
space can the open space be	G = Yes	details of how this can be
replaced according to CLP		achieved
Local Plan policy 4/2		
Protection of Open Space		
If the site does not involve any	RR = No, the site by virtue of	Green: No obvious constraints
protected open space would	its size is not able to provide	that prevent the site providing
development of the site be	the minimum standard of OS	minimum on-site provision.
able to increase the quantity	and is located in a ward or	

and multiple of a 1-P 0	an endede and the table of the st	
and quality of publically	parish with identified	
accessible open space /outdoor sports facilities and	deficiency.	
achieve the minimum	\mathbf{R} = No, the site by virtue of its	
standards of onsite public	size is not able to provide the	
open space provision?	minimum standard of OS.	
open opage previoient.		
	G = Assumes minimum on-site	
	provision to adopted plan	
	standards is provided onsite	
	GG = Development would	
	create the opportunity to	
	deliver significantly enhanced	
	provision of new public open	
	spaces in excess of adopted	
	plan standards	
How far is the nearest outdoor	R = >3km	Green: Site is within 1km of
sports facilities?	A =1 - 3km	Newnham Croft Primary
A loss shis stire of the l	G = <1km; or allocation is not	School's outdoor sports
A key objective of national	housing	facilities and the playing fields
planning policy is for planning to promote healthy communities.		of a number of colleges.
Good accessibility to sports		
facilities is likely to encourage		
healthier lifestyles. Inclusion of		
criteria that measures distance		
from the site to outdoor sports		
facilities has therefore been		
included to provide an indication of the sustainability of the site.		
The assessment should also give		
consideration as to whether the		
size of the site and scale of		
development are likely to require a		
contribution to the provision of		
new local services such as new outdoor sports facilities via S106		
contributions.		
How far is the nearest play	A = >400m from children and	Green: Site is within 400m of
space for children and	teenager's play space	Lammas Land which has a
teenagers?	G = <400m; or allocation is not	large children's play area
-	housing	
Proximity to high quality play	nousing	
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		
<u>.</u>		
How far is the nearest	R = >400m	Green: Site is within 400m of
accessible natural greenspace	G = <400m; or allocation is not	Lammas Land which has a
of 2ha?		large children's play area

	housing or employment		1
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.			ĺ
The assessment should also give			
consideration as to whether the			l
size of the site and scale of			1
development Supporting Economic Growth			1
Criteria	Performance	Comments	
	R = >3km	Green: Site is less than 1km	
How far is the nearest main	A = 1-3km		
employment centre?		from an employment centre.	
National planning policy promotes	G = <1 km or allocation is for or		
National planning policy promotes	includes a significant element		
patterns of development which facilitate the use of sustainable	of employment or is for		
modes of transport. Proximity	another non-residential use		
between housing and employment			
centres is likely to promote the			
use of sustainable modes of			
transport. Criteria has therefore			
been included to measure the			
distance between the centre of the			
site and the main employment			
centre to provide an indication of			
the sustainability of the site.			
Would development result in	R = Significant loss of	Green: No loss of employment	
the loss of employment land	employment land and job	land	ĺ
identified in the Employment	opportunities not mitigated by		ĺ
Land Review?	alternative allocation in the		ĺ
The ELR seeks to identify an	area (> 50%)		
adequate supply of sites to meet	A = Some loss of employment		
indicative job growth targets and safeguard and protect those sites	land and job opportunities		ĺ
from competition from other higher	mitigated by alternative		ĺ
value uses, particularly housing.	allocation in the area (< 50%).		
Proposals for non employment-	G = No loss of employment		
uses for sites identified for	land / allocation is for		
potential protection in the ELR	employment development		
should be weighed up against the			ĺ
potential for the proposed use as			ĺ
well as the need for it.			
Would allocation result in	A = Not within or adjacent to	Amber: Site is in LSOA	l
development in deprived areas	the 40% most deprived Super	Newnham 7985: 5.07 and	l
of Cambridge?	Output Areas within	Newnham 7984: 4.61	ĺ
-	Cambridge according to the		
The English Indices of Deprivation	Index of Multiple Deprivation		l
2010 are measures of multiple	2010.		
deprivation at the small area level.	G = Within or adjacent to the		l
The model of multiple deprivation	40% most deprived Super		
which underpins the Indices of	Output Areas within		l
			i –

Deprivation 2010 is based on the	Cambridge according to the		
idea of distinct domains of	Index of Multiple Deprivation		
deprivation which can be	2010.		
recognised and measured separately. These domains are			l
experienced by individuals living			
in an area.			
Inclusion of this criteria will identify			
where development may benefit			l
areas where deprivation is an			
issue.			
Sustainable Transport		-	
Criteria	Performance	Comments	
What type of public transport	R = Service does not meet the	Red: Not accessible to a	
service is accessible at the	requirements of a high quality	HQPT as defined. Site is more	l
edge of the site?	public transport (HQPT)	than 500m from other bus	
	A =service meets	services that link the site to the	
National Planning Policy promotes	requirements of high quality	City Centre and other areas.	
the need to support a pattern of	public transport in most but not		
development which facilitates the	all instances		
use of sustainable modes of	G = High quality public		
transport. Access between residential, employment and retail	transport service		
uses and high quality public			
transport routes is pivotal to			
achieving that aim. As such the			
inclusion of criteria that measures			
the distance of a site from the			
nearest high quality public			
transport route will provide an			
indication of the sustainability of			
the site.			
In assessing the performance of this criteria, reference should be			
made to the Cambridge City Local			
Plan definition of 'high quality			
public transport routes'.			
How far is the site from an	R = >800m	Red: Site is beyond 800m from	
existing or proposed train	A =400 - 800m	either an existing or proposed	
station?	G = <400m	train station.	
National Planning Policy promotes			
the need to support a pattern of			
development which facilitates the			
use of sustainable modes of			
transport. Access between			
residential, employment and retail			
uses and high quality public			
transport routes is pivotal to achieving that aim. As such the			
inclusion of criteria that measures			
the distance of a site from the			
nearest train station will provide			
an indication of the sustainability			
of the site.			
What type of cycle routes are	RR = no cycling provision and	Green. Crossing nearby to	
accessible near to the site?	traffic speeds >30mph with	good off-road path on Barton	
National Planning Policy stresses	high vehicular traffic volume.	Řd.	
the importance of developments			
being located and designed where	R = No cycling provision or a		
practical to give priority to	cycle lane less than 1.5m		
pedestrian and cycle	width with medium volume of		
movements. The inclusion of	traffic. Having to cross a busy		
criteria that measures the distance			I.

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

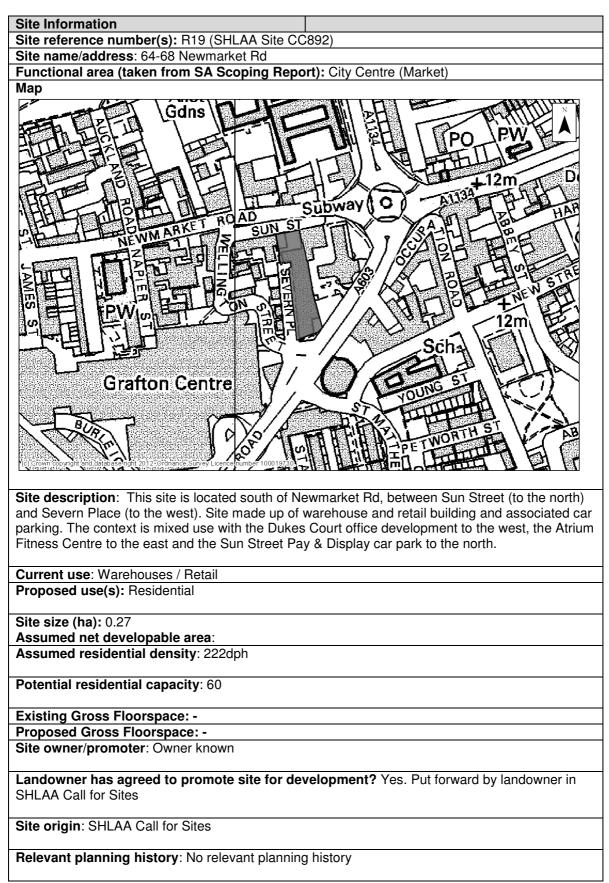
on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development. Protecting Groundwater	or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use. Are there potential light pollution problems if the site is developed, as a receptor or generator? Are there potential odour problems if the site is developed, as a receptor or generator? Is there possible contamination on the site? Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact	R = Significant adverseimpacts incapable ofappropriate mitigation $A = Adverse impacts capableof adequate mitigationG = No adverse effects orcapable of full mitigationR = Significant adverseimpacts incapable ofappropriate mitigationA = Adverse impacts capableof adequate mitigationA = Adverse impacts capableof adequate mitigationG = No adverse effects orcapable of full mitigationR = All or a significant part ofthe site within an area with ahistory of contamination which,due to physical constraints oreconomic viability, is incapableof appropriate mitigationduring the plan periodA = Site partially within oradjacent to an area with ahistory of contamination, orcapable of remediationappropriate to proposeddevelopmentG = Site not within or adjacentto an area with a history ofcontamination$	Green: No adverse effects or capable of full mitigation Green: No adverse effects or capable of full mitigation Green: No.
	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.	G = Site not within or adjacent to an area with a history of	
Criteria Performance Comments			
	Criteria	Performance	Comments
Would development be within a source protection zone (EA data)?A = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspaceGreen: Not within SPZ1	Would development be within a source protection zone (EA	A = Within SPZ 1 G = Not within SPZ1 or	

for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.		
Protecting the townscape and criteria)	historic environment (Landscap	be addressed by Green Belt
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.	R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment.	A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Amber: The buildings on this site were picked up in the recent West Cambridge Conservation Area Appraisal as being Positive Unlisted Buildings. This means that they have a positive impact on the character and appearance of the Conservation Area, as opposed to negative or neutral, however they were not put forward for BLI status. The 'carefully tended topiary' was seen to be a better use of the space than car parking which

As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. Would development impact upon archaeology?	A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	has happened in other front gardens. The houses themselves are noted as being interesting buildings in a 1930s development of 6 paired houses. Amber: NGR 544020 257450. Croft Centre lies within the grounds of the former Croft Lodge. This is the location of a Saxon burial ground - extent unknown, tow areas evident on Barton Rd (MCBs 6046 and 4630). Roman pottery remains are also known from the grounds of croft Lodge (MCB6047). A programme of archaeological works should	
		be undertaken prior to the submission of any planning application.	
Biodiversity and Green Infrast		2	
Criteria Would dovelopment impact	Performance	Comments	
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace 	Green	
Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.	 R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure 	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	

Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) <i>A number of Biodiversity Species</i> <i>and Habitat Action Plans exist for</i> <i>Cambridge. Such sites play an</i> <i>important role in enhancing</i> <i>existing biodiversity for enjoyment</i> <i>and education. National planning</i> <i>policy requires the protection and</i> <i>recovery of priority species</i> <i>populations, linked to national and</i> <i>local targets.</i> <i>As such development within sites</i> <i>where BAP priority species or</i> <i>habitats are known to be present,</i> <i>or that may affect the substantive</i> <i>nature conservation value of such</i> <i>sites, will not normally be</i> <i>permitted. Where development is</i> <i>permitted, suitable mitigation</i> <i>and/or compensatory measures</i> <i>and nature conservation</i> <i>enhancement measures should be</i> <i>implemented.</i>	 R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links 	Green: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.	 R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A = Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees 	Amber: There are 6 TPOs onsite and approximately 6 TPOs on the boundary
Any other information not cap	tured above?	
Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	 R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts 	 Amber: The site is close to the City Centre and both Newnham Road and Granchester Local Centres Within an established residential community

		 Close to outdoor sports facilities, play areas and accessible natural greenspace Good cycle links Buildings on this site are not listed but have a positive impact on the character of the area Potential loss of student accommodation Poor access to public transport
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	 Green: Site with development potential (few or minor constraints or adverse impacts) Pros: The site is close to the City Centre and both Newnham Road and Granchester Local Centres Within an established residential community Close to outdoor sports facilities, play areas and accessible natural greenspace Good cycle links Cons: Buildings on this site are not listed but have a positive impact on the character of the area Potential loss of student accommodation Poor access to public transport
Viability feedback (from consultants)	 R = Unlikely to be viable, A = May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA



Cambridge City Sites Assessment Pro Forma

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

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

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

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

	development / surplus school places	in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after	RR = Very significant	Green:
allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	constraints or adverse impacts R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 Minor constraints which could be mitigated

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Green: Site is within 400m of the City Centre.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site is within 400m of Norfolk Street local centre catchment area.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service? Local services are essential to the	R = >800m A =400-800m G = <400m	Green: Site is within 400m of Cambridge Access Surgery, 125 Newmarket Road and York Street Medical Practice,

quality of life of residents and		146-148 York Street,
employees. In planning for new		Cambridge
development, consideration needs		
to be given to the proximity of development to local services so		
that new residents can access		
these using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest		
health centre/GP service has		
been included to provide an		
indication of the sustainability of		
the site.		
Would development lead to a	R = Allocation would lead to	Green: Development would
loss of community facilities?	loss of community facilities	not lead to the loss of any
-	G = Development would not	community facilities or
	lead to the loss of any	replacement /appropriate
	community facilities or	mitigation possible
	replacement /appropriate	č
	mitigation possible	
How far is the nearest	$\mathbf{R} = >3$ km	Green: Site is within 1km of
secondary school?	A = 1-3km	Parkside Community College,
	G = <1km or non-housing	Parkside
In planning for new development,	allocation	
consideration needs to be given to		
the proximity to schools so that		
new residents can access these		
using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest		
secondary school has been		
included to provide an indication		
of the sustainability of the site. Development will also be required		
to contribute to the provision of		
new local services.		
How far is the nearest primary	R = >800m	Green: Site within 400m of St
school?	A = 400-800m	Matthew's Primary School
	G = <400 m or non-housing	
In planning for new development,	allocation	
consideration needs to be given to		
the proximity to schools so that		
new residents can access these		
using sustainable modes of		
transport. As such, measuring the		
distance of a site from the nearest		
primary school has been included		
to provide an indication of the		
sustainability of the site.		
Development will also be required		
to contribute to the provision of new local services.		
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
	R = Yes	
Is the site defined as protected	$\mathbf{G} = \mathbf{N}\mathbf{O}$	Green: Site in not protected
open space or have the		open space or has the
potential to be protected		potential to be protected
If the site is protected open	D No	The eite even and the lite
	R = No	The site owner must provide
space can the open space be	R = No G = Yes	details of how this can be
space can the open space be replaced according to CLP		
space can the open space be replaced according to CLP Local Plan policy 4/2		details of how this can be
space can the open space be replaced according to CLP		details of how this can be

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

How far is the nearest	R = >400m	Green: Site is within 400m of
accessible natural greenspace		Midsummer Common.
of 2ha?	G = <400m; or allocation is not	
	housing or employment	
Proximity to high quality open		
spaces makes an important		
contribution to the health and well- being of communities. In planning		
for new development,		
consideration needs to be given to		
the proximity of development to		
parks/open space/multi-functional		
greenspace so that new residents		
can access these using		
sustainable modes of transport. As such, measuring the distance		
from the site to such spaces (as		
identified in the Council's Open		
Space Strategy) has been		
included to provide an indication		
of the sustainability of the site.		
The assessment should also give consideration as to whether the		
size of the site and scale of		
development		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main	R = >3km	Green: Site is in the City
employment centre?	A = 1-3km	Centre and less than 1km from
	G = <1km or allocation is for or	an employment centre.
National planning policy promotes	includes a significant element	
patterns of development which facilitate the use of sustainable	of employment or is for	
modes of transport. Proximity	another non-residential use	
between housing and employment		
centres is likely to promote the		
use of sustainable modes of		
transport. Criteria has therefore		
been included to measure the		
distance between the centre of the site and the main employment		
centre to provide an indication of		
the sustainability of the site.		
Would development result in	R = Significant loss of	Amber: Some loss of
the loss of employment land	employment land and job	employment land and job
identified in the Employment	opportunities not mitigated by	opportunities mitigated by
Land Review?	alternative allocation in the	alternative allocation in the
The ELR seeks to identify an	area (> 50%)	area (< 50%).
adequate supply of sites to meet indicative job growth targets and	A =Some loss of employment	
safeguard and protect those sites	land and job opportunities	
from competition from other higher	mitigated by alternative	
value uses, particularly housing.	allocation in the area (< 50%).	
Proposals for non employment-	G = No loss of employment	
Proposals for non employment- uses for sites identified for	land / allocation is for	
Proposals for non employment- uses for sites identified for potential protection in the ELR		
Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the	land / allocation is for	
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	land / allocation is for	
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.	land / allocation is for employment development	Amber: Site is in LSOA Market
Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it. Would allocation result in	land / allocation is for employment development A = Not within or adjacent to	Amber: Site is in LSOA Market
Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it. Would allocation result in development in deprived areas	 land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super 	Amber: Site is in LSOA Market 7983: 13.84
Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it. Would allocation result in	 land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super Output Areas within 	
Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it. Would allocation result in development in deprived areas	 land / allocation is for employment development A = Not within or adjacent to the 40% most deprived Super 	

deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	 R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service 	Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	R = >800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to	 RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a cycle lane less than 1.5m 	Amber: The development of this site could provide an extremely useful cycle and pedestrian link between East Rd and Newmarket Rd.

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

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

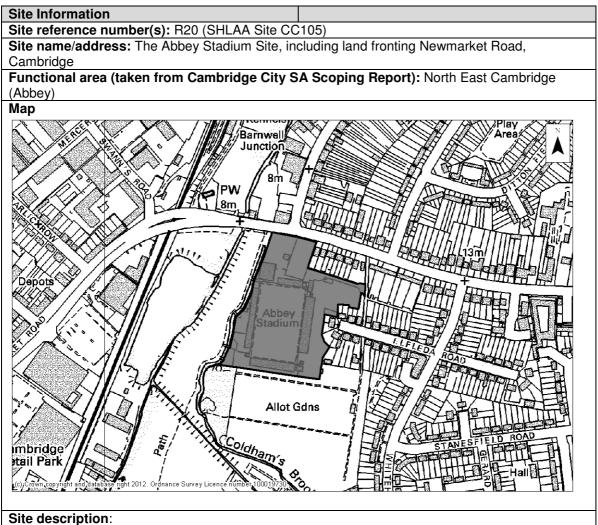
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1
a source protection zone (EA	G = Not within SPZ1 or	
data)?	allocation is for greenspace	
Groundwater equireas (a.g. wells		
Groundwater sources (e.g. wells, boreholes and springs)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

- The building is		
demonstrably incapable of beneficial use or reuse:		
- or there are clear public benefits arising from		
redevelopment. As such the presence of a locally		
listed building on a site would not necessarily rule development;		
however detailed justification		
would be required to demonstrate acceptability of schemes at the		
planning application stage.		
Would development impact upon archaeology?	A =Known archaeology on site or in vicinity	Amber: NGR: 546067 258758. Area of 19th century
upon archaeology :	G = No known archaeology on	breweries and industry. South
	site or in vicinity	west of Barnwell Priory (now St Andrew the Less Church).
		Well preserved Medieval
		settlement known along Newmarket Road (e.g. at
		Eastern Gate to east).
		Archaeological Condition is recommended on any planning
		application.
Biodiversity and Green Infrast		
Criteria	Performance	Comments
Would development impact upon a locally designated	R = Contains or is adjacent to an existing site and impacts	Green: No impact
wildlife site i.e. (Local Nature	incapable of appropriate	
Reserve, County Wildlife Site, City Wildlife Site)	mitigation A =Contains or is adjacent to	
	an existing site and impacts	
Sites of local nature conservation include Local Nature Reserves,	capable of appropriate mitigation	
County Wildlife Sites and City		
	G = Does not contain, is not	
Wildlife Sites. Local authorities have a Duty to have regard to the	G = Does not contain, is not adjacent to or local area will be	
have a Duty to have regard to the conservation of biodiversity in	G = Does not contain, is not	
have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or	G = Does not contain, is not adjacent to or local area will be	
have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such	G = Does not contain, is not adjacent to or local area will be	
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	G = Does not contain, is not adjacent to or local area will be	
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	G = Does not contain, is not adjacent to or local area will be	
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	G = Does not contain, is not adjacent to or local area will be	
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	G = Does not contain, is not adjacent to or local area will be	
have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Does the site offer opportunity	G = Does not contain, is not adjacent to or local area will be developed as greenspace	Amber: No significant
have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Does the site offer opportunity for green infrastructure	G = Does not contain, is not adjacent to or local area will be developed as greenspace	opportunities or loss of
have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an	G = Does not contain, is not adjacent to or local area will be developed as greenspace	
have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide	G = Does not contain, is not adjacent to or local area will be developed as greenspace	opportunities or loss of existing green infrastructure
have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local	G = Does not contain, is not adjacent to or local area will be developed as greenspace	opportunities or loss of existing green infrastructure capable of appropriate
have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the	 G = Does not contain, is not adjacent to or local area will be developed as greenspace 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 	opportunities or loss of existing green infrastructure capable of appropriate
have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented. Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has	 G = Does not contain, is not adjacent to or local area will be developed as greenspace R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A =No significant opportunities or loss of existing green 	opportunities or loss of existing green infrastructure capable of appropriate

and enhancing green	significant new green	
infrastructure delivery.	infrastructure	
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets. As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A =Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links 	Green: Potentially positive impact through protection of existing habitats and enhancement in landscaping schemes.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? <i>Trees are an important facet of the</i>	 R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A = Any adverse impact on 	Green: There are no Tree Preservation Orders on or near the site.
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.		
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	appropriate mitigation G = Site does not contain or adjoin any protected trees	
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.	appropriate mitigation G = Site does not contain or adjoin any protected trees	
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maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not cap Level 2 Conclusion (after	appropriate mitigation G = Site does not contain or adjoin any protected trees tured above? R = Significant constraints or	Green:
maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not cap	appropriate mitigation G = Site does not contain or adjoin any protected trees tured above? R = Significant constraints or adverse impacts	The site is close within
maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not cap Level 2 Conclusion (after	appropriate mitigation G = Site does not contain or adjoin any protected trees tured above? R = Significant constraints or adverse impacts A =Some constraints or	• The site is close within City Centre boundary and
maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not cap Level 2 Conclusion (after	appropriate mitigation G = Site does not contain or adjoin any protected trees tured above? R = Significant constraints or adverse impacts A =Some constraints or adverse impacts	 The site is close within City Centre boundary and close to the Norfolk Street
maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees. Any other information not cap Level 2 Conclusion (after	appropriate mitigation G = Site does not contain or adjoin any protected trees tured above? R = Significant constraints or adverse impacts A =Some constraints or	• The site is close within City Centre boundary and

		 provide a useful pedestrian/cycle link between Newmarket Road and East Road Close to schools, GP service, children's/teenagers play space and natural accessible greenspace Good public transport links to City Centre and other areas The site is within an Air Quality Management Area Potential contamination
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	 Green: Site with development potential (few or minor constraints or adverse impacts) Pros: The site is close within City Centre boundary and close to the Norfolk Street Local Centre This site could potentially provide a useful pedestrian/cycle link between Newmarket Road and East Road Close to schools, GP service, children's/teenagers play space and natural accessible greenspace Good public transport links to City Centre and other areas Cons: The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality Potential contamination, former contaminative uses on site. Developable but will require mitigation.
Viability feedback (from consultants)	 R = Unlikely to be viable, A =May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

Cambridge City Sites Assessment Pro Forma



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

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

Current use (s):

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

Proposed use(s): Residential

Site size (ha): 2.88

Assumed net developable area: -

Assumed residential density: -

Potential residential capacity: 154

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

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

Site origin: SHLAA Site, May 2012

Relevant planning history:

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

Level 1 Part A: Strategic Considerations		
Flood Risk	113	
	Performance	Comments
Criteria Is site within a flood zone? The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment. In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1). Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and applying the Exceptions Test as required.	Performance R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding.
Is site at risk from surface water flooding? In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the scope for appropriate mitigation, which could reduce the level of risk on site and potentially reduce flood risk elsewhere (for example from site run-off).	R = High risk, A = Medium risk G = Low risk	Green: Minor surface water issues that can be mitigated against through good design
Land Use / Green Belt		
Criteria	Performance	Comments
Will allocation make use of previously developed land (PDL)?	 R = Not on PDL A = Partially on PDL G = Entirely on PDL 	Green: 100% on PDL
The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.		

R = Site is in the Green Belt	Green: Not in Green Belt
Beit	
servation Designations	
Performance	Comments
R = Site is on or adjacent to an	Green: Site is not near to an
SSSI with negative impacts	SSSI with no or negligible
	impacts
	Comments
	Green: Site is not on or
	adjacent to a SAM
development adjacent to a	
SAM with the potential for	
to a SAM	
	A wale and Theoreman a warmale an of
R = Site contains, is adjacent	Amber: There are a number of
to, or within the setting of such	Listed Buildings to the north of
to, or within the setting of such buildings with potential for	Listed Buildings to the north of the site on Newmarket Road
to, or within the setting of such buildings with potential for significant negative impacts	Listed Buildings to the north of the site on Newmarket Road (The Round House and
to, or within the setting of such buildings with potential for significant negative impacts incapable of appropriate	Listed Buildings to the north of the site on Newmarket Road (The Round House and buildings on the corner of
to, or within the setting of such buildings with potential for significant negative impacts incapable of appropriate mitigation	Listed Buildings to the north of the site on Newmarket Road (The Round House and
to, or within the setting of such buildings with potential for significant negative impacts incapable of appropriate mitigation A =Site contains, is adjacent	Listed Buildings to the north of the site on Newmarket Road (The Round House and buildings on the corner of
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	Listed Buildings to the north of the site on Newmarket Road (The Round House and buildings on the corner of
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	Listed Buildings to the north of the site on Newmarket Road (The Round House and buildings on the corner of
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	Listed Buildings to the north of the site on Newmarket Road (The Round House and buildings on the corner of
	G = Site is not in the Green Belt Servation Designations Performance R = Site is on or adjacent to an SSSI with negative impacts incapable of mitigation A =Site is on or adjacent to an SSSI with negative impacts capable of mitigation G = Site is not near to an SSSI with no or negligible impacts ssets Performance R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation A =Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation G = Site is not on or adjacent to a SAM

mitigation.	adjoin such buildings, and	
	there is no impact to the	
	setting of such buildings	
Part B: Deliverability and Viab		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF? Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.	 R = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts A =Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated area. 	Green: Site is not within an allocated or safeguarded area in the Minerals and Waste LDF.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	 R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ 	Amber: Entire site in SZ (Any Structure greater than 15m AGL) Location within a zone will not in itself prevent development, it depends upon the nature of the development and its height.
Is there a suitable access to the site? The assessment needs to consider whether the site is	R = No A = Yes, with mitigation G = Yes	Amber: Yes, with mitigation
capable of achieving appropriate access that meets County Highway standards for scale of development.		
Would allocation of the site have a significant impact on the local highway capacity?	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.
Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated	
Would allocation of the site have a significant impact on the strategic road network capacity?	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation
Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated	
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites

		l
Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site? A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.	R = Yes G = No	Red: Cambridge United Football Club (CUFC) lease the Stadium site from the landowner Grosvenor Estates. The area covered by the Stadium's south stand is owned by Cambridge City Council and leased to CUFC. Lease on vehicle depot.
Timeframe for bringing the site forward for development? Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.	 R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016 	Green: Start of construction between 2011 and 2016
Would development of the site require significant new / upgraded utility infrastructure?	 R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient 	Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Amber: No
Would development of the site be likely to require new education provision?	 R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places 	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary

		and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	 RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts 	Amber: There are lease issues on the site which need to be overcome and would result in lower number of dwellings

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

employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.		
Would development lead to a loss of community facilities?	 R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible 	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	 Amber: Site is within 3km of: Chesterton Community College Coleridge Community College St Bede's Inter-Church Comprehensive School Manor Community College Parkside Community College
How far is the nearest primary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is within 800m of Abbey Meadows Primary School
Accessibility to outdoor facilit Criteria	ies and green spaces Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Red: CUFC stadium pitch (0.84ha) is identified in City Council Open Space & Recreation Strategy as protected open space and of recreational importance.

If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	Red: Any future development would need to satisfactorily demonstrate recreational facilities are re-provided elsewhere in an appropriate manner
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	 RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards 	Red: Difficult for any development to not affect the loss of playing fields.
How far is the nearest outdoor sports facilities? A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.	R = >3km A =1 - 3km G = <1km; or allocation is not housing	Green: Site is within 1km of Abbey Meadows Primary School outdoor sports facilities and Barnwell Road Recreation Ground and the playing pitches on Coldhams Common adjacent to the Abbey Sports Complex.
How far is the nearest play space for children and teenagers? Proximity to high quality play spaces makes an important contribution to the health and 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	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of children's play area beside Abbey Pool.

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

safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment- uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it. Would allocation result in	allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development A = Not within or adjacent to	Green: Site in Abbey LSOA
development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	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.	7945: 24.27 and Abbey LSOA 7946: 33.03. Both within the 40% most deprived LSOAs
Sustainable Transport Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	 R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service 	Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the	R = >800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station

use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.		
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements . The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	 RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. A =Poor or medium quality offroad path. G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes. 	Amber: There are good, though more circuitous links to the city centre via riverside but the more direct link via Newmarket rd is poor. There is an off-road link across Coldham's Common towards the station but this is unlit so there are personal security issues.
Air Quality, pollution, contami	nation and noise	
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14	Amber: <1000m of an AQMA

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

permitted in areas subject to	appropriate to proposed	
pollution levels that are	development	
incompatible with the proposed	G = Site not within or adjacent	
use. Mitigation measures can be	to an area with a history of	
implemented to overcome some	contamination	
contaminated land issues,		
although this may have an impact		
on the economic viability of the		
development. Further		
investigation will be required to		
establish the nature of any		
contamination present on sites		
and the implications that this will		
have for development.		
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1
a source protection zone (EA	G = Not within SPZ1 or	
data)?	allocation is for greenspace	
,		
Groundwater sources (e.g. wells,		
boreholes and springs) are used		
for public drinking water supply.		
These zones show the risk of		
contamination from any activities		
that might cause pollution in the		
area.		
Protecting the townscape and	historic environment (Landscap	be addressed by Green Belt
criteria)		-
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Green: Site does not contain
a historic park/garden?	to, or within the setting of such	or adjoin such areas, and
1 5	areas with potential for	there is no impact to the
Historic parks and gardens that	significant negative impacts	setting of such areas
have been registered under the	incapable of appropriate	setting of such areas
1983 National Heritage Act have		
legal protection. There are 11	mitigation	
historic parks and gardens in	A = Site contains, is adjacent	
Cambridge. National planning	to, or within the setting of such	
policy requires substantial harm to	areas with potential for	
or loss of designated heritage		
	negative impacts capable of	
assets of the highest significance.		
assets of the highest significance, including historic parks. to be	appropriate mitigation	
including historic parks, to be	appropriate mitigation G = Site does not contain or	
including historic parks, to be wholly exceptional. As such this	appropriate mitigation G = Site does not contain or adjoin such areas, and there is	
including historic parks, to be	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of	
including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether	appropriate mitigation G = Site does not contain or adjoin such areas, and there is	
including historic parks, to be wholly exceptional. As such this criteria has been included to allow	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of	
including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of	
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.	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Amber: Site is adjacent to
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. Would development impact	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent	Amber: Site is adjacent to Central Conservation Area and
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.	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such	Central Conservation Area and
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. Would development impact upon a Conservation Area?	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for	Central Conservation Area and has the potential for negative
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings	 appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts 	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act	 appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate 	Central Conservation Area and has the potential for negative
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas $\mathbf{R} = Site$ contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of	 appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such and the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation 	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or	 appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such and the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation 	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable	 appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of 	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'.	appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas	 appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate for negative impacts capable of appropriate mitigation G = Site does not contain or 	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such	 appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there 	Central Conservation Area and has the potential for negative impacts capable of appropriate
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. Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas	 appropriate mitigation G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate for negative impacts capable of appropriate mitigation G = Site does not contain or 	Central Conservation Area and has the potential for negative impacts capable of appropriate

development may have on the setting, or views into and out of a		
Conservation Area.		
 Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: The building is demonstrably incapable of beneficial use or reuse; or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. 	A =Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Would development impact upon archaeology?	 R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity 	Amber: Located in an area known for its 18th and 19th century industry, evidence for Roman and Saxon settlement has been identified to the north (HER 17486). Of particular significance is Stourbridge Chapel to the north west, dating from the 12th century (HER 04781)
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace 	Amber: Site adjacent to Coldham's Common County Wildlife Site and Coldham's Brook City Wildlife Site and Barnwell Pit City Wildlife Site. Existing stadium currently has pedestrian access from the Common and across the watercourse.

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

Level 2 Conclusion Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	Red: Loss of Protected Open Space More than 400m from nearest area of accessible natural greenspace of 2ha More than 800m from the edge of the City Centre More than 800m from the nearest health centre or GP service More than 800m from existing or proposed train station
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	 Amber: Site with development potential (some constraints or adverse impacts) Pros: Close to good public transport Development in a deprived part of the city. Opportunities to improve green infrastructure Many constraints such as access and highway capacity could be overcome with suitable mitigation Limited impact on the environment with mitigation measured available Cons: There are lease issues on the site which need to be overcome Loss of United Football Ground. Any future development would need to satisfactorily demonstrate recreational facilities are re-provided elsewhere in an appropriate manner. More than 400m from nearest area of accessible natural greenspace of 2ha More than 800m from the edge of the City Centre

		 More than 800m from the nearest health centre or GP service More than 800m from existing or proposed train station
Viability feedback (from consultants)	 R = Unlikely to be viable, A =May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA

Site Information Site reference number(s): R21 (Local Plan 2006 Allocation Site 7.12 (Mixed Use)) Site name/address: 315 to 349 Mill Road Functional area (taken from SA Scoping Report): East Cambridge (Romsey) Map Hospital Hospita

Cambridge City Sites Assessment Pro Forma

Site description:

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

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

Current use (s): Derelict land Proposed use(s): Residential

Site size (ha): 0.6ha Assumed net developable area: -Assumed residential density: -

Potential residential capacity: 25

Existing Gross Floorspace: -

Proposed Gross Floorspace: -

Site owner/promoter: Known Landowner has agreed to promote site for development?: Yes

Site origin: Allocated Site

Relevant planning history:

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

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

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

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

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

Part B: Deliverability and Viability Criteria			
Criteria	Performance	Comments	
Is the site allocated or safeguarded in the Minerals and Waste LDF? Reference needs to be made to the Minerals and Waste LDF in	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	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	
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.	it falls within an allocated or safeguarded area, development would have minor negative impacts G = Site is not within an allocated or safeguarded area.	does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals or Waste Consultation Area.	
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	 R = Site is within the PSZ or is designated as an area where no development should occur A = Site or part of site within the SZ (add building height restriction in comments) G = Site is not within the PSZ or SZ 	Amber: Entire site in SZ (50% of site in 'Any Structure greater than 10m AGL' and 50% in 'Any Structure greater than 15m AGL')	
Is there a suitable access to the site?	R = No A = Yes, with mitigation G = Yes	Amber: Yes, with mitigation	
The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.			
Would allocation of the site have a significant impact on the local highway capacity?	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.	
Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated		
Would allocation of the site have a significant impact on the strategic road network capacity?	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A =Insufficient capacity. Negative effects capable of 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation	
Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	G = No capacity constraints identified that cannot be fully mitigated		
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites	
Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a			

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

Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 Green: Site is on brownfield land and part of an existing allocation. No impact on national heritage assets. Other constraints are minor and could be mitigated.
responses.		4

Level 2			
Accessibility to existing centres and services			
Criteria	Performance	Comments	
How far is the site from edge of defined Cambridge City Centre?	>800m A = 400-800m G = <400m	Red: Site is more than 800m from the edge of the City Centre	
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.			
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site within 400m of Mill Road West District Centre	
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.			
How far is the nearest health centre or GP service? Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of	R = >800m A =400-800m G = <400m	Green: Site is within 400m distance of The Surgery, 279/281 Mill Road, CB1 3DG and Brookfields Health Centre, Seymour Street	

development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site. Would development lead to a loss of community facilities?	R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >3km A =1-3km G = <1km or non-housing allocation	Green: Site within 1km of Coleridge Community College, Radegund Road, CB1 3RJ and St.Bedes Inter-Church School, Birdwood Road, CB1 3TB
How far is the nearest primary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.	R = >800m A = 400-800m G = <400m or non-housing allocation	Green: Approximately half of site is within 400m of St Philips School, 2 Vinery Way, CB1 3DR. Approximately 5% of site within 400m of Ridgefield Primary School, Radegund Road, CB1 3RH Other uses - N/A
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected	R = Yes	Green: Site is not protected
open space or have the potential to be protected	G = No	open space or has the potential to be protected.

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

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

sustainability of the site.		
Would development result in	R = Significant loss of	Green: No loss of employment
the loss of employment land	employment land and job	land or allocation for
identified in the Employment	opportunities not mitigated by	employment development
Land Review?	alternative allocation in the	
The ELR seeks to identify an	area (> 50%)	
adequate supply of sites to	A =Some loss of employment	
housing.		
Proposals for non		
employment-uses for sites		
identified for potential		
protection in the ELR should		
be weighed up against the		
potential for the proposed use		
as well as the need for it.		
Would allocation result in	A = Not within or adjacent to	Green: Site is in Romsey
of Cambridge?		
The English Indices of	U	most deprived LSOA)
deprivation at the small area		
level. The model of multiple		
deprivation which underpins	Cambridge according to the	
the Indices of Deprivation		
2010 is based on the idea of	2010.	
	·	
may benefit areas where		
deprivation is an issue.		
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport		
euge of the site?		
National Planning Policy		
		ony contro and other areas.
a pattern of development	all instances	
which facilitates the use of	G = High quality public	
sustainable modes of	transport service	
transport. Access between		
residential, employment and		
retail uses and high quality		
criteria that measures the		
distance of a site from the		
t indicative job growth ets and safeguard and ect those sites from petition from other higher e uses, particularly sing. sosals for non loyment-uses for sites tified for potential ection in the ELR should reighed up against the ntial for the proposed use rell as the need for it. Id allocation result in lopment in deprived areas ambridge? English Indices of rivation 2010 are sures of multiple ivation at the small area the model of multiple ivation which underpins ndices of Deprivation b is based on the idea of net domains of deprivation h can be recognised and sured separately. These ains are experienced by iduals living in an area. Ision of this criteria will tify where development benefit areas where ivation is an issue. tainable Transport ria t type of public transport ce is accessible at the e of the site? Deal Planning Policy notes the need to support thern of development h facilitates the use of ainable modes of sport. Access between lential, employment and l uses and high quality ic transport routes is tal to achieving that aim. uch the inclusion of ria that measures the	Iand and job opportunities mitigated by alternative allocation in the area (< 50%).	LSOA 8000: 10.3 and Romsey LSOA 7999: 24.29 (within 40% most deprived LSOA)

nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.		
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.	>800m A =400 - 800m G = <400m	Red: Site is beyond 800m from either an existing or proposed train station
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements . The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	 RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. A =Poor or medium quality offroad path. G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. GG = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes. 	Green. There is no provision for cyclists on Mill Rd but good links via Madras Rd to the station and city centre. A zebra crossing of Mill Rd should be considered to assist this.

Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality 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 curtainability of the site	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14	Amber: <1000m of an AQMA
of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.	R = Significant adverse impact A =Adverse impact G = Minimal, no impact, reduced impact	Green: Minimal, no impact, reduced impact
Are there potential noise and vibration problems if the site is developed, as a receptor or generator? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Green: Minimal, no impact, reduced impact
Are there potential light pollution problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable	Green: No adverse effects or capable of full mitigation

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	of adequate mitigation	
	G = No adverse effects or	
	capable of full mitigation	
Are there potential odour	R = Significant adverse	Green: No adverse effects or
problems if the site is	impacts incapable of	capable of full mitigation
developed, as a receptor or	appropriate mitigation	
generator?	A =Adverse impacts capable	
	of adequate mitigation G = No adverse effects or	
Is there possible	capable of full mitigation R = All or a significant part of	Amber: Site partially within or
contamination on the site?	the site within an area with a	adjacent to an area with a
	history of contamination which,	history of contamination, or
Contaminated land is a material	due to physical constraints or	capable of remediation
planning consideration, and Land	economic viability, is incapable	appropriate to proposed
Use History Reports are available	of appropriate mitigation	development
from the Council's Environmental Health Scientific Team. The	during the plan period	
presence of contamination will not	A = Site partially within or	
always rule out development, but	adjacent to an area with a	
development should not be	history of contamination, or capable of remediation	
permitted in areas subject to pollution levels that are	appropriate to proposed	
incompatible with the proposed	development	
use. Mitigation measures can be	G = Site not within or adjacent	
implemented to overcome some	to an area with a history of	
contaminated land issues,	contamination	
although this may have an impact on the economic viability of the		
development. Further		
investigation will be required to		
establish the nature of any		
contamination present on sites and the implications that this will		
have for development.		
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1 or
a source protection zone (EA	G = Not within SPZ1 or	allocation is for greenspace
data)?	allocation is for greenspace	
Groundwater sources (e.g.		
wells, boreholes and springs)		
are used for public drinking		
water supply. These zones		
show the risk of contamination		
from any activities that might		
cause pollution in the area.		
criteria)	historic environment (Landscap	be addressed by Green Belt
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Green: Site does not contain
a historic park/garden?	to, or within the setting of such	or adjoin such areas, and
	to, or within the setting of such areas with potential for	there is no impact to the
Historic parks and gardens	to, or within the setting of such areas with potential for significant negative impacts	
Historic parks and gardens that have been registered	to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate	there is no impact to the
Historic parks and gardens that have been registered under the 1983 National	to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation	there is no impact to the
Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal	to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent	there is no impact to the
Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11	 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 	there is no impact to the
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	 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 	there is no impact to the
Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11	 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 	there is no impact to the

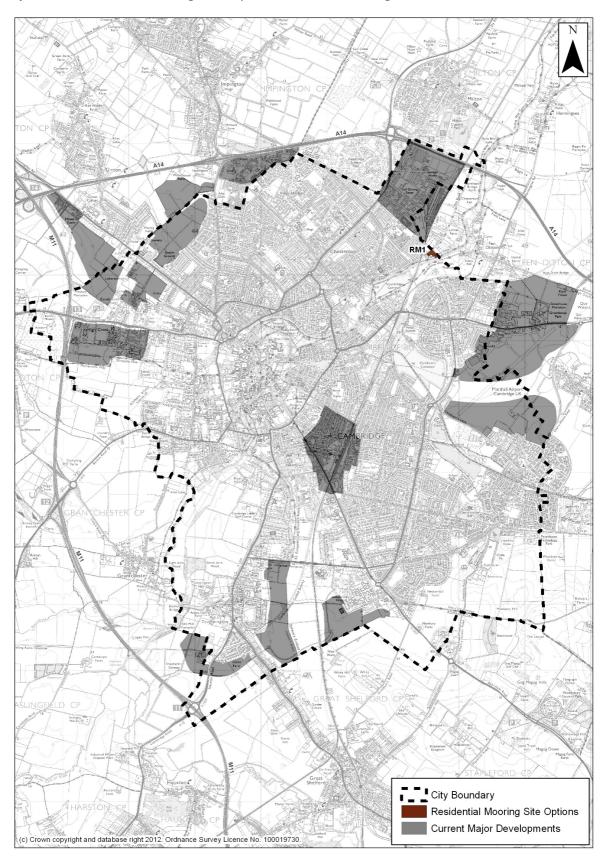
harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	
Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.	R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	A =Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Amber: Arthur Rank House and Headway House Brookfields Hospital adjacent to site. Other buildings of local interest close by.
Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given	Green: Site of 19 th C Cement and Lime Works. No archaeological requirement for this site.

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

nature conservation value of such		
sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures		
and nature conservation enhancement measures should be implemented.		
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of	 R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A =Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees 	Amber: There are many Tree Preservation Orders along the northern and eastern edges of the site.
the trees. Any other information not cap		
Level 2 Conclusion		
Level 2 Conclusion		
Level 2 Conclusion Level 2 Conclusion (after	R = Significant constraints or	Amber:
	R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	 Amber: Close to District Centre, outdoor sports, health and education facilities Within 400m of bus services that link the site to the city centre and other areas The site is within an Air Quality Management Area although it is not likely that there would be net Potential contamination, former contaminative uses on site. Developable but will require mitigation Site adjacent to buildings of local interest and many protected trees along northern and eastern edges
Level 2 Conclusion (after	adverse impacts A =Some constraints or adverse impacts G = Minor constraints or	 Close to District Centre, outdoor sports, health and education facilities Within 400m of bus services that link the site to the city centre and other areas The site is within an Air Quality Management Area although it is not likely that there would be net Potential contamination, former contaminative uses on site. Developable but will require mitigation Site adjacent to buildings of local interest and many protected trees along northern and eastern

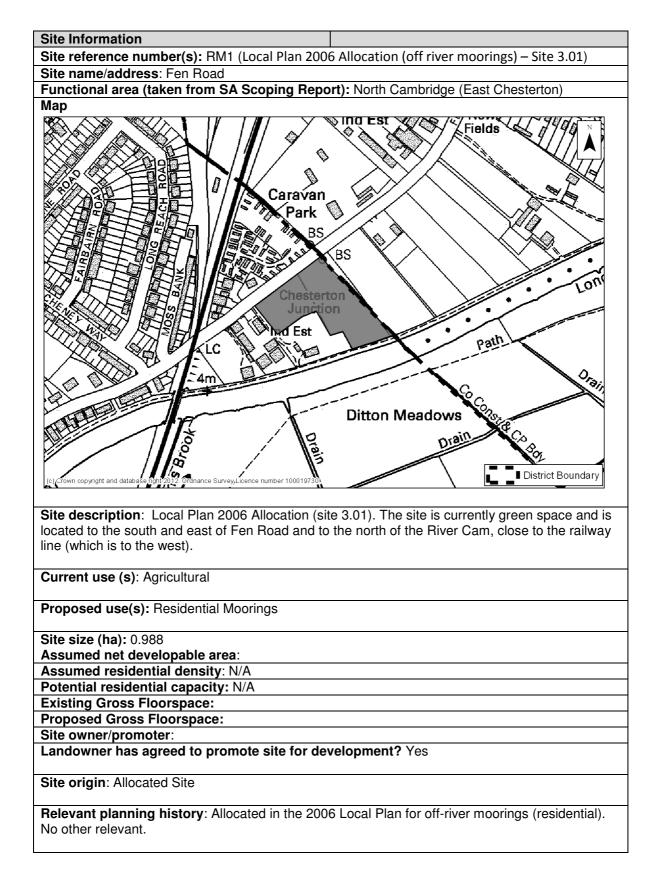
	impacts)
	Pros:
G = Site with development potential (few or minor constraints or adverse impacts)	 The site is adjacent to an established residential community, on brownfield land and part of an existing allocation. Close to District Centre, outdoor sports, health and education facilities Within 400m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

RESIDENTIAL MOORING SITE OPTIONS WITHIN CAMBRIDGE



Map 2: All residential moorings site options within Cambridge

Cambridge City Sites Assessment Pro Forma



Level 1 Part A: Strategic Considerations		
Flood Risk		
	Performance	Comments
Criteria Is site within a flood zone? The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment. In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1). Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land	Performance R = Flood risk zone 3 A = Flood risk zone 2 G = Flood risk zone 1	Comments Green: Flood zone 1, lowest risk of fluvial flooding. Adjacent to Flood zone 3, highest risk of fluvial flooding.
uses and applying the Exceptions Test as required. Is site at risk from surface water flooding? In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the scope for appropriate mitigation, which could reduce the level of risk on site and potentially reduce flood risk elsewhere (for example from site run-off).	R = High risk, A =Medium risk G = Low risk	Green: Minor to moderate amount of surface water flooding towards the centre of the northern site. Careful mitigation required which could impact on achievable site layout
Land Use / Green Belt	D. (
Criteria	Performance	Comments
Will allocation make use of previously developed land	R = Not on PDL	Red: 0% PDL

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

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

Would allocation of the site have a significant impact on the local highway capacity? Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.
Would allocation of the site have a significant impact on the strategic road network capacity? Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.	 R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A =Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated 	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation
Is the site part of a larger site and could it prejudice development of any strategic sites?	R = Yes G = No	Green: Site is not part of a larger site and would not prejudice development of any strategic sites
Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Green: No known legal issues/covenants that could constrain development
A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.		
Timeframe for bringing the site forward for development? <i>Knowledge of the timeframe</i> <i>for bringing forward</i> <i>development will help inform</i> <i>whether allocation of the site</i> <i>would have the potential to</i> <i>contribute to the Council's</i> <i>required land supply for</i>	 R = Beyond 2031 (beyond plan period) A =Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016 	Amber: Start of construction between 2017 and 2031

housing/employment land etc.		
Would development of the site require significant new / upgraded utility infrastructure?	R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient G = Yes	Green: No, existing infrastructure likely to be sufficient Amber: No
existing or proposed district heating network/community energy networks?	A = No	
Would development of the site be likely to require new education provision?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A =School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation)	RR = Very significant constraints or adverse impacts R = Significant constraints or	Green: Minor constraints or adverse impacts
Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	

Level 2		
Accessibility to existing centr	es and services	
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Red: Site is more than 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to		

provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms. How far is the site from the nearest District or Local	R = >800m A =400-800m	Red: Site is beyond 800m from the nearest District or Local
centre? A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.	G = <400m	centre.
How far is the nearest health centre or GP service? Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.	R = >800m A =400-800m G = <400m	Amber: Site is between 400 and 800m distance from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL
Would development lead to a loss of community facilities?	 R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible 	Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
How far is the nearest secondary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes	R = >3km A =1-3km G = <1km or non-housing allocation	Amber: Site within 3km of: Chesterton Community College, 297 Gilbert Road, CB4 3NY; Manor Community College, Arbury Road, CB4 2JF and Parkside Community College, Parkside, CB1 1EH

of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services. How far is the nearest primary school? In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be	R = >800m A = 400-800m G = <400m or non-housing allocation	Amber: Site is between 400 and 800m from Shirley School, Nuffield Road, CB4 1TF
required to contribute to the provision of new local services.		
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	The site owner must provide details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	 RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. 	Green: No obvious constraints that prevent the site providing minimum on-site provision.
	 G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to 	

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

development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site.		
The assessment should also give consideration as to		
whether the size of the site		
and scale of development Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main	R = >3km	Green: Site is less than 1km
employment centre? National planning policy promotes patterns of	A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for	from an employment centre.
development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site. Would development result in	another non-residential use	Green: No loss of employment
the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non 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.	employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A =Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development	land / allocation for employment development
Would allocation result in development in deprived areas of Cambridge? <i>The English Indices of</i>	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation	Green: Site in East Chesterton LSOA 7972: 24.48 (within 40% most deprived LSOA)

Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.	2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	
Sustainable Transport Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.	R = Service does not meet the requirements of a high quality public transport (HQPT) A =service meets requirements of high quality public transport in most but not all instances G = High quality public transport service	Red: Service does not meet the requirements of a high quality public transport (HQPT)
How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of	R = >800m A =400 - 800m G = <400m	Amber: Half of site is between 400 than 800m from a proposed train station.

criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.		
What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements . The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	 RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume. R = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. A =Poor or medium quality offroad path. G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. GG = Quiet residential street designed for 20mph speeds, 	Green: But only if speeds were reduced along Fen Road with additional traffic calming measures. The addition of an advanced stop lane in front of cars queuing whilst the barriers are down would also be beneficial. However, facilities for pedestrians are very poor here with no space for a footway either side of the level crossing.
	high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.	
Air Quality, pollution, contami		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14	Green: >1000m of an AQMA, M11, or A14

Cambridge Local Plan – Towards 2031 Technical Background Document – Site Assessments Within Cambridge

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

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

historic park or garden its setting.		
Would development impact upon a Conservation Area? The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.	R = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas
Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: - The building is demonstrably incapable of beneficial use or reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	A =Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Would development impact upon archaeology?	 R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity 	Amber: Area of Iron Age and Saxon inhumations (MCB6756 and 6758) and Roman occupation (MCB6757) found immediately north of this plot in a former gravel pit (shown on1 st and 2 nd ed OS maps). That archaeological evidence will occur in site 44 can be anticipated. Owing to the

		presence of burials evidence of further similar remains should be obtained prior to any planning decision in order that an appropriate mitigation strategy can be devised for any potential cemetery or, if remains are deemed to be of national significance, to object to development in this area. A Pre-determination evaluation will be required ahead of any planning determination.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace 	Amber: Adjacent to River Cam County Wildlife Site
Should be implemented. Does the site offer opportunity for green infrastructure delivery? Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.	 R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A =No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure 	Amber: Potential to enhance habitats and access but development likely to be detrimental to existing species
Would development reduce habitat fragmentation, enhance native species, and help	R = Development would have a negative impact on existing features or network links	Amber: Potential to enhance riparian habitats. Water Voles possible

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

allowing scope for mitigation)	adverse impacts	adverse impacts
anowing scope for miligation)	A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	auverse impacts
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	Green: Site with development potential (few or minor constraints or adverse impacts Pros • Greenfield site with the potential for off-river moorings which could ease some of the congestion on this part of the river • Close to outdoor sports facilities and accessible natural greenspace • Close to proposed Cambridge Science Park railway station; • Good cycling links; and • Potential to enhance riparian habitats.
		Cons Distance from City and local centres Known archaeology in the vicinity, detailed assessment would be required ahead of any development
Viability feedback (from consultants)	 R = Unlikely to be viable, A =May be viable G = Likely to be viable 	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA