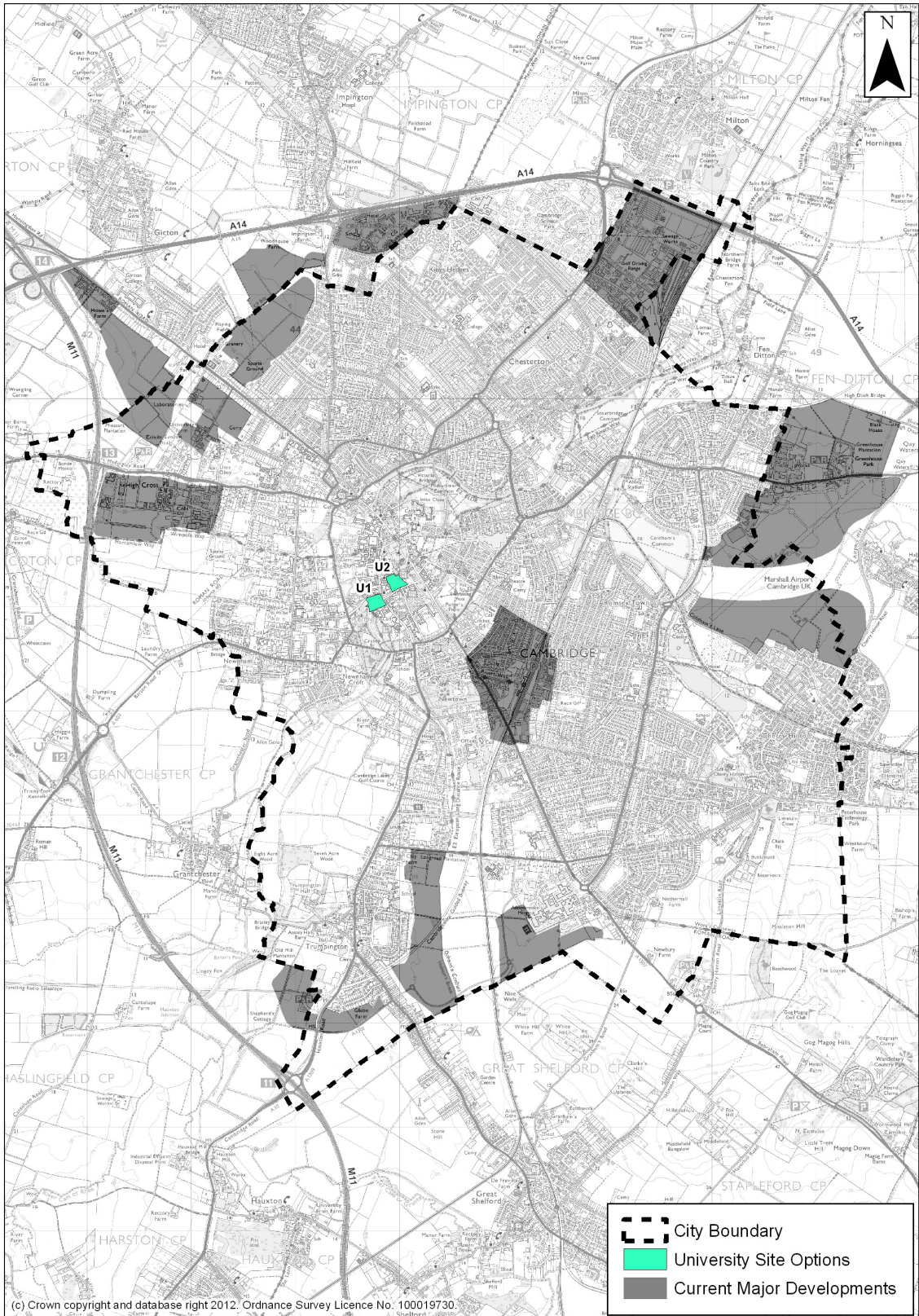


UNIVERSITY SITE OPTIONS WITHIN CAMBRIDGE

All University site options within Cambridge



Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): U1 (Local Plan 2006 Allocation for part of the site (for University and mixed uses) - Site 7.10)	
Site name/address: Old Press, Mill Lane	
Functional area (taken from SA Scoping Report): City Centre (Market)	
Map	
Site description: The site lies on the eastern bank of the River Cam, and is bounded by Silver Street to the north, Little St Mary's Lane to the south, and is dissected by Mill Lane. It provides a range of accommodation for the University of Cambridge's academic and administrative facilities.	
<p>The Old Press/Mill Lane SPD put forward a vision that the site provides an opportunity to create an area with distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It could contain a mix of uses that complement the City's historic core and its riverside location. Development could support the creation of a more attractive, accessible, safe and sustainable environment.</p>	
Current use (s): Student accommodation, academic and administrative offices	
Proposed use(s): University	
Site size (ha): 2.004	
Assumed net developable area:	
Assumed residential density:	
Potential residential capacity:	
Existing Gross Floorspace:	
Proposed Gross Floorspace:	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development? Yes	
Site origin: Old Press/Mill Lane Supplementary Planning Document (SPD) – Local Plan 2006 Allocation for part of the site (for University and mixed uses) - Site 7.10	
Relevant planning history: Site subject to the Old Press / Mill Lane SPD.	

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

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

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

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

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

<p><i>located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.</i></p>		
<p>How far is the site from the nearest District or Local centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Site is in city centre</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Site is within 400m distance of Trumpington Street Medical Practice, 56 Trumpington Street, CB2 1RG</p>
<p>Would development lead to a loss of community facilities?</p>	<p>R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Green: Site within 1km of Parkside Community College, Parkside, CB1 1EH</p>
<p>How far is the nearest primary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Green: Potential allocation is for university development.</p>

<i>distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i>		
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	R = Yes G = No	Green: Site is not protected open space or has the potential to be protected. The site is adjacent to Sheeps Green & Coe Fen an area of semi natural green space which is protected for both its environmental and recreational importance.
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	<i>The site owner must provide details of how this can be achieved</i>
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	RR = No , the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No , the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities? <i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106</i>	R = >3km A = 1 - 3km G = <1km ; or allocation is not housing	Green: Site is within 1km of Newnham Croft Primary School's outdoor sports facilities and the sports grounds of a number of colleges

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

<p>Land Review? <i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>alternative allocation in the area.</p>
<p>Would allocation result in development in deprived areas of Cambridge? <i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Amber: Site is in Market LSOA 7981: 10.34</p>
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site? <i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p>Red: Service does not meet the requirements of a high quality public transport (HQPT)</p>
<p>How far is the site from an existing or proposed train station? <i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail</i></p>	<p>R = >800m A = 400 - 800m G = <400m</p>	<p>Red: Site is greater than 800m from either an existing or proposed train station.</p>

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

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

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

<p><i>reuse;</i></p> <ul style="list-style-type: none"> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>		
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Red: This is a significant block within the historic core of Cambridge, host to numerous listed buildings including the significant site of the 19th century Pitt Press (47314) of CUP. The line of the 13th century town ditch, the King's Ditch, traverses this plot - believed to be beneath the current route of Mill Lane, or close by. This demarcates a zone of enclosed town and the suburban land beyond, which was also a settlement zone during that period. The south gate into Cambridge lay just south of the Mill Lane/Trumpington Street cross road (MCB5537), itself a focus for settlement, alms giving and opportunistic trade. Medieval and Roman finds (MCBs 5882-3, 5492) relating to contemporary and earlier settlement evidence (the river being the focus of settlement in the Roman period) were found during the building works for the Pitt Press in the 19th century. Owing to the historic and archaeological significance of the plot a programme of pre-determination evaluation will be required ahead of any planning determination. This should include an impact assessment of the current buildings and an appraisal of the known depths of archaeological evidence in the area, and to establish greater detail on the depth of the archaeological sequence through an array of controlled trial pits in areas that will be subject to new ground works.</p>
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated	R = Contains or is adjacent to an existing site and impacts	Green: Does not contain, is not adjacent to or local area

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

<p><i>townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees</p>	
<p>Any other information not captured above?</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Red: Significant constraints or adverse impacts.</p> <ul style="list-style-type: none"> • In the vicinity of proposed district heating network • Close to outdoor sports facilities and accessible natural greenspace • Good cycle links • Site is within an AQMA • Known archaeology on site • Within Central Conservation Area • TPO on site
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Sensitive redevelopment of the site is supported by the Old Press/Mill Lane SPD • Key central site with potential for university/collegiate use • Potential to open up public realm in this area • Potential to improve river frontage • In the vicinity of proposed district heating network • Close to outdoor sports facilities and accessible natural greenspace • Good cycle links • Known archaeology on site, detailed assessment will be required ahead of any proposed

		<p>development</p> <p>Cons:</p> <ul style="list-style-type: none"> • Known risk of surface water flooding towards the centre of the site, possible to mitigate with careful consideration to site layout • Known archaeology on site, detailed assessment will be required ahead of any proposed development • Within Central Conservation Area and has listed buildings on site. Careful mitigation required • Within Air Quality Management Area, although it is not likely that there would be net worsening of air quality
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): U2 (Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.)	
Site name/address: New Museums	
Functional area (taken from SA Scoping Report): City Centre (Market)	
Map	
Site description: Site currently in use as University buildings – Zoology museum, lecture theatre etc. It is located on the eastern side of Corn Exchange Street. It is a Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.	
Current use (s): University facilities & Museum	
Proposed use(s): University	
Site size (ha): 1.971	
Assumed net developable area:	
Assumed residential density: -	
Potential residential capacity: -	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter:	
Landowner has agreed to promote site for development?	
Site origin: Allocated Site	
Relevant planning history: It is a Local Plan 2006 allocation site (for predominantly University uses but also some mixed use) – Site 7.08. No other relevant.	

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

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

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

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

<i>housing/employment land etc.</i>		
Would development of the site require significant new / upgraded utility infrastructure?	<p>R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation</p> <p>A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation</p> <p>G = No, existing infrastructure likely to be sufficient</p>	Amber: Significant new / upgraded utility infrastructure
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	<p>G = Yes</p> <p>A = No</p>	Green: Site in the vicinity of a proposed district heating network
Would development of the site be likely to require new education provision?	<p>R = School capacity not sufficient, constraints cannot be appropriately mitigated.</p> <p>A = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>G = Non-residential development / surplus school places</p>	N/A

Level 1 Conclusion

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

Accessibility to existing centres and services

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

<p>centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>	<p>G = <400m</p>	
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: <400m</p>
<p>Would development lead to a loss of community facilities?</p>	<p>R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>	<p>Green: Site includes Whipple Museum which is a community facility, but this should be retained in any future scheme.</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Green: <1km or non-housing allocation</p>

<i>services.</i>		
<p>How far is the nearest primary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Green: Potential allocation is for university use.</p>
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	<p>R = Yes G = No</p>	<p>Green: Site is not protected open space or has the potential to be protected. Site is adjacent to Corpus Christi College (Protected Open Space)</p>
<p>If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space</p>	<p>R = No G = Yes</p>	<p><i>The site owner must provide details of how this can be achieved</i></p>
<p>If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publicly accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?</p>	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	<p>Green: No obvious constraints that prevent the site providing minimum on-site provision where applicable.</p>
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Allocation not for housing.</p>

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

<i>the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</i>		
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Green: While site is in City Centre (employment land) it will retain its current function.</p>
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation</p>	<p>Amber: Site is in Market LSOA 7981: 10.34</p>

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

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

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

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

<p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	
<p>Would development impact upon buildings of local interest <i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: Significant town plot containing the 13th C King's Ditch, therefore, areas enclosed by it to the northwest, and suburban areas outside it – as recently seen in excavations ahead of the Grand Arcade development (ECB 2379) where medieval and later settlement prevailed. The plot contains notable listed buildings, including the 17th century Old Perse School (MCB5692) and the Old Cavendish Laboratory</p>

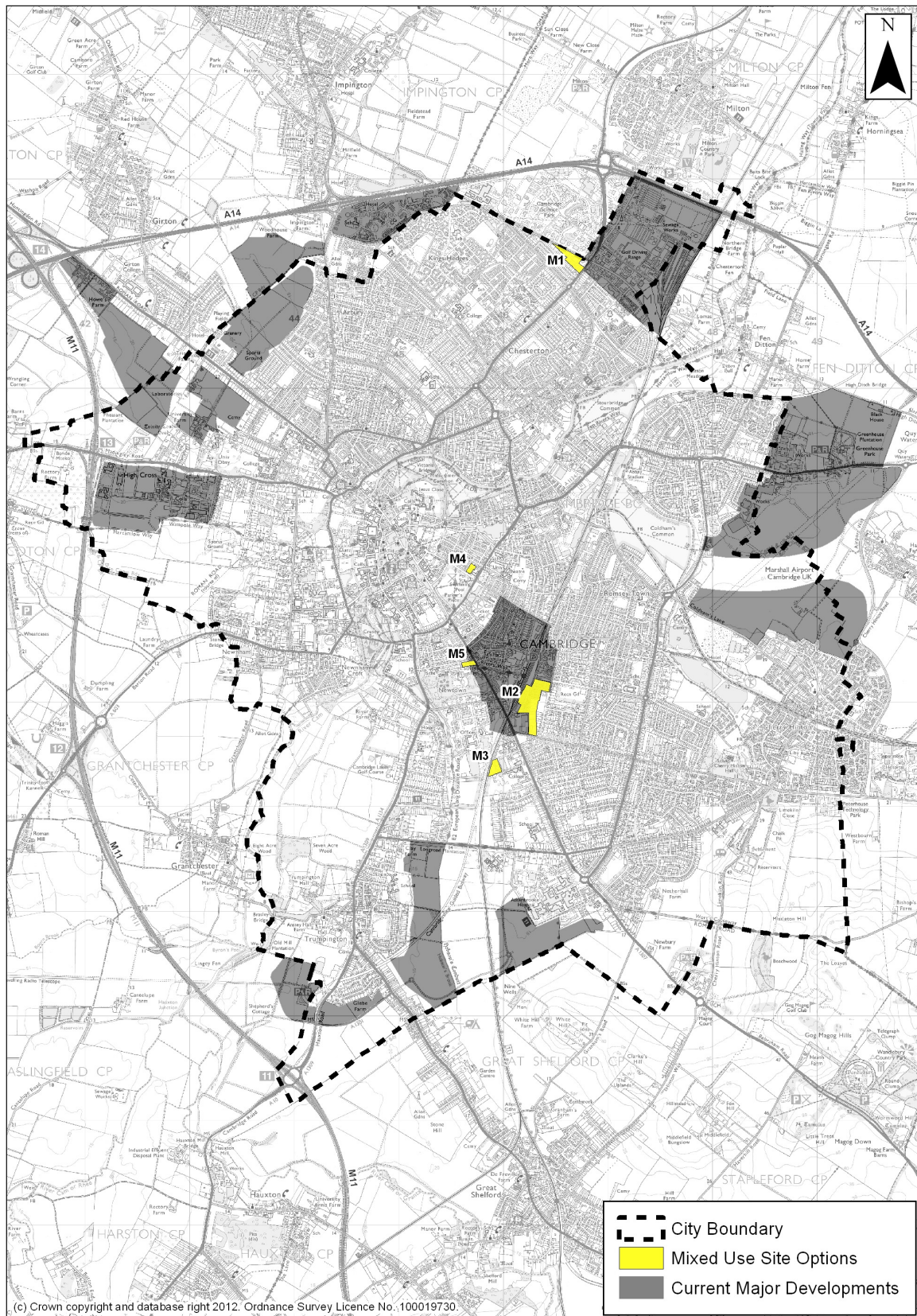
		(MCB16535), but was occupied in the medieval period by an Augustinian Friary (within the town enclosure: MB5717). An Archaeological Condition is recommended for any consented scheme.
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated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

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

		<ul style="list-style-type: none"> · Close to public transport links with good cycling links · Site is within AQMA · Known archaeology on site
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> · Key central site with potential for university/collegiate use; · Potential to open up public realm in this area · Potential for better access to the museum · In the vicinity of the proposed district heating network · Close to accessible natural greenspace · Close to public transport links with good cycling links <p>Cons:</p> <ul style="list-style-type: none"> · Known archaeology on site, detailed assessment would be required ahead of any proposed development; · Within Central Conservation Area with listed buildings on site. Careful mitigation required; and · Within Air Quality Management Area, although it is not likely that there would be net worsening of air quality
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

MIXED USE SITE OPTIONS WITHIN CAMBRIDGE

All mixed use site options within Cambridge



Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): M1 (Local Plan 2006 allocation site (5.04) for residential use)	
Site name/address: 379-381 Milton Road	
Functional area (taken from SA Scoping Report): North Cambridge (Kings Hedges)	
Map	
Site description: Local Plan 2006 allocation site (5.04). The site is mostly car show rooms and garages and is located between Milton Road and Lovell Road, just south of the city boundary (and the Cambridgeshire Guided Bus track). The site is close to the Northern Fringe East area and a planned new railway station at Chesterton sidings (in South Cambridgeshire).	
Current use (s): Car show rooms and garages	
Proposed use(s): Mixed Use	
Site size (ha): 2.413	
Assumed net developable area: -	
Assumed residential density: -	
Potential residential capacity: 40	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development? Yes	
Site origin: Allocated Site	
Relevant planning history: Approved with conditions as an outline application for residential development in 1994. Allocated as a proposals site for residential development as part of the 2006 Local Plan (Site 5.04) – 379 – 381 Milton Road. No other relevant planning history.	

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

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

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

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

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

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
<p>How far is the site from edge of defined Cambridge City Centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Red: Site is more than 800m from the edge of the City Centre</p>
<p>How far is the site from the nearest District or Local centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Site is within 400m of Kings Hedges Road local centre catchment area.</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Amber: Approximately 90% of site is between 400 and 800m from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL with the remainder beyond 800m</p>

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

<p>If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space</p>	<p>R = No G = Yes</p>	<p><i>The site owner must provide details of how this can be achieved</i></p>
<p>If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?</p>	<p>RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency.</p> <p>R = No, the site by virtue of its size is not able to provide the minimum standard of OS.</p> <p>G = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	<p>Green: No obvious constraints that prevent the site providing minimum on-site provision</p>
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p>R = >3km A = 1 - 3km G = <1km; or allocation is not housing</p>	<p>Green: Site is within 1km of St Andrews Primary School's outdoor sports facilities</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.</i></p>	<p>A = >400m from children and teenager's play space G = <400m; or allocation is not housing</p>	<p>Green: Approximately 90% of site is within 400m of Ramsden Square Play Area with the remainder of the site beyond 400m from nearest child's/teenager's play space</p>

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

<p><i>potential for the proposed use as well as the need for it.</i></p>		
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p> <p>G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site in King's Hedges LSOA 7976:14.91 and adjacent to East Chesterton LSOA 7971: 30.55 (within 40% most deprived LSOA)</p>
<p>Sustainable Transport</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT)</p> <p>A = service meets requirements of high quality public transport in most but not all instances</p> <p>G = High quality public transport service</p>	<p>Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability</i></p>	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station</p>

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

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

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

<p><i>are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>adjoin such an area, and there is no impact to the setting of such an area</p>	
<p>Would development impact upon buildings of local interest <i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: Palaeolithic handaxes were found in this plot in 1949, and in gardens to the south (MCBs6344, 19188, 6349). An Archaeological Condition is recommended for any consented scheme.</p>

Biodiversity and Green Infrastructure

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

<p>Does the site offer opportunity for green infrastructure delivery? <i>Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.</i></p>	<p>R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation G = Development could deliver significant new green infrastructure</p>	<p>Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation</p>
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) <i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets. As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	<p>Green: Through provision of new habitats, green spaces, green roofs etc</p>
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? <i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A = Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees</p>	<p>Amber: There is 1 TPO onsite</p>
<p>Any other information not captured above?</p>		

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> • Proximity to Kings Hedges Road Local Centre and facilities • Adjacent to a main radial route (Milton Road) • Within 400m of bus services that link the site to the City Centre and other areas, including Guided Bus • Adjacent to an area with a history of contamination
Overall Conclusion	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Potential for site to form part of a high quality employment led development with improved site layout including some residential • Potential for site to support an adjacent new employment centre in Northern Fringe East area. • Adjacent to an established residential community • Proximity to Kings Hedges Road Local Centre and facilities • Adjacent to a main radial route (Milton Road) • Existing infrastructure is likely to be sufficient; and • Within 400m of bus services that link the site to the City Centre and other areas, including Guided Bus <p>Cons:</p> <ul style="list-style-type: none"> • There are surface water flooding issues on site, possible to mitigate with careful consideration to site layout

Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA
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Cambridge City Sites Assessment Pro Forma

Site Information
Site reference number(s): M2 (Includes SHLAA site CC913 within its boundary)
Site name/address: Clifton Road Industrial Estate, Clifton Court
Functional area (taken from SA Scoping Report): East Cambridge (Coleridge)
Map
Site description: This is a large industrial estate located either side of Clifton Road (north of the junction between Hills Road and Cherry Hinton Road). The site is mostly in industrial use, but also has some office type uses. Royal Mail, who have indicated they may move, is a notable business located here. The site shares a border with the site at 80 Rustat Road to the north and the Cambridge Leisure Park to the south. The site forms part of an opportunity area for redevelopment in the Cambridge Plan Towards 2031 – Issues and Options Report.
Current use (s): Industrial Estate
Proposed use(s): Mixed Use
Site size (ha): 7.550
Assumed net developable area:-
Assumed residential density:-
Potential residential capacity: 100 (within the central section of the site)
Existing Gross Floorspace: -
Proposed Gross Floorspace: -
Site owner/promoter: Owner known.
Landowner has agreed to promote site for development? Sorting office part of the site – unknown. Rest of site - Landowner put forward as mixed use (employment + residential) in call for additional sites.
Site origin: SHLAA Call for Sites
Relevant planning history: Is a protected industrial site.

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

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

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

<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. Some works either physical or soft (travel plan etc.) could in all likelihood overcome negative impacts.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>For schemes of 50 dwellings or more: This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.</p> <p>S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>	<p>R = Yes G = No</p>	<p>Green: No. The site forms part of an opportunity area for redevelopment in the Cambridge Plan Towards 2031 – Issues and Options Report however the site's development would not prejudice development of any strategic sites.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the site</p>	<p>R = Beyond 2031 (beyond</p>	<p>Amber: Start of construction</p>

forward for development? <i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i>	plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	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 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) <i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	Green: <ul style="list-style-type: none"> • Minor constraints which could be mitigated.
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Level 2

Accessibility to existing centres and services

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

<p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.</i></p>		
<p>How far is the site from the nearest District or Local centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Site is within 400m of Cherry Hinton Road West local centre catchment area and within 800m of both Cherry Hinton Road West local centre catchment area and Mill Road East district centre</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Approximately 60% of site is within 400m distance of The Woodlands Practice, 32-34 Station Road, CB1 2JH with the remainder between 400 and 800m</p>
<p>Would development lead to a loss of community facilities?</p>	<p>R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p>	<p>R = >3km A = 1-3km</p>	<p>Green: Approximately 85% of site within 1km of Coleridge</p>

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

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

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

<p><i>protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>		
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Amber: Site in Coleridge LSOA 7966: 11.03</p>
Sustainable Transport		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p>Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support</i></p>	<p>R = >800m A = 400 - 800m G = <400m</p>	<p>Green: Approximately 70% of site is within 400m of an existing train station with the remainder within 400 and 800m</p>

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

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

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

<p><i>appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	
<p>Would development impact upon buildings of local interest <i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Amber: The development of the site would not affect any locally listed buildings providing build height does not exceed the immediate surrounding area.</p>
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: Roman earthworks with the Old Cattle market were once known from the area (MCB5828). Roman pottery finds from numerous locations around this plot (e.g. MCBs5554, 5886). An Archaeological Condition is recommended for any consented scheme.</p>

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

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

<p><i>unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>		
<p>Any other information not captured above?</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> • Possible contamination on site. Capable of remediation but may not be suitable for houses with gardens • Issues for this site with the railway noise and vibration, tannoy from the new platform and parts of the site adjacent to the Junction and leisure complex. Detailed design and acoustic report and mitigation needed • Proximity to Cherry Hinton Road West Local Centre and facilities • Close to medical centre, primary and secondary schools, outdoor sports facilities, play space for children/teenagers and accessible greenspace • Good public transport links to City Centre and other areas
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Potential for site to form part of a high quality employment led development including offices, supporting a vibrant new employment centre, around the railway station • Potential for residential use within central section of the site • Proximity to Cherry Hinton Road West Local

		<p>Centre and facilities</p> <ul style="list-style-type: none"> • Close to medical centre, primary and secondary schools, outdoor sports facilities, play space for children/teenagers and accessible greenspace • Good public transport links to City Centre and other areas <p>Cons:</p> <ul style="list-style-type: none"> • Possible contamination on site. Capable of remediation but may not be suitable for houses with gardens • Issues for this site with the railway noise and vibration, tannoy from the new platform and parts of the site adjacent to the Junction and leisure complex. Detailed design and acoustic report and mitigation needed
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): M3 (Local Plan 2006 - Protected Industrial Site)	
Site name/address: Michael Young Centre	
Functional area (taken from SA Scoping Report): South Cambridge (Queen Edith's)	
Map	
Site description: The site is in use for a mixture of office, industrial and warehouse. It is located at the south-west end of Purbeck Road. It is bounded by the railway line on its western border.	
Current use (s): Education / Training Facility	
Proposed use(s): Mixed Use	
Site size (ha): 1.3ha Assumed net developable area:	
Assumed residential density:	
Potential residential capacity: 50	
Existing Gross Floorspace:	
Proposed Gross Floorspace:	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development? Yes for a mix of employment and housing	
Site origin: ELR, Allocated Site	
Relevant planning history: It is a protected industrial site. Some recent change of use (from office to cookery and non-residential education) granted.	

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

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

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

<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p>R = Insufficient capacity. Negative effects incapable of appropriate mitigation. A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. The Highways authority does not require impact assessments for sites under 50 dwellings.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>	<p>R = Yes G = No</p>	<p>Green: Site is not part of a larger site and its development would not prejudice development of any strategic sites</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p>R = Yes G = No</p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p>R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016</p>	<p>Amber: Start of construction between 2017 and 2031</p>
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient</p>	<p>Amber: Significant new / upgraded utility infrastructure</p>
<p>Is the site in the vicinity of an existing or proposed district heating network/community energy networks?</p>	<p>G = Yes A = No</p>	<p>Amber: No</p>
<p>Would development of the site</p>	<p>R = School capacity not</p>	<p>Amber: The implications of</p>

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

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

<p><i>nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>		
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Red: Site is over 800m from nearest health centre or GP service</p>
<p>Would development lead to a loss of community facilities?</p>	<p>R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Amber: Site within 3km of Parkside Federation Proposed School Clay Farm</p>
<p>How far is the nearest primary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Red: Approximately 40% of site is between 400 and 800m from Morley Memorial School, 91 Blinco Grove, CB1 7TX with the remainder beyond 800m</p>

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

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

<i>The assessment should also give consideration as to whether the size of the site and scale of development</i>		
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p>R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>Green: Site is a retained business estate in the ELR. However the proposed allocation includes employment development therefore no overall loss is expected.</p>
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Amber: Site in Queen Edith's LSOA 7996: 5.53</p>

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

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

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

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

<p><i>architectural or historic interest that character or appearance of which it is desirable to preserve or enhance’.</i> <i>Cambridge’s Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	
<p>Would development impact upon buildings of local interest <i>There are over 1,000 buildings in Cambridge that are important to the locality or the City’s history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Green: Adjacent to former quarry (extent unknown) to east. No archaeological requirement.</p>
<p>Biodiversity and Green Infrastructure</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Green: Does not contain, is not adjacent to or local area will be developed as greenspace</p>

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

<i>should be implemented.</i>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p>A = Any adverse impact on protected trees capable of appropriate mitigation</p> <p>G = Site does not contain or adjoin any protected trees</p>	<p>Amber: Large area of Tree Preservation Orders adjacent to the site along the southern edge.</p>
Any other information not captured above?		
Level 2 Conclusion		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts</p> <p>A = Some constraints or adverse impacts</p> <p>G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> • Proximity to Cherry Hinton Road West Local Centre and facilities • Close to outdoor sports facilities and children's/teenagers play space • Good public transport links to City Centre and other areas • Good cycle links.
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts)</p> <p>A = Site with development potential (some constraints or adverse impacts)</p> <p>G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Existing employment site with potential for intensification including some residential • Proximity to Cherry Hinton Road West Local Centre and facilities • Close to outdoor sports facilities and children's/teenagers play

		<p>space</p> <ul style="list-style-type: none"> • Good public transport links to City Centre and other areas • Good cycle links. <p>Cons:</p> <ul style="list-style-type: none"> • Access is a significant issue that would need careful consideration
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): M4 (Local Plan 2006 allocation site (for residential) – Site 5.12)	
Site name/address: Police Station, Parkside	
Functional area (taken from SA Scoping Report): City Centre (Market)	
Map	
<p>Site description: This site is currently in use as a police station. It is located on the corner of Parkside and Walkworth Terrace, opposite the north-eastern edge of Parkers Piece. It is a part of a Local Plan 2006 allocation site (for residential) – site 5.12, the Fire Station next door makes up the other part of the allocation. The Fire Station site is currently under construction for a mixed use development comprising the fire station, 99 apartments, a commercial unit (Class A3) and associated car and cycle parking .</p>	
Current use (s): Police Station	
Proposed use(s): Mixed Use with Hotel	
Site size (ha): 0.485	
Assumed net developable area:	
Assumed residential density:	
Potential residential capacity: 50	
Existing Gross Floorspace:	
Proposed Gross Floorspace:	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development?:	
Site origin: Allocated Site	

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

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

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

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

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

	appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient	
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	G = Yes A = No	Green: Site in the vicinity of a proposed district heating network
Would development of the site be likely to require new education provision?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	Amber: The implications of development locations for education provision will need to be considered as part of taking the Plan forward. The scale and location of development will be important in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.

Level 1 Conclusion

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

Accessibility to existing centres and services

Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre? <i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.</i>	R = >800m A = 400-800m G = <400m	Green: Site is within the City Centre
How far is the site from the	R = >800m	Green: Site within 400m of Mill

<p>nearest District or Local centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>	<p>A = 400-800m G = <400m</p>	<p>Road West District Centre</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>	<p>R = >800m A = 400-800m G = <400m</p>	<p>Green: Site is within 400m distance of Petersfield Medical Practice, 25 Mill Road, CB1 2AB</p>
<p>Would development lead to a loss of community facilities?</p>	<p>R = Allocation would lead to loss of community facilities G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p>R = >3km A = 1-3km G = <1km or non-housing allocation</p>	<p>Green: Site within 1km of Parkside Community College, Parkside, CB1 1EH</p>
<p>How far is the nearest primary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest</i></p>	<p>R = >800m A = 400-800m G = <400m or non-housing allocation</p>	<p>Green: Site is within 400m of St Matthews Primary School, 19 Norfolk Street, CB1 2LD</p>

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

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

<p>identified in the Employment Land Review? <i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p>opportunities not mitigated by alternative allocation in the area (> 50%) A = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). G = No loss of employment land / allocation is for employment development</p>	<p>employment</p>
<p>Would allocation result in development in deprived areas of Cambridge? <i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Amber: Site is in Market LSOA 7981: 10.34</p>
<p>Sustainable Transport</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site? <i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT) A = service meets requirements of high quality public transport in most but not all instances G = High quality public transport service</p>	<p>Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station? <i>National Planning Policy promotes</i></p>	<p>R = >800m A = 400 - 800m G = <400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station</p>

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

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

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

<p><i>consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p>is no impact to the setting of such an area</p>	
<p>Would development impact upon buildings of local interest <i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> - <i>The building is demonstrably incapable of beneficial use or reuse;</i> - <i>or there are clear public benefits arising from redevelopment.</i> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p>A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Amber: Site adjacent to BLIs</p>
<p>Would development impact upon archaeology?</p>	<p>R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity</p>	<p>Amber: Neolithic remains found in large gardens to the rear of former town houses that fronted Parker's Piece (MCB6253). Site lies to the north of the English Civil War Defence Line that crossed Parker's Piece (MCB17288). An Archaeological Condition is recommended for any consented scheme.</p>
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation</i></p>	<p>R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	<p>Green: Does not contain, is not adjacent to or local area will be developed as greenspace</p>

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

<i>the trees.</i>		
Any other information not captured above?		
Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Green:</p> <ul style="list-style-type: none"> Proximity to City Centre and Mill Road West Local Centre and facilities; Close to sports facilities, children's/teenagers play space and accessible natural greenspace Within 400m of bus services that link the site to the City Centre The site is within an Air Quality Management Area
Overall Conclusion	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> City Centre site overlooking Parkers Piece, could provide a good central location for hotel development with ancillary A3 uses (restaurant), alongside some residential Proximity to City Centre and Mill Road West Local Centre and facilities; Minimal infrastructure requirements Close to sports facilities, children's/teenagers play space and accessible natural greenspace Within 400m of bus services that link the site to the City Centre <p>Cons:</p> <ul style="list-style-type: none"> The site is within an Air Quality Management Area although it is not likely that there would be net worsening of air quality; and Proximity to historic park/garden,

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

Cambridge City Sites Assessment Pro Forma

Site Information	
Site reference number(s): M5 (SHLAA Site – CC872)	
Site name/address: 82-90 Hills Road and 57-63 Bateman Street	
Functional area (taken from SA Scoping Report): City Centre (Trumpington)	
Map	
Site description: This site comprises a row of mixed-use buildings, bounded by Hills Road on the east, Bateman Street to the north and Bateman Mews to the south. The University Botanic Gardens share a common boundary with the site along its southern edge. The site has potential for mixed use including residential on part.	
Current use: Offices, Bank and Language School	
Proposed use(s): Mixed Use	
Site size (ha): 0.58	
Assumed net developable area:	
Assumed residential density: 34dph	
Potential residential capacity: 20	
Existing Gross Floorspace: -	
Proposed Gross Floorspace: -	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development? Some potential for mixed use including residential on part. No potential on 57-60 Bateman Street as 100+ year lease. Some potential for mixed use including residential on remainder. On-going discussions regarding current leases.	
Site origin: SHLAA Call for Sites	
Relevant planning history: None relevant	

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

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

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

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

	development / surplus school places	in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
<p>Level 1 Conclusion (after allowing scope for mitigation)</p> <p><i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i></p>	<p>RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts</p>	<p>Amber: Some constraints or adverse impacts.</p> <ul style="list-style-type: none"> Surface water flooding towards the centre of the site, possible to mitigate with careful consideration to site layout Minimal infrastructure requirements

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

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

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

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

<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p>A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p> <p>G = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site in Trumpington LSOA 8004: 21.59 (within 40% most deprived LSOA)</p>
<p>Sustainable Transport</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p>R = Service does not meet the requirements of a high quality public transport (HQPT)</p> <p>A = service meets requirements of high quality public transport in most but not all instances</p> <p>G = High quality public transport service</p>	<p>Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p>R = >800m</p> <p>A = 400 - 800m</p> <p>G = <400m</p>	<p>Amber: Site is within 800m of the existing train station.</p>

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

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

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

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

<p>native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.</i></p> <p><i>As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p>features or network links incapable of appropriate mitigation A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	<p>existing habitats and enhancement in landscaping schemes.</p>
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p>R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A = Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees</p>	<p>Amber: There are two trees with Tree Preservation Orders on the site, one on Hills Road and one in the south west corner.</p> <p>There are also numerous trees without Tree Preservation Orders</p>
<p>Any other information not captured above?</p>		
<p>Level 2 Conclusion</p>		
<p>Level 2 Conclusion (after allowing scope for mitigation)</p>	<p>R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts</p>	<p>Amber:</p> <ul style="list-style-type: none"> • > 800m from Health Centre or Primary School • More than 400m from nearest area of accessible natural greenspace of 2ha • Narrow cycle lanes and high traffic volumes • Within an AQMA

		<ul style="list-style-type: none"> • TPO's on site
<p>Overall Conclusion</p>	<p>R = Site with no significant development potential (significant constraints and adverse impacts) A = Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p>Pros:</p> <ul style="list-style-type: none"> • Mixed use area close to the City Centre and Hills Road Local Centre and facilities with potential for intensification and redevelopment including some office uses with ground floor retail to the front of the site and residential to the rear • Minimal infrastructure requirements • Close to GP service, primary school and children's/teenagers play space <p>Cons:</p> <ul style="list-style-type: none"> • The site is within an Air Quality Management Area, although it is not likely that there would be net worsening of air quality • Proximity to historic park/garden, Conservation Area and Buildings of Local Interest with potential for adverse impacts but capable of mitigation • There are narrow cycle lanes and high traffic volumes
<p>Viability feedback (from consultants)</p>	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>