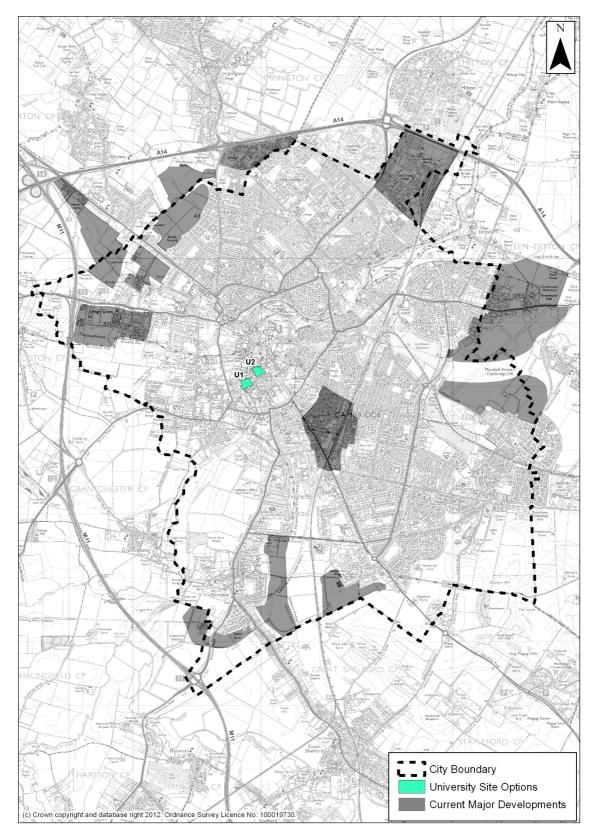
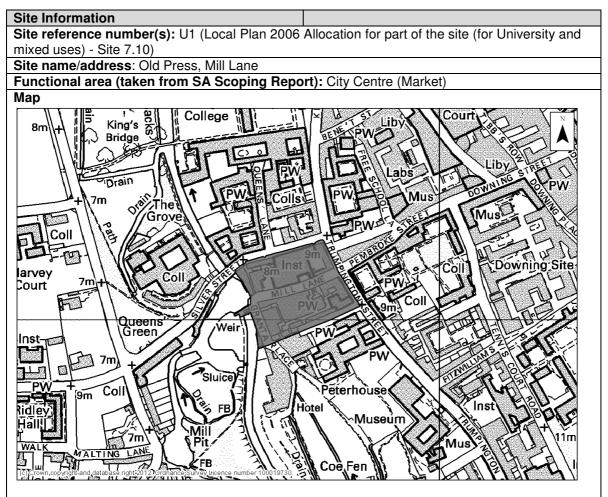
UNIVERSITY SITE OPTIONS WITHIN CAMBRIDGE



All University site options within Cambridge

Cambridge City Sites Assessment Pro Forma



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

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

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

Proposed use(s): University

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

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

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

in multiple ownership, the		
presence of ransom strips,		
covenants, existing use		
agreements, owner agreement or		
developer agreement.	P Devend 2021 (beyond	Amber: Start of construction
Timeframe for bringing the site	R = Beyond 2031 (beyond	
forward for development?	plan period)	between 2017 and 2031
	A =Start of construction	
Knowledge of the timeframe for	between 2017 and 2031	
bringing forward development will help inform whether allocation of	G = Start of construction	
the site would have the potential	between 2011 and 2016	
to contribute to the Council's		
required land supply for		
housing/employment land etc.		
Would development of the site	R = Yes, significant upgrades	Amber: Significant new /
require significant new /	likely to be required but	upgraded utility infrastructure
upgraded utility infrastructure?	constraints incapable of	
	appropriate mitigation	
	A = Yes, significant upgrades	
	likely to be required,	
	constraints capable of	
	appropriate mitigation	
	G = No, existing infrastructure	
Is the site in the visipity of an	likely to be sufficient G = Yes	Groop: Site in the visibility of a
Is the site in the vicinity of an		Green: Site in the vicinity of a
existing or proposed district	A = No	proposed district heating
heating network/community		network
energy networks?	B. Oshardara ''	N1/A
Would development of the site	R = School capacity not	N/A
be likely to require new	sufficient, constraints cannot	
education provision?	be appropriately mitigated.	
	A =School capacity not	
	sufficient, constraints can be	
	appropriately mitigated	
	G = Non-residential	
	development / surplus school	
	places	
Level 1 Conclusion		
Level 1 Conclusion (after	RR = Very significant	Amber:
allowing scope for mitigation)	constraints or adverse impacts	 Surface water flooding
	R = Significant constraints or	issues could impact on
Include an assessment of the	adverse impacts	layout of development
suitability of the proposed use.	A =Some constraints or	 Site contains listed
Also whether the development of	adverse impacts	buildings
this site for this use would be in	G = Minor constraints or	bululiyo
line with emerging policy in the	adverse impacts	
Local Plan – from the Issues and	GG = None or negligible	
Options Report and key issues	constraints or adverse impacts	
emerging from consultation responses.	constraints of adverse impacts	

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

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

distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.		
Accessibility to outdoor facilit	ies and green spaces	
Criteria	Performance	Comments
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	The site owner must provide details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	 RR = No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided onsite GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards 	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities? A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106	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.		
How far is the nearest play space for children and teenagers? Proximity to high quality play spaces makes an important contribution to the health and well- being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Amber: Site beyond 400m from nearest child's/teenager's play space
How far is the nearest accessible natural greenspace of 2ha?	R = >400m G = <400m; or allocation is not housing or employment	Green: Site is within 400m of accessible natural greenspace of 2ha.
Proximity to high quality open spaces makes an important contribution to the health and well- being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth		Commonto
Criteria How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.	Performance R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Comments Green: Site is less than 1km from an employment centre.
Would development result in the loss of employment land identified in the Employment	R = Significant loss of employment land and job opportunities not mitigated by	Amber: Some loss of employment land and job opportunities mitigated by

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

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

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

have for development. Protecting Groundwater		
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1
a source protection zone (EA	G = Not within SPZ1 or	
data)?	allocation is for greenspace	
Groundwater sources (e.g. wells,		
boreholes and springs) are used		
for public drinking water supply.		
These zones show the risk of		
contamination from any activities		
that might cause pollution in the		
area. Protocting the townscene and	historic environment (Landscap	a addressed by Green Belt
criteria)		le addressed by Green Den
Criteria	Performance	Comments
Would allocation impact upon	R = Site contains, is adjacent	Green: Site does not contain
a historic park/garden?	to, or within the setting of such	or adjoin such areas, and
	areas with potential for	there is no impact to the
Historic parks and gardens that	significant negative impacts	setting of such areas
have been registered under the	incapable of appropriate	-
1983 National Heritage Act have	mitigation	
legal protection. There are 11	A = Site contains, is adjacent	
historic parks and gardens in	to, or within the setting of such	
Cambridge. National planning policy requires substantial harm to	areas with potential for	
or loss of designated heritage	negative impacts capable of	
assets of the highest significance,	appropriate mitigation	
including historic parks, to be	G = Site does not contain or	
wholly exceptional. As such this	adjoin such areas, and there is	
criteria has been included to allow	no impact to the setting of	
consideration of whether	such areas	
development on the site would		
have an adverse impact on a		
historic park or garden its setting.		
Would development impact	R = Site contains, is adjacent	Amber: Site within the Historic
upon a Conservation Area?	to, or within the setting of such	Core of the Central
	an area with potential for	Conservation Area
The Planning (Listed Buildings	significant negative impacts	Sonservation Area
and Conservation Areas) Act	incapable of appropriate	
1990, imposes a duty on planning	mitigation	
authorities to designate as	A = Site contains, is adjacent	
conservation areas 'areas of	to, or within the setting of such	
special architectural or historic	an area with potential for	
interest that character or	negative impacts capable of	
appearance of which it is desirable	appropriate mitigation	
to preserve or enhance'. Cambridge's Conservation Areas	G = Site does not contain or	
are relatively diverse. As such	adjoin such an area, and there	
consideration needs to be given to	is no impact to the setting of	
the potential impact that	such an area	
development may have on the	Such an area	
setting, or views into and out of a		
Conservation Area.		
Would development impact	A =Site contains, is adjacent	Green: Site does not contain
upon buildings of local interest	to, or within the setting of such	or adjoin such buildings, and
There are over 1,000 buildings in	buildings with potential for	there is no impact to the
Cambridge that are important to	negative impacts capable of	setting of such buildings
the locality or the City's history	appropriate mitigation	Ç - 0-
and architectural development.	G = Site does not contain or	
Local planning policy protects	adjoin such buildings, and	
such buildings from development	there is no impact to the	
which adversely affects them	setting of such buildings	
unless:		
 The building is demonstrably incapable 		

reuse; - or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. Would development impact upon archaeology?	R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity	Red: This is a significant block within the historic core of Cambridge, host to numerous listed buildings including the significant site of the 19 th century Pitt Press (47314) of CUP. The line of the 13 th century town ditch, the King's
	G = No known archaeology on site or in vicinity	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 19 th 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.
Biodiversity and Green Infrast	ructure	
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

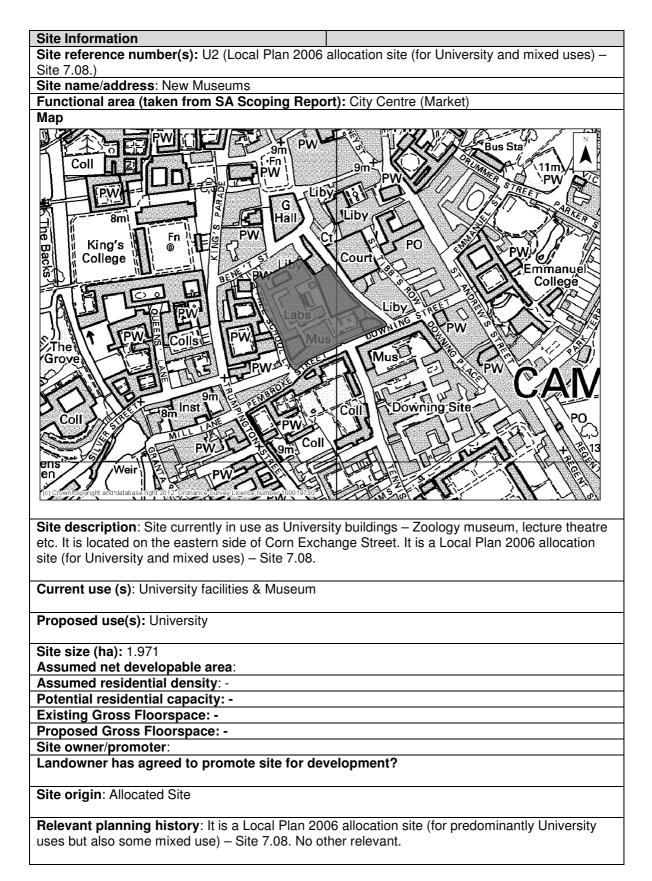
Cambridge Local Plan – Towards 2031 Technical Background Document – Site Assessments Within Cambridge

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

terrel 2 Conclusion R = Significant constraints or adverse impacts Any other information not captured above? Level 2 Conclusion Level 2 Conclusion Level 2 Conclusion Level 2 Conclusion Any other information not captured above? It is surgery or potential root damage to such the trees. Any other information not captured above? It is the sum of the trees. Any other information not captured above? It is the sum of the trees. Any other information not captured above? It is the sum of the trees. Any other information not captured above? It is the the trees. Any other information not captured above? It is the tree impacts A conclusion Level 2 Conclusion (after allowing scope for mitigation) A some constraints or adverse impacts
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. Red: Significant constraints or adverse impacts Any other information not captured above? Level 2 Conclusion allowing scope for mitigation) R = Significant constraints or adverse impacts A = Significant constraints or adverse impacts Red: Significant constraints adverse impacts C = Minor constraints or adverse impacts In the vicinity of propose district heating network Close to outdoor sports facilities and accessible natural greenspace Site is within an AQMA Within Central Within Central
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Level 2 Conclusion R = Significant constraints or adverse impacts Red: Significant constraints or adverse impacts A = Some constraints or adverse impacts A = Some constraints or adverse impacts In the vicinity of propose district heating network C = Minor constraints or adverse impacts Close to outdoor sports facilities and accessible natural greenspace G = Good cycle links Site is within an AQMA Within Central Within Central
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natural greenspace Good cycle links Site is within an AQMA Known archaeology on site Within Central
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 Site is within an AQMA Known archaeology on site Within Central
 Known archaeology on site Within Central
site Within Central
Within Central
Conservation Area
^y TPO on site
Overall Conclusion R = Site with no significant Amber: Site with developme
development potential potential some constraints
adverse impacts)
A =Site with development Pros:
potential (some constraints or Sensitive redevelopment
adverse impacts) of the site is supported b
G = Site with development the Old Press/Mill Lane
potential (few or minor SPD
potential for
university/collegiate use
Potential to open up pub
realm in this area
Potential to improve rive
frontage
In the vicinity of propose
district heating network
Close to outdoor sports
facilities and accessible
natural greenspace
Good cycle links
Known archaeology on
 Known archaeology on site, detailed assessmen
Known archaeology on

		development
		 Cons: 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
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



Part A: Strategic Considerations		
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?	R = Flood risk zone 3	Green: Flood zone 1, lowest
T I	A = Flood risk zone 2	risk of fluvial flooding.
The assessment will address	G = Flood risk zone 1	
whether the proposed use is		
considered suitable for the		
flood zone with reference to		
the Council's Strategic Flood		
Risk Assessment. In line with the requirements of		
the NPPF a sequential test will		
be applied when determining		
the allocation of new		
development in order to steer		
development to areas with the		
lowest probability of flooding		
(Zone 1).		
Sites that fall within Flood		
Zone 3 will only be considered		
where there are no reasonably		
available sites in Flood Zones		
1 or 2, taking into account the		
flood risk vulnerability of land		
uses and applying the		
Exceptions Test as required.		
Is site at risk from surface	R = High risk,	Green: Minor surface water
water flooding?	A =Medium risk	issues that can be mitigated
nator nooding.	G = Low risk	against through good design
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).		
Land Use / Green Belt	Derforment	
	Hortormanaa	L L OMMONIE
Criteria Will allocation make use of	Performance R = Not on PDL	Comments Green: 100% PDL

A - Partially on PDI	
G = Entirely on PDE	
D Oite is in the Orean Dalt	Green: Not in Green Belt
	Green. Not in Green Deit
Belt	
servation Designations	
	Comments
	Green: Site is not near to an
	SSSI with no or negligible
	impacts
	impuoto
ssets	
Performance	Comments
R = Site is on a SAM or	Green: Site is not on or
allocation will lead to	adjacent to a SAM
SAM with the potential for	
negative impacts incapable of	
mitigation	
· · · · · · · · · · · · · · · · · · ·	
G - Site is not on or adjacent	
to a SAM	
	R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of

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

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

housing/employment land etc.		
Would development of the site require significant new / upgraded utility infrastructure?	 R = Yes, significant upgrades likely to be required but constraints incapable of appropriate mitigation A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation G = No, existing infrastructure likely to be sufficient 	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) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 Within Central Conservation Area with listed buildings on site. Careful mitigation required.

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

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

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

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

the distance from the site to		
such spaces (as identified in		
the Council's Open Space		
Strategy) has been included to		
provide an indication of the		
sustainability of the site.		
The assessment should also		
give consideration as to		
whether the size of the site		
and scale of development		
Supporting Economic Growth		0
Criteria	Performance	Comments
How far is the nearest main	R = >3km	Green: Site is less than 1km
employment centre?	A = 1-3km	from an employment centre.
	G = <1km or allocation is for or	
National planning policy	includes a significant element	
promotes patterns of	of employment or is for	
development which facilitate	another non-residential use	
the use of sustainable modes		
of transport. Proximity		
between housing and		
0		
employment centres is likely to		
promote the use of sustainable		
modes of transport. Criteria		
has therefore been included to		
measure the distance between		
the centre of the site and the		
main employment centre to		
provide an indication of the		
sustainability of the site.		
Would development result in	R = Significant loss of	Green: While site is in City
the loss of employment land	employment land and job	Centre (employment land) it
identified in the Employment	opportunities not mitigated by	will retain its current function.
Land Review?	alternative allocation in the	
The ELR seeks to identify an	area (> 50%)	
adequate supply of sites to	A =Some loss of employment	
meet indicative job growth	land and job opportunities	
targets and safeguard and	mitigated by alternative	
protect those sites from	allocation in the area ($< 50\%$).	
competition from other higher	G = No loss of employment	
value uses, particularly	land / allocation is for	
housing.	employment development	
Proposals for non		
employment-uses for sites		
identified for potential		
protection in the ELR should		
be weighed up against the		
potential for the proposed use		
as well as the need for it.		
	A - Not within or adjacent to	Ambor: Sito ic in Markat I COA
Would allocation result in	A = Not within or adjacent to	Amber: Site is in Market LSOA
Would allocation result in development in deprived areas	the 40% most deprived Super	Amber: Site is in Market LSOA 7981: 10.34
Would allocation result in	the 40% most deprived Super Output Areas within	
Would allocation result in development in deprived areas of Cambridge?	the 40% most deprived Super Output Areas within Cambridge according to the	
Would allocation result in development in deprived areas of Cambridge? The English Indices of	the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation	
Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are	the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	
Would allocation result in development in deprived areas of Cambridge? The English Indices of	the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation	
Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple	the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. G = Within or adjacent to the	
 Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area 	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	
Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple	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	
 Would allocation result in development in deprived areas of Cambridge? The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area 	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	

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

What type of cycle routes are	RR = no cycling provision and	Green: City centre location
accessible near to the site?	traffic speeds >30mph with	
National Planning Policy	high vehicular traffic volume.	
stresses the importance of	B. No. of the second states and	
developments being located	R = No cycling provision or a	
and designed where practical	cycle lane less than 1.5m	
to give priority to pedestrian	width with medium volume of	
and cycle movements. The	traffic. Having to cross a busy	
inclusion of criteria that measures the distance of a	junction with high cycle	
	accident rate to access local facilities/school.	
site from the nearest cycle route will provide an indication	raciiilies/school.	
of the sustainability of the site.	A =Poor or medium quality off-	
	road path.	
	G = Quiet residential street	
	speed below 30mph, cycle	
	lane with 1.5m minimum width,	
	high quality off-road path e.g.	
	cycleway adjacent to guided	
	busway.	
	GG = Quiet residential street	
	designed for 20mph speeds,	
	high quality off-road paths with	
	good segregation from	
	pedestrians, uni-directional	
	hybrid cycle lanes.	
Air Quality, pollution, contami		
Criteria	Performance	Comments
Is the site within or near to an	R = Within or adjacent to an	Red: Site within an AQMA
Is the site within or near to an AQMA, the M11 or the A14?	AQMA, M11 or A14	Red: Site within an AQMA
AQMA, the M11 or the A14?	AQMA, M11 or A14 A =<1000m of an AQMA, M11	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge.	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	Red: Site within an AQMA
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA,	
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14	Red: Significant adverse
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14 R = Significant adverse impact A =Adverse impact	
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14 R = Significant adverse impact A =Adverse impact G = Minimal, no impact,	Red: Significant adverse
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air quality?	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14 R = Significant adverse impact A =Adverse impact	Red: Significant adverse
AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site. Would the development of the site result in an adverse impact/worsening of air	AQMA, M11 or Å14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14 R = Significant adverse impact A =Adverse impact G = Minimal, no impact,	Red: Significant adverse

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

not always rule out	appropriate to proposed	
development, but development	development	
should not be permitted in	G = Site not within or adjacent	
areas subject to pollution	to an area with a history of	
levels that are incompatible	contamination	
with the proposed use.		
Mitigation measures can be		
implemented to overcome		
some contaminated land		
issues, although this may have		
an impact on the economic		
viability of the development.		
Further investigation will be		
required to establish the		
nature of any contamination		
present on sites and the		
implications that this will have		
for development.		
Protecting Groundwater		
Criteria	Performance	Comments
	A =Within SPZ 1	Green: Not within SPZ1
Would development be within		Green. Not Within SPZ1
a source protection zone (EA	G = Not within SPZ1 or	
data)?	allocation is for greenspace	
Groundwater sources (e.g.		
wells, boreholes and springs)		
are used for public drinking		
water supply. These zones		
show the risk of contamination		
from any activities that might		
i cause domunon in the area		
cause pollution in the area. Protecting the townscape and	historic environment (Landscar	pe addressed by Green Belt
Protecting the townscape and	historic environment (Landscap	be addressed by Green Belt
Protecting the townscape and criteria)		
Protecting the townscape and criteria) Criteria	Performance	Comments
Protecting the townscape and criteria) Criteria Would allocation impact upon	Performance R = Site contains, is adjacent	Comments Green: Site does not contain
Protecting the townscape and criteria) Criteria	Performance R = Site contains, is adjacent to, or within the setting of such	Comments Green: Site does not contain or adjoin such areas, and
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden?	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts	Comments Green: Site does not contain or adjoin such areas, and
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial	Performance R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated	Performance R = Site contains, is adjacentto, or within the setting of suchareas with potential forsignificant negative impactsincapable of appropriatemitigation A = Site contains, is adjacentto, or within the setting of suchareas with potential fornegative impacts capable ofappropriate mitigation G = Site does not contain or	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
Protecting the townscape and criteria) Criteria Would allocation impact upon a historic park/garden? Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest	Performance R = Site contains, is adjacentto, or within the setting of suchareas with potential forsignificant negative impactsincapable of appropriatemitigation A = Site contains, is adjacentto, or within the setting of suchareas with potential fornegative impacts capable ofappropriate mitigation G = Site does not contain oradjoin such areas, and there is	Comments Green: Site does not contain or adjoin such areas, and there is no impact to the
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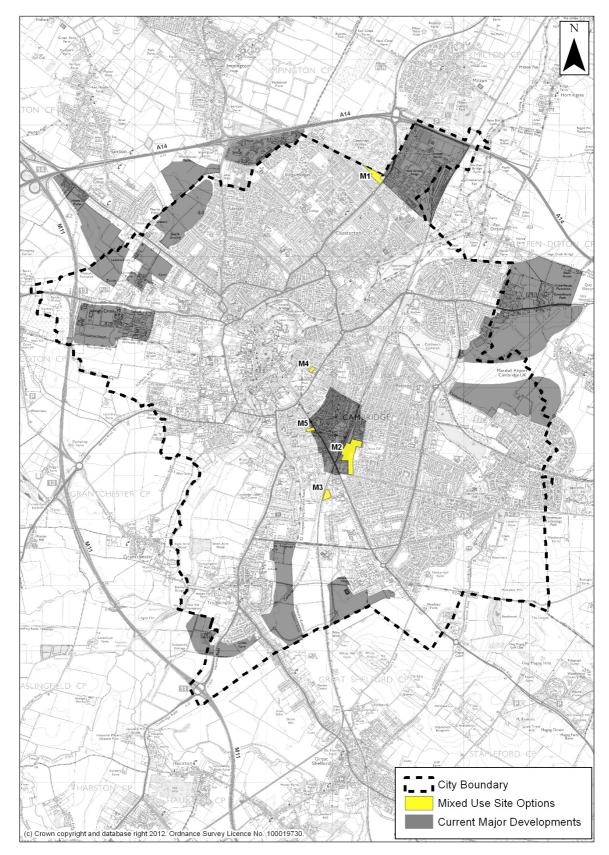
The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas 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.	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	
 Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: The building is demonstrably incapable of beneficial use or reuse; or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. 	A =Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Would development impact upon archaeology?	 R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity 	Amber: Significant town plot containing the 13 th 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 17 th century Old Perse School (MCB5692) and the Old Cavendish Laboratory

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

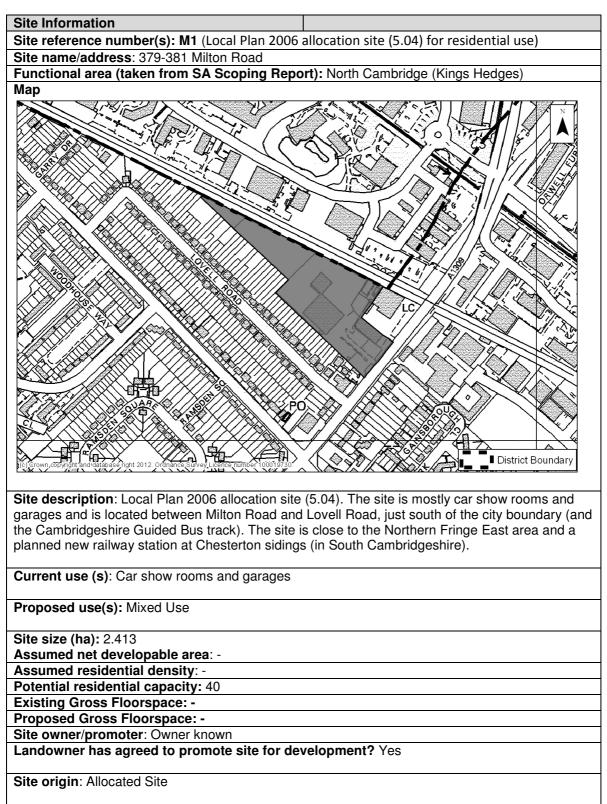
Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets. As such development 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. Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity	capable of appropriate mitigation G = Development could have a positive impact by enhancing existing features and adding new features or network links R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A =Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees	Amber: There is one Tree Preservation Order on-site.
value of the trees.		
Any other information not cap	tured above?	
Level 2 Conclusion		
Level 2 Conclusion (after	R = Significant constraints or	Amber:
allowing scope for mitigation)	adverse impacts A =Some constraints or adverse impacts G = Minor constraints or	In the vicinity of the proposed district heating network Close to accessible natural
	adverse impacts	greenspace

		 Close to public transport links with good cycling links Site is within AQMA Known archaeology on site
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	 Amber: Site with development optential (some constraints or adverse impacts) Pros: 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
		 Cons: 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
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

MIXED USE SITE OPTIONS WITHIN CAMBRIDGE



All mixed use site options within Cambridge



Cambridge City Sites Assessment Pro Forma

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

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

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

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

Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation)	RR = Very significant constraints or adverse impacts R = Significant constraints or	Amber: Some constraints or adverse impacts
Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 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
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Red: Site is more than 800m from the edge of the City Centre
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site is within 400m of Kings Hedges Road local centre catchment area.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service? Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of	R = >800m A =400-800m G = <400m	Amber: Approximately 90% of site is between 400 and 800m from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL with the remainder beyond 800m

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

If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	R = No G = Yes	The site owner must provide details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of 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 R = >3km 	Green: No obvious constraints that prevent the site providing minimum on-site provision
A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.	A =1 - 3km G = <1km; or allocation is not housing	Andrews Primary School's outdoor sports facilities
How far is the nearest play space for children and teenagers? Proximity to high quality play spaces makes an important contribution to the health and well- being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site.	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	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

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The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions		
How far is the nearest accessible natural greenspace of 2ha? 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	R = >400m G = <400m; or allocation is not housing or employment	Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha.
development Supporting Economic Growth		
	Performance	Comments
Supporting Economic Growth Criteria How far is the nearest main employment centre?	R = >3km A = 1-3km G = <1km or allocation is for or	Comments Green: Site is less than 1km from an employment centre.
Supporting Economic Growth Criteria How far is the nearest main	R = >3km A = 1-3km	Green: Site is less than 1km

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

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

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

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

	and the first state of the second state of the second	
are relatively diverse. As such consideration needs to be given to	adjoin such an area, and there	
the potential impact that	is no impact to the setting of	
development may have on the	such an area	
setting, or views into and out of a		
Conservation Area.		
Would development impact	A =Site contains, is adjacent	Green: Site does not contain
upon buildings of local interest	to, or within the setting of such	or adjoin such buildings, and
There are over 1,000 buildings in	buildings with potential for	there is no impact to the
Cambridge that are important to	negative impacts capable of	setting of such buildings
the locality or the City's history		setting of such buildings
and architectural development.	appropriate mitigation	
Local planning policy protects	G = Site does not contain or	
such buildings from development	adjoin such buildings, and	
which adversely affects them	there is no impact to the	
unless:	setting of such buildings	
 The building is 		
demonstrably incapable		
of beneficial use or		
reuse;		
- or there are clear public		
benefits arising from		
redevelopment.		
As such the presence of a locally		
listed building on a site would not		
necessarily rule development;		
however detailed justification would be required to demonstrate		
acceptability of schemes at the		
planning application stage.		
plaining application stage.		
Would development impact	R = Known archaeology on	Amber: Palaeolithic handaxes
upon archaeology?	site or in vicinity requiring	were found in this plot in 1949,
apon aronacology.	verification before any	and in gardens to the south
	planning consent can be given	(MCBs6344, 19188, 6349).
	A = Known archaeology on	An Archaeological Condition is
	site or in vicinity	recommended for any
	G = No known archaeology on	consented scheme.
		consented scheme.
Diadiwaraity and Groon Infrast	site or in vicinity	
Biodiversity and Green Infrastr Criteria		
		Commonto
	Performance	Comments
Would development impact	R = Contains or is adjacent to	Comments Green
upon a locally designated	R = Contains or is adjacent to an existing site and impacts	
upon a locally designated wildlife site i.e. (Local Nature	R = Contains or is adjacent to an existing site and impacts incapable of appropriate	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site,	R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation	
upon a locally designated wildlife site i.e. (Local Nature	R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves,	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is	 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 	
upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures	 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 	

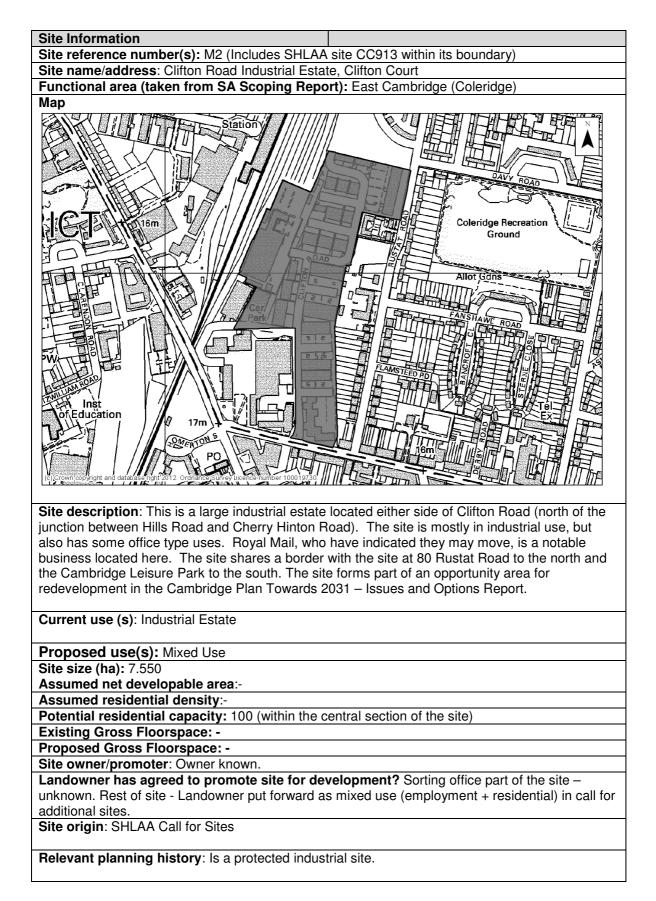
Does the site offer opportunity	R = Development involves a	Amber: No significant opportunities or loss of
for green infrastructure	loss of existing green	
delivery?	infrastructure which is	existing green infrastructure
Green infrastructure plays an	incapable of appropriate	capable of appropriate
important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

Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	 R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts 	 Green: 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	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	 Green: Site with development potential (few or minor constraints or adverse impacts) Pros: 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 Cons: There are surface water flooding issues on site, possible to mitigate with careful consideration to site layout

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

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



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

A - Partially on PDI	
G = Entirely on PDE	
D Oite is in the Orean Dalt	Green: Not in Green Belt
	Green. Not in Green Deit
Belt	
servation Designations	
	Comments
	Green: Site is not near to an
	SSSI with no or negligible
	impacts
	impuoto
ssets	
Performance	Comments
R = Site is on a SAM or	Green: Site is not on or
allocation will lead to	adjacent to a SAM
SAM with the potential for	
negative impacts incapable of	
mitigation	
· · · · · · · · · · · · · · · · · · ·	
G - Site is not on or adjacent	
to a SAM	
	R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of

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

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

forward for development? Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc. Would development of the site require significant new /	plan period) A =Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016 R = Yes, significant upgrades likely to be required but	between 2017 and 2031 Amber: Improved utilities required. The developer will
upgraded utility infrastructure?	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	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	PR - Very significant	Green:
Level 1 Conclusion (after allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	 RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A = Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts 	 Green: Minor constraints which could be mitigated.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge	R = >800m	Red: Site is more than 800m
of defined Cambridge City	A = 400-800m	from the edge of the City
Centre?	G = <400m	Centre

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

In planning for new	G = <1km or non-housing allocation	Community College, Radegund Road, CB1 3RJ
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.		
How far is the nearest primary	R = >800m	Green: Majority of site is within
school?	A = 400-800m	400m of Morley Memorial
In planning for new	G = <400m or non-housing allocation	Primary School
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.	ice and succession	
Accessibility to outdoor facilit Criteria	Performance	Comments
Is the site defined as protected	R = Yes	Green: Site is not protected
open space or have the	G = No	open space or has the
potential to be protected		potential to be protected. Site is adjacent to Rustat Avenue
		Amenity Green Space
		(Protected Open Space)
If the site is protected open space can the open space be	R = No G = Yes	The site owner must provide details of how this can be
replaced according to CLP		achieved
Local Plan policy 4/2		
Protection of Open Space	PP - No the site buristice of	Groop: No obvievo constrainte
If the site does not involve any protected open space would	RR = No, the site by virtue of its size is not able to provide	Green: No obvious constraints that prevent the site providing
development of the site be	the minimum standard of OS	minimum on-site provision.
able to increase the quantity	and is located in a ward or	
and quality of publically accessible open space	parish with identified deficiency.	
/outdoor sports facilities and		
achieve the minimum	R = No, the site by virtue of its	
standards of onsite public open space provision?	size is not able to provide the minimum standard of OS.	
open space provision:		

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

of 2ha?	housing or employment	
Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre? National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.	R = >3km A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre.
Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential	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	Amber: It is proposed to allocate the site for mixed use development, including employment.

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

pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site. What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and cycle movements . The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.		Green: Although there is no provision on Cherry Hinton Rd and this is an unpleasant environment for cyclists.
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14? The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and	R = Within or adjacent to an AQMA, M11 or A14 A =<1000m of an AQMA, M11 or A14 G = >1000m of an AQMA, M11, or A14	Amber: <1000m of an AQMA

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

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

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

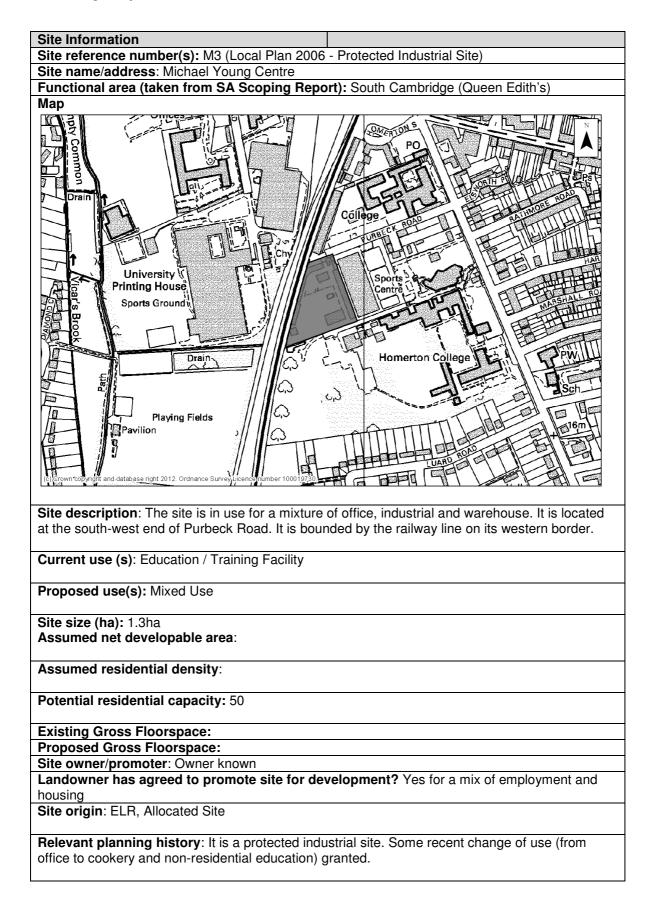
appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.	negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	
 Would development impact upon buildings of local interest There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless: The building is demonstrably incapable of beneficial use or reuse; or there are clear public benefits arising from redevelopment. As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage. 	A =Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Amber: The development of the site would not affect any locally listed buildings providing build height does not exceed the immediate surrounding area.
Would development impact upon archaeology?	 R = Known archaeology on site or in vicinity requiring verification before any planning consent can be given A = Known archaeology on site or in vicinity G = No known archaeology on site or in vicinity 	Amber: 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.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in	 R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not adjacent to or local area will be developed as greenspace 	Green: The site is not of Local Nature Conservation Importance.
exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be		

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

unless there are demonstrable		
public benefits accruing from the		
development that outweigh the		
current and future amenity value of		
the trees.		
Any other information not cap	tured above?	
Level 2 Conclusion		
Level 2 Conclusion (after	R = Significant constraints or	Amber:
	A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	 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
		 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
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	Amber: Site with development potential (some constraints or adverse impacts) Pros: • Potential for site to form part of a high quality employment led development including offices, supporting a vibrant new employment centre, around the railway
		 Potential for residential use within central section of the site 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
		 Cons: 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
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



Part A: Strategic Consideratio	113	
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?	R = Flood risk zone 3	Green: Flood zone 1, lowest
T I	A = Flood risk zone 2	risk of fluvial flooding.
The assessment will address	G = Flood risk zone 1	
whether the proposed use is		
considered suitable for the		
flood zone with reference to		
the Council's Strategic Flood		
Risk Assessment. In line with the requirements of		
the NPPF a sequential test will		
be applied when determining		
the allocation of new		
development in order to steer		
development to areas with the		
lowest probability of flooding		
(Zone 1).		
Sites that fall within Flood		
Zone 3 will only be considered		
where there are no reasonably		
available sites in Flood Zones		
1 or 2, taking into account the		
flood risk vulnerability of land		
uses and applying the		
Exceptions Test as required.		
Is site at risk from surface	R = High risk,	Green: Minor surface water
water flooding?	A =Medium risk	issues that can be mitigated
nator nooding.	G = Low risk	against through good design
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).		
Land Use / Green Belt	Derforment	
	Hortormanaa	L L OMMONIE
Criteria Will allocation make use of	Performance R = Not on PDL	Comments Green: 100% PDL

A - Partially on PDI	
G = Entirely on PDE	
D Oite is in the Orean Dalt	Green: Not in Green Belt
	Green. Not in Green Deit
Belt	
servation Designations	
	Comments
	Green: Site is not near to an
	SSSI with no or negligible
	impacts
	impuoto
ssets	
Performance	Comments
R = Site is on a SAM or	Green: Site is not on or
allocation will lead to	adjacent to a SAM
SAM with the potential for	
negative impacts incapable of	
mitigation	
· · · · · · · · · · · · · · · · · · ·	
G - Site is not on or adjacent	
to a SAM	
	R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of

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

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

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

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

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

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

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

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

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

to give priority to pedestrian	width with medium volume of	
and cycle movements . The	traffic. Having to cross a busy	
inclusion of criteria that	junction with high cycle	
measures the distance of a	accident rate to access local facilities/school.	
site from the nearest cycle route will provide an indication	Tacinities/school.	
of the sustainability of the site.	A =Poor or medium quality off-	
or the sustainability of the site.	road path.	
	G = Quiet residential street	
	speed below 30mph, cycle	
	lane with 1.5m minimum width,	
	high quality off-road path e.g.	
	cycleway adjacent to guided	
	busway.	
	GG = Quiet residential street	
	designed for 20mph speeds,	
	high quality off-road paths with	
	good segregation from pedestrians, uni-directional	
	hybrid cycle lanes.	
Air Quality, pollution, contami	nation and noise	
Criteria	Performance	Comments
Is the site within or near to an	R = Within or adjacent to an	Amber: <1000m of an AQMA
AQMA, the M11 or the A14?	AQMA, M11 or A14	
	A =<1000m of an AQMA, M11	
The planning system has a	or A14	
role to play in the protection of	G = >1000m of an AQMA,	
air quality by ensuring that	M11, or A14	
land use decisions do not		
adversely affect, or are not adversely affected by, the air		
quality in any AQMA, or		
conflict with or render		
ineffective any elements of the		
local authority's air quality		
action plan. There is currently		
one AQMA within Cambridge.		
Inclusion of criteria that		
measures the distance		
between the site and the		
AQMA, as well as between the		
site and roads with the highest		
traffic volumes causing poor		
air quality, will provide an indication of the sustainability		
of the site.		
Would the development of the	R = Significant adverse impact	Amber: Adverse impact
site result in an adverse	A = Adverse impact	
impact/worsening of air	G = Minimal, no impact,	
quality?	reduced impact	
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.		1

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

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

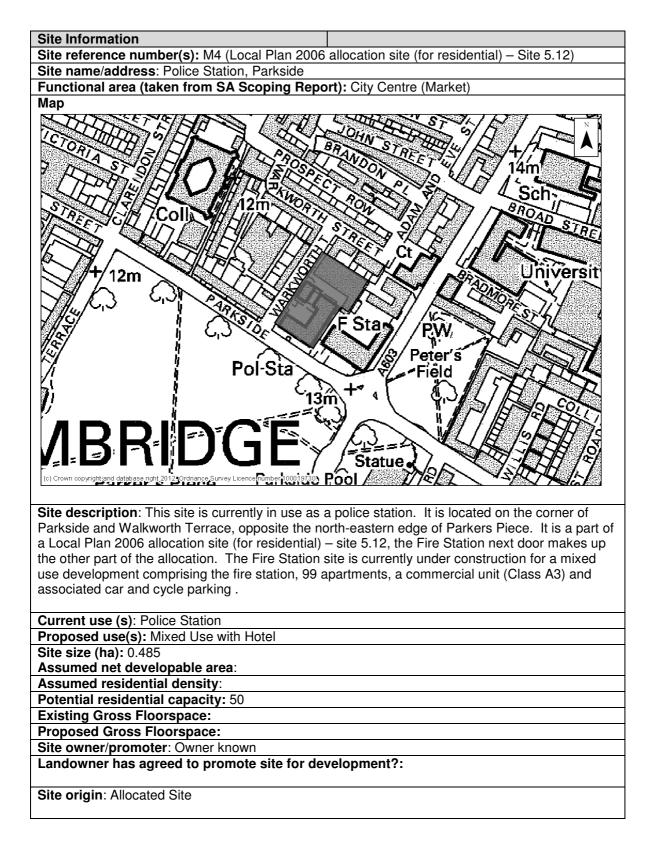
		
architectural or historic interest	negative impacts capable of	
that character or appearance	appropriate mitigation	
of which it is desirable to	G = Site does not contain or	
preserve or enhance'.	adjoin such an area, and there	
Cambridge's Conservation	is no impact to the setting of	
Areas are relatively diverse.	such an area	
As such consideration needs		
to be given to the potential		
impact that development may		
have on the setting, or views		
into and out of a Conservation		
Area.		
Would development impact	A =Site contains, is adjacent	Green: Site does not contain
upon buildings of local interest	to, or within the setting of such	or adjoin such buildings, and
There are over 1,000 buildings	buildings with potential for	there is no impact to the
in Cambridge that are	negative impacts capable of	setting of such buildings
important to the locality or the	appropriate mitigation	gg-
City's history and architectural	G = Site does not contain or	
development. Local planning	adjoin such buildings, and	
policy protects such buildings	there is no impact to the	
from development which	setting of such buildings	
adversely affects them unless:		
 The building is 		
demonstrably		
incapable of beneficial		
use or reuse;		
- or there are clear		
public benefits arising		
from redevelopment.		
As such the presence of a		
locally listed building on a site		
would not necessarily rule		
development; however		
detailed justification would be		
required to demonstrate		
acceptability of schemes at the		
planning application stage.		
piaining appreation oragon		
Would development impact	R = Known archaeology on	Green: Adjacent to former
upon archaeology?	site or in vicinity requiring	quarry (extent unknown) to
upon archaeology :		
	verification before any	east. No archaeological
	planning consent can be given	requirement.
	A = Known archaeology on	
	site or in vicinity	
	G = No known archaeology on	
	site or in vicinity	
Biodiversity and Green Infrast		
Criteria	Performance	Comments
Would development impact	R = Contains or is adjacent to	Green: Does not contain, is
upon a locally designated	an existing site and impacts	not adjacent to or local area
		will be developed as
wildlife site i e (Local Naturo	incanable of appropriate	
wildlife site i.e. (Local Nature	incapable of appropriate	-
Reserve, County Wildlife Site,	mitigation	greenspace
	mitigation A =Contains or is adjacent to	-
Reserve, County Wildlife Site, City Wildlife Site)	mitigation A =Contains or is adjacent to an existing site and impacts	
Reserve, County Wildlife Site, City Wildlife Site) <i>Sites of local nature</i>	mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate	
Reserve, County Wildlife Site, City Wildlife Site)	mitigation A =Contains or is adjacent to an existing site and impacts	
Reserve, County Wildlife Site, City Wildlife Site) <i>Sites of local nature</i>	mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate	
Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County	mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not	-
Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife	 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 	-
Reserve, County Wildlife Site, City Wildlife Site) Sites of local nature conservation include Local Nature Reserves, County	mitigation A =Contains or is adjacent to an existing site and impacts capable of appropriate mitigation G = Does not contain, is not	-

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

should be implemented.		
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity	R = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation A =Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees	Amber: Large area of Tree Preservation Orders adjacent to the site along the southern edge.
value of the trees. Any other information not cap		
Level 2 Conclusion Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts	 Amber: 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.
Overall Conclusion	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	 Amber: Site with development potential (some constraints or adverse impacts) Pros: 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

		 space Good public transport links to City Centre and other areas Good cycle links.
		 Access is a significant issue that would need careful consideration
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



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
Is site within a flood zone?	R = Flood risk zone 3	Green: Flood zone 1, lowest
	A = Flood risk zone 2	risk of fluvial flooding.
The assessment will address	G = Flood risk zone 1	g.
whether the proposed use is		
considered suitable for the		
flood zone with reference to		
the Council's Strategic Flood		
Risk Assessment.		
In line with the requirements of		
the NPPF a sequential test will		
be applied when determining		
the allocation of new		
development in order to steer		
development to areas with the		
lowest probability of flooding		
(Zone 1).		
Sites that fall within Flood		
Zone 3 will only be considered		
where there are no reasonably		
available sites in Flood Zones		
1 or 2, taking into account the		
flood risk vulnerability of land		
uses and applying the		
Exceptions Test as required.		
Is site at risk from surface	R = High risk,	Green: Minor to moderate
water flooding?	A =Medium risk	amount of surface water
	G = Low risk	flooding towards the centre of
In addition to identifying		the northern site. Careful
whether site is in a high risk		mitigation required which could
flood zone, consideration		impact on achievable site
needs to be given to the risk of		layout
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).		
erample nom site run-om.		
Land Use / Green Belt		
Criteria	Performance	Comments
Will all a action meating over a f		Green: 100% PDL
Will allocation make use of previously developed land	R = Not on PDL	

A - Partially on PDI	
G = Entirely on PDE	
D Oite is in the Orean Dalt	Green: Not in Green Belt
	Green. Not in Green Deit
Belt	
servation Designations	
	Comments
	Green: Site is not near to an
	SSSI with no or negligible
	impacts
	impuoto
ssets	
Performance	Comments
R = Site is on a SAM or	Green: Site is not on or
allocation will lead to	adjacent to a SAM
SAM with the potential for	
negative impacts incapable of	
mitigation	
· · · · · · · · · · · · · · · · · · ·	
G - Site is not on or adjacent	
to a SAM	
	R = Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of

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

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

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

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

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

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

primary school has been included is provide an indication of the sustainability of the site. Image: Context of the sustainability of the site. Development will also be required to contribute to the provision of new local services. Comments Accessibility to outdoor facilities and green spaces Comments Is the site defined as protected open space or have the potential to be protected R = No Green: Site is not protected open space or have the potential to be protected If the site is protected open space can the open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space R = No, the site by virtue of its zize is not able to provide the minimum standard of OS able to increase the quantity and quality of publically accessible open space /outdoor sponts facilities and achieve the minimum standards of onsite public open space provision? R = No, the site by virtue of its zize is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provide onsite deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards Green: Site is within 400m of Fenners Cricket Ground. A key objective of national planning policy is for planning to prom the site to outdoor sponts facilities has therefore been facilities is likely to encourage the sustainability of the site. R = -Skm A = 1 - 3km C = -1 km; or allocation is not housing Green: Site is within 400m of Fenners Cricket Ground. F = assem facilities has therefore been facilities has therefore been facilities has therefore been facilities has therefore			
sustainability of the site. Development will also be required to contribute to the provision of new local services. Accessibility to outdoor facilities and green spaces Comments Criteria Performance Comments Is the site defined as protected open space or have the potential to be protected R = Yes Gerem: Site is not protected open space to protected open space or have the potential to be protected If the site does not involve any protected open space open space open space vould development of the site be according to CLP Local Plan policy 4/2 Rt = No, the site by virtue of its size is not able to provide the minimum standard of OS able to increase the quantity and quality of publically accessible open space provision? Green: Site is mot by virtue of its size is not able to provide the minimum standard of OS. Ge = Assumes minimum on-site provision adheded plan standards of onsite public open space provision? R = No, the site by virtue of its size is not able to provide the minimum standard of OS. Ge = Assumes minimum on-site provision to adopted plan standards is provided plan standards is provided plan standards? Green: Site is within 400m of Fenners Cricket Ground. How far is the nearest outdoor criteria that measures distance from the site to outdoor sports facilities? A key objective of national plann ing to provide an indication of criteria that measures distance from the site to outdoor sports facilities as therefore been included to provide an indication of the sustainability of the site. Green: Site is within 400m of Fenners Cricket Ground.	primary school has been included		
Development will also be required Accessibility to outdoor facilities and green spaces Criteria Performance Accessibility to outdoor facilities and green spaces Criteria Performance Is the site defined as protected open space or have the potential to be protected R = Yes Open space or have the perspace according to CLP P R = No If the site is protected open space be replaced according to CLP P R = No, the site by virtue of its size is not able to provide details of how this can be achieved Protection of Open Space 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 part facilities and achieve the minimum standard of OS. Green: No obvious constraint that prevent the site providing the virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision of new public open space provision? G = Assumes minimum on-site provision to adopted plan standards. G = Asyloppent would create the opportunity to deliver significantly enhanced provision to matopted plan standards. Green: Site is within 400m of Fenners Cricket Ground. A key objective of national planning to prove facilities? A = - No, the site outdoor is not housing Green: Site is within 400m of Fenners Cricket Ground. G = Atkm; or allocation is not porter healty communities. G = - Covelopment would create the opporting to provise of adopted plan stand			
a contribute to the provision of new local services. Accessibility to outdoor facilities and green spaces Criteria Performance Comments Is the site defined as protected R = Yes Green: Site is not protected open space or have the potential to be protected If the site open space to prove the pole opticy 4/2 R = No Green: Site is not protected open space to provide the protection of Open Space If the site does not involve any protected open space open space open space open space would development of the site be albe to increase the quantity and quality of publically accessible open space provision? RR = 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 of onsite public open space provision? R = No, the site by virtue of its size is not able to provide the minimum standard of OS. G = Assumes minimum on-site provision to adopted plan standards is provided plan standards of OS. G = Assumes minimum on-site provision to adopted plan standards A key objective of national planning to promote healtive or ourder and the outdoor sports facilities? A = 3km G = 1 (3m) A key objective of national planning to provide a the outdoor sports facilities is at barefore been indication of crienta that measures distance from the site to outdoor sports facilities is 3106 Fenners Cricket Ground. Fenners Cricket Ground. G = tkm; or allocation is not housing Fenners Crick			
Prev local services. Context Criteria Performance Comments Criteria Performance Comments Is the site defined as protected open space or have the potential to be protected R = Yes Green: Site is not protected If the site is protected open space can the open space be replaced according to CLP Cocal Plan policy 4/2 R = No G = Yes Protection of Open space would development of the site base 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 and quality of publically accessible open space (outdoor sports facilities and achieve the minimum standards of onsite public open space provision? Green: No obvious constraint: that prevent the site provide deficiency. G = Assumes minimum on-site provision to adopted plan standards is provided onsite Green: Site is within 400m of Size is not able to provide the minimum standards Green: Site is within 400m of Fenners Cricket Ground. A key objective of national planning policy is for planning to promote healty communits. God accessibility to sports facilities is the nearest outdoor row the site to outdoor sports facilities has therefore been row the site of able or provide the sustainability of the site. The assessment shoud also give consideration as to whether the size of the sit			
Accessibility to outdoor facilities and green spaces Comments Criteria Performance Comments Is the site defined as protected Performance Green: Site is not protected open space or has the potential to be protected open space or has the potential to be protected open space open space Green: Site is not protected open space open open open open open open open ope			
Criteria Performance Comments Is the site defined as protected R = Yes Green: Site is not protected open space or have the potential to be protected R = No Green: Site is not protected If the site is protected open space be replaced according to CLP R = No The site owner must provide details of how this can be achieved If the site does not involve any protected open space R = 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 deciency. Green: No obvious constraint that prevent the site providing minimum on-site provision achieve the minimum standard of OS. R = No, the site by virtue of its size is not able to provide the minimum standard of OS. Green: Site is within 400m of Size is not able to provide the minimum standard of OS. Ge = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards. Green: Site is within 400m of Fenners Cricket Ground. How far is the nearest outdoor sports facilities? R = No, and site outdoor sports facilities? Green: Site is within 400m of Fenners Cricket Ground. A key objective of national planning object is for planning top rovide the site. The assessment should also give a indication of romerability of the site. The assessment should also give a indication of consideration as to whether the size on the site and scale of development are likely to require a contribution to the provision of a mev			
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	new local services such as new		
contributions.	outdoor sports facilities via S106		
	contributions.		
How far is the nearest play A = >400m from children and Green: Site is within 400m of	How far is the nearest play	A = >400m from children and	Green: Site is within 400m of

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

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

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

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

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

development should not be	capable of remediation	
permitted in areas subject to	appropriate to proposed	
pollution levels that are	development	
incompatible with the proposed	G = Site not within or adjacent	
use. Mitigation measures can be	to an area with a history of	
implemented to overcome some	contamination	
contaminated land issues,	contamination	
although this may have an impact		
on the economic viability of the		
development. Further		
investigation will be required to		
establish the nature of any		
contamination present on sites		
and the implications that this will		
have for development.		
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within	A =Within SPZ 1	Green: Not within SPZ1
a source protection zone (EA	G = Not within SPZ1 or	
data)?	allocation is for greenspace	
Groundwater sources (e.g. wells,		
boreholes and springs) are used		
for public drinking water supply.		
These zones show the risk of		
contamination from any activities		
that might cause pollution in the		
area.		
	historic environment (Landscap	ne addressed by Green Belt
criteria)		
Criteria	Derfermense	Comments
	Performance	
Would allocation impact upon	R = Site contains, is adjacent	Green: Site does not contain
a historic park/garden?	to, or within the setting of such	or adjoin such areas, and
a historic park/garden? Historic parks and gardens that	to, or within the setting of such	or adjoin such areas, and
a historic park/garden? Historic parks and gardens that have been registered under the	to, or within the setting of such areas with potential for significant negative impacts	or adjoin such areas, and there is no impact to the
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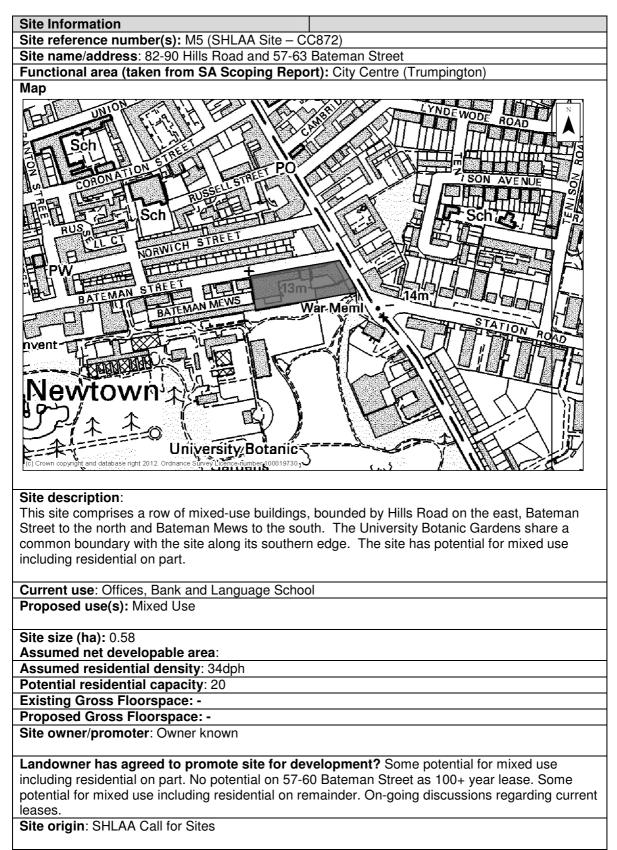
consideration needs to be given to	is no impact to the setting of	
the potential impact that development may have on the	such an area	
setting, or views into and out of a		
Conservation Area.		
Would development impact	A =Site contains, is adjacent	Amber: Site adjacent to BLIs
upon buildings of local interest	to, or within the setting of such	
There are over 1,000 buildings in	buildings with potential for	
Cambridge that are important to	negative impacts capable of	
the locality or the City's history	appropriate mitigation	
and architectural development.	G = Site does not contain or	
Local planning policy protects	adjoin such buildings, and	
such buildings from development	there is no impact to the	
which adversely affects them	setting of such buildings	
unless:	setting of such buildings	
- The building is demonstrably incapable		
of beneficial use or		
reuse;		
- or there are clear public		
benefits arising from		
redevelopment.		
As such the presence of a locally		
listed building on a site would not		
necessarily rule development;		
however detailed justification		
would be required to demonstrate acceptability of schemes at the		
planning application stage.		
plaining application stage.		
Would development impact	R = Known archaeology on	Amber: Neolithic remains
upon archaeology?	site or in vicinity requiring	found in large gardens to the
apon alonacology :	verification before any	rear of former town houses
	planning consent can be given	that fronted Parker's Piece
	A = Known archaeology on	(MCB6253). Site lies to the
	site or in vicinity	north of the English Civil War
	G = No known archaeology on	Defence Line that crossed
	site or in vicinity	Parker's Piece (MCB17288).
		An Archaeological Condition is
		recommended for any
		consented scheme.
Biodiversity and Green Infrast	ructure	
Criteria	Performance	Comments
Would development impact	R = Contains or is adjacent to	Green: Does not contain, is
upon a locally designated	an existing site and impacts	not adjacent to or local area
wildlife site i.e. (Local Nature	incapable of appropriate	will be developed as
Reserve, County Wildlife Site,	mitigation	greenspace
City Wildlife Site)	A =Contains or is adjacent to	
, , ,	an existing site and impacts	
Sites of local nature conservation	capable of appropriate	
include Local Nature Reserves,	mitigation	
County Wildlife Sites and City	G = Does not contain, is not	
Wildlife Sites. Local authorities	adjacent to or local area will be	
have a Duty to have regard to the	developed as greenspace	
conservation of biodiversity in exercising their functions. As such		
development within such sites, or		
development within such sites, or that may affect the substantive		
development within such sites, or that may affect the substantive nature conservation value of 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		
development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is		

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

the trees.	tured above?	
Any other information not captured above?		
Level 2 Conclusion	D Cignificant constraints or	Crean
Level 2 Conclusion (after allowing scope for mitigation)	 R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts 	 Green: 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	 R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts) 	 Green: Site with development potential (few or minor constraints or adverse impacts) Pros: 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 Cons: 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,

		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



Relevant planning history: None relevant

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

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

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

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

	development / surplus school places	in terms of current education capacity and how any issues can be met. This will include capacity of the development itself to support new primary and secondary schools where there is a shortfall. The current review of school catchments will have a bearing on this issue.
Level 1 Conclusion		
Level 1 Conclusion (after allowing scope for mitigation) Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.	RR = Very significant constraints or adverse impacts R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	 Amber: Some constraints or adverse impacts. 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
How far is the site from edge of defined Cambridge City Centre?	R = >800m A = 400-800m G = <400m	Amber: Site is between 400m and 800m from the edge of the City Centre.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre?	R = >800m A =400-800m G = <400m	Green: Site is within 400m of Hills Road local centre catchment area.
A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.		
How far is the nearest health centre or GP service?	R = >800m A =400-800m G = <400m	Green: Over half of the site is within 400m of The Woodlands Practice, Station Road.

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

space can the open space be replaced according to CLP Local Plan policy 4/2	G = Yes	details of how this can be achieved
Protection of Open Space 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? How far is the nearest outdoor sports facilities?	 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 R = >3km A = 1 - 3km 	Green: No obvious constraints that prevent the site providing minimum on-site provision.
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.	G = <1km; or allocation is not housing	sport facilities.
How far is the nearest play space for children and teenagers? Proximity to high quality play spaces makes an important contribution to the health and well- being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the	A = >400m from children and teenager's play space G = <400m; or allocation is not housing	Green: Site is within 400m of Ravensworth Gardens play areas

size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions		
How far is the nearest accessible natural greenspace of 2ha?	R = >400m G = <400m; or allocation is not housing or employment	Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha.
Proximity to high quality open spaces makes an important contribution to the health and well- being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth Criteria	Performance	Comments
How far is the nearest main	R = >3km	Green: Site is less than 1km
employment centre? 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	A = 1-3km G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	from an employment centre.
the sustainability of the site. Would development result in the loss of employment land identified in the Employment Land Review? The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. 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	 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 	Amber: Allocation would be for mixed uses including employment.

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

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

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

Are there potential noise and vibration problems if the site is developed, as a receptor or generator? National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.	R = Significant adverse impacts incapable of appropriate mitigation A =Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation	Amber: Traffic noise from Hills Road. Noise assessment required.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	 R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation 	Green: No adverse effects or capable of full mitigation
Are there potential odour problems if the site is developed, as a receptor or generator?	 R = Significant adverse impacts incapable of appropriate mitigation A = Adverse impacts capable of adequate mitigation G = No adverse effects or capable of full mitigation 	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site? 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	R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period A =Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development G = Site not within or adjacent to an area with a history of contamination	Green: There are no known contamination issues

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

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

native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) <i>A number of Biodiversity Species</i> <i>and Habitat Action Plans exist for</i> <i>Cambridge. Such sites play an</i> <i>important role in enhancing</i> <i>existing biodiversity for enjoyment</i> <i>and education. National planning</i> <i>policy requires the protection and</i> <i>recovery of priority species</i> <i>populations, linked to national and</i> <i>local targets.</i> <i>As such development within sites</i> <i>where BAP priority species or</i> <i>habitats are known to be present,</i> <i>or that may affect the substantive</i> <i>nature conservation value of such</i> <i>sites, will not normally be</i> <i>permitted. Where development is</i> <i>permitted. Suitable mitigation</i> <i>and/or compensatory measures</i> <i>and nature conservation</i> <i>enhancement measures should be</i> <i>implemented.</i> Are there trees on site or immediately adjacent protected	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 R = Development likely to have a significant adverse impact on	existing habitats and enhancement in landscaping schemes.
immediately adjacent protected by a Tree Preservation Order (TPO)? Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.	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	with Tree Preservation Orders on the site, one on Hills Road and one in the south west corner. There are also numerous trees without Tree Preservation Orders
Any other information not cap	tured above?	
Any other information not cap	tured above?	
Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	 R = Significant constraints or adverse impacts A =Some constraints or adverse impacts G = Minor constraints or adverse impacts 	 Amber: > 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

		TPO's on site
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts) A =Site with development potential (some constraints or adverse impacts) G = Site with development potential (few or minor constraints or adverse impacts)	 Amber: Site with development potential (some constraints or adverse impacts) Pros: 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 Cons: 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
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