

Intended for
Cambridge City Council and South Cambridgeshire District Council

Date
November, 2015

Project Number
UK15-22172

CAMBRIDGE AND SOUTH CAMBRIDGESHIRE LOCAL PLANS SA ADDENDUM REPORT

ANNEX 1 SITE ASSESSMENT PROFORMAS & SUMMARY RESULTS

Site Assessment Proformas & Summary Results

Introduction

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

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

Site assessment

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

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

Identification of sites

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

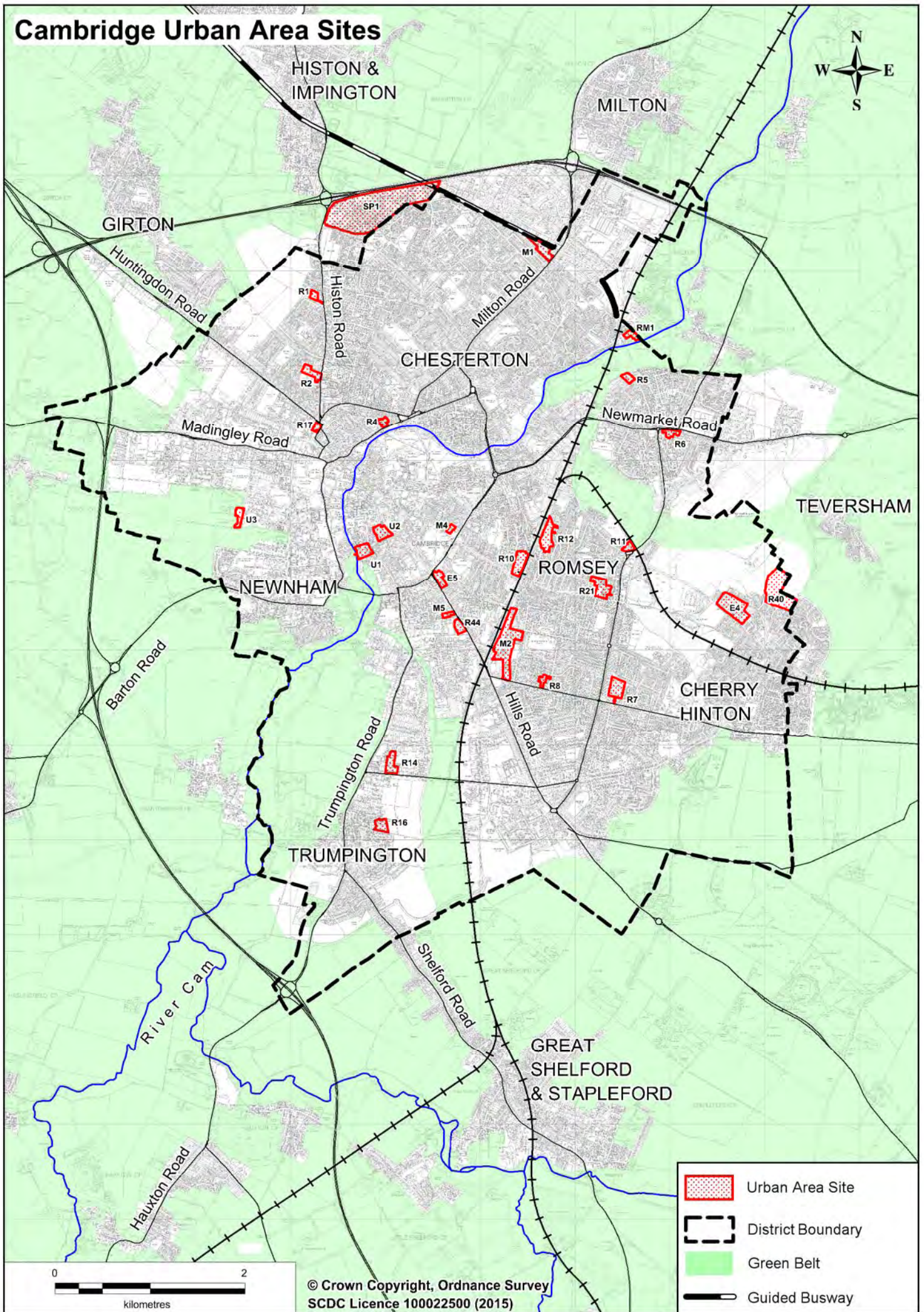
- Sites tested which have subsequently gained planning permission; these sites are now part of existing commitments and will contribute towards meeting needs. A list of these sites is included in Appendix 8 in the SA Addendum Report.
- Edge of Cambridge sites have been considered in Appendix 3 of the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

Site assessment summary table

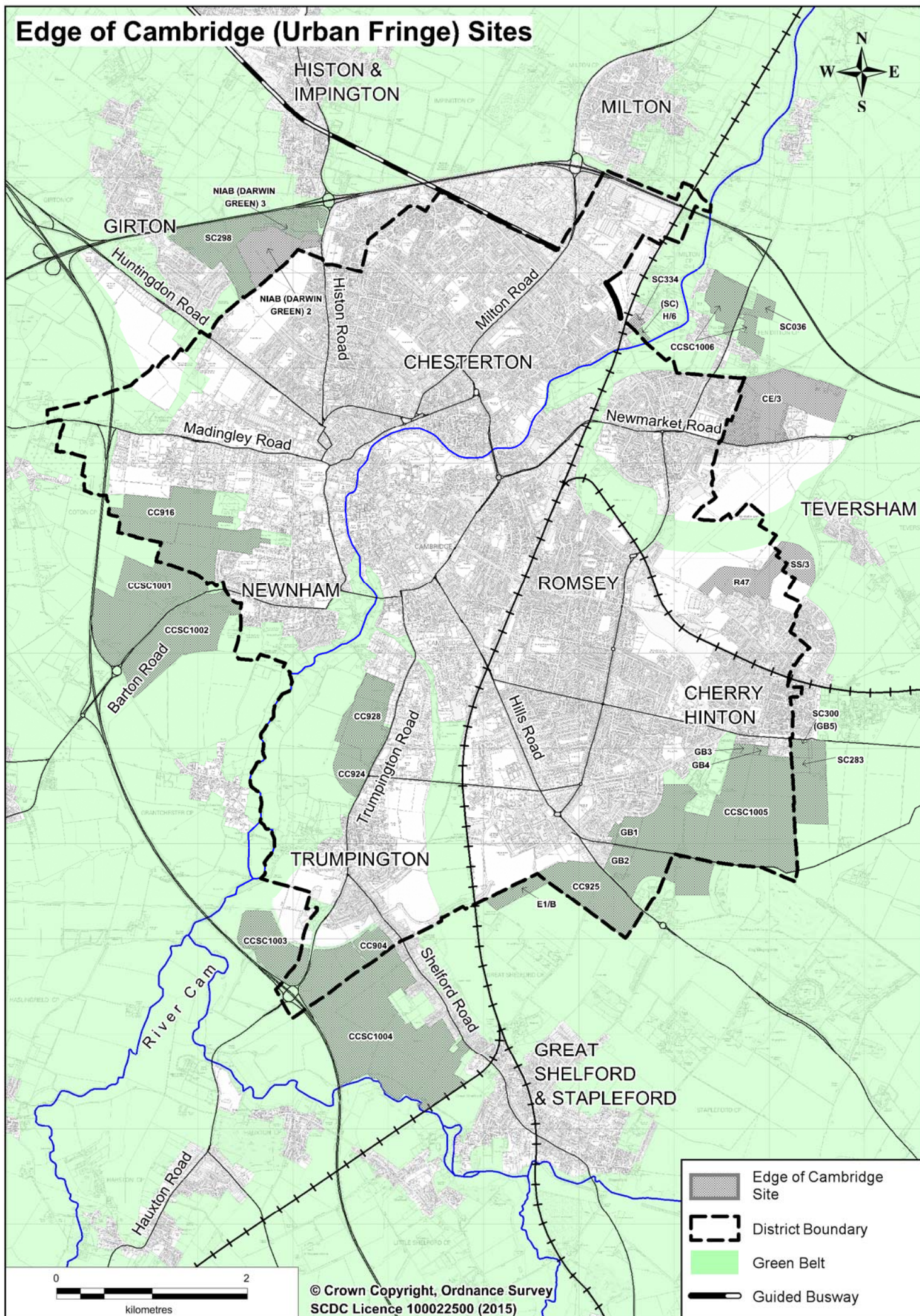
The following table summarises the results of the individual site assessment proforma for each of the sites. It includes the following information:

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

Cambridge Urban Area Sites

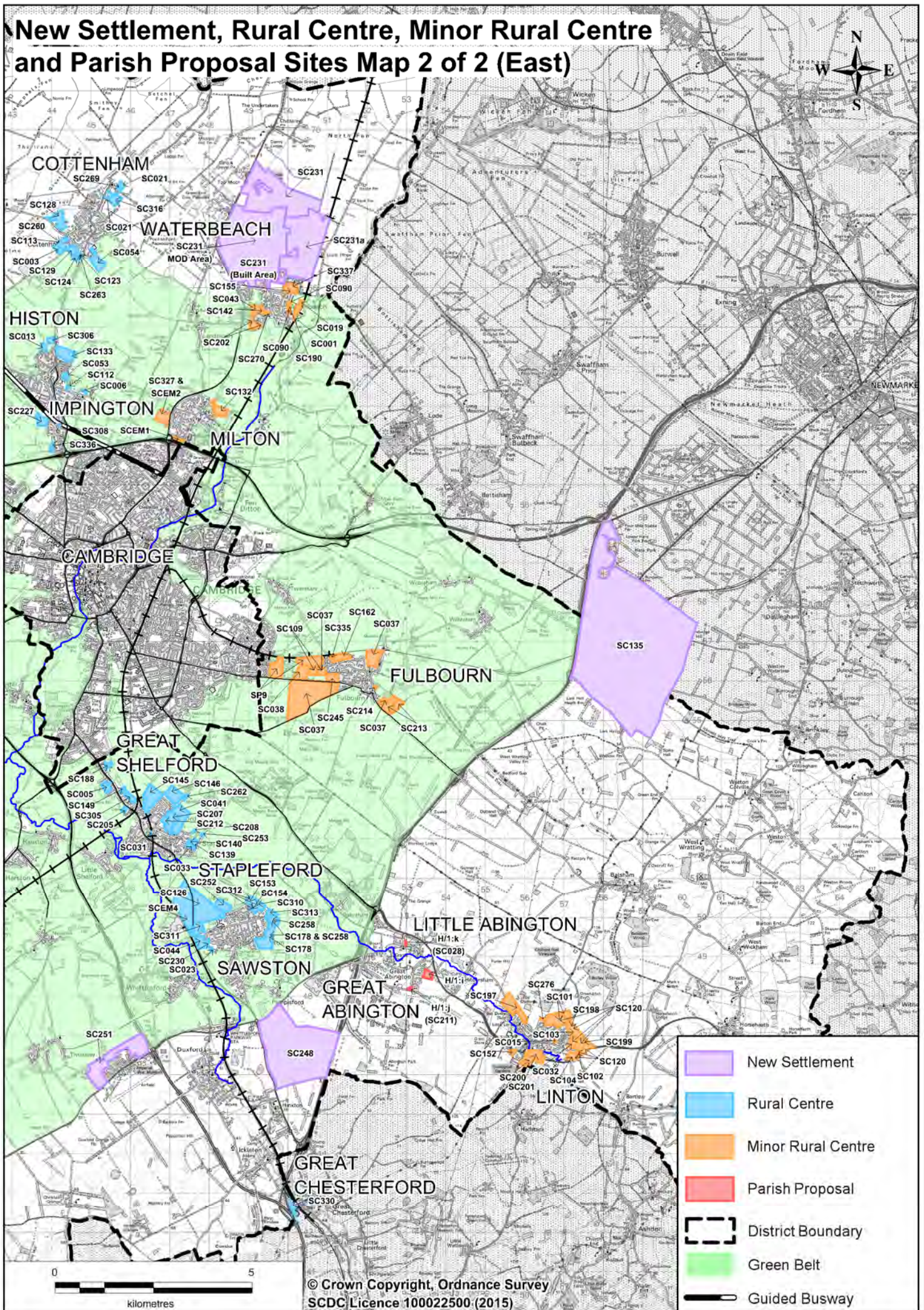


Edge of Cambridge (Urban Fringe) Sites



- Edge of Cambridge Site
- District Boundary
- Green Belt
- Guided Busway

New Settlement, Rural Centre, Minor Rural Centre and Parish Proposal Sites Map 2 of 2 (East)



- New Settlement
- Rural Centre
- Minor Rural Centre
- Parish Proposal
- District Boundary
- Green Belt
- Guided Busway



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Site Number	Location	Site Name / Address	Proposed Use(s)	Site Option Reference	Policy Number (SC & CC)	Site Size in Hectares (Ha)	Residential Housing Capacity (number of dwellings)	Development Sequence
R1	Arbury	295 Histon Road	Residential development	R1	SC/1 g & R1	SC 0, CC 0.711	32	Urban Area
R2	Arbury	Willowcroft, 137-143 Histon Road	Residential development	R2	SC/1 h & R2	SC 0, CC 1.59	78	Urban Area
R4	West Chesterton	Henry Giles House, Chesterton Road	Residential development	R4	SC/1 f & R4	SC 0, CC 0.775	48	Urban Area
R5	Abbey	Camfields Resource Centre and Oil Depot	Residential development	R5	(CC) R5	SC 0, CC 0.858	38	Urban Area
R7	Coleridge	The Paddocks, Cherry Hinton Road	Residential development	R7	(CC) R7	SC 0, CC 2.796	123	Urban Area
R8	Coleridge	149 Cherry Hinton Road & Telehpne Exchange Coleridge Road	Residential development	R8	(CC) R8	SC 0, CC 0.76	33	Urban Area
R10	Petersfield	Mill Road Depot and adjoining properties, Mill Road	Residential development	R10	(CC) R10	SC 0, CC 2.7	167	Urban Area
R11	Romsey	Horizon Resource Centre, 285 coldham's Lane	Residential development	R11	(CC) R11	SC 0, CC 0.82	40	Urban Area
R12	Romsey	Ridgeons, 75 Cromwell Road	Residential development	R12	(CC) R12	SC 0, CC 3.27	120	Urban Area
R14	Trumpington	BT telephone exchange and car park, Long Road	Residential development	R14	(CC) R14	SC 0, CC 2.012	76	Urban Area
R16	Trumpington	Cambridge Professionals Development Centre, Foster Road	Residential development	R16	(CC) R16	SC 0, CC 3.15	50	Urban Area
R17	Castle	Mount Pleasant House	Residential development	R17	(CC) R17	SC 0, CC 0.57	50	Urban Area
M4	Market	Police Station, Parkside	Residential development	M4	(CC) M4	SC 0, CC 0.485	50	Urban Area
R40	Abbey	Land north of Teversham Drift (also referred to as R22)	Residential development	R40	(CC) R22	SC 3.67, CC 8.79	SC 147, CC 351 (total 498)	Urban Area
R44	Trumpington	Bejeman House	Residential development	R44	(CC) R44	CC 1.17	156	Urban Area
M1	Kings Hedges	379-381 Milton Road	Mixed use sites	M1	(CC) M1	SC 0, CC 2.413	40	Urban Area
M2	Coleridge	Clifton Road Area	Mixed use sites	M2	(CC) M2	SC 0, CC 9.43	555	Urban Area
M5	Trumpington	82-88 Hills Road and 57 - 63 Bateman Street	Mixed use sites	M5	(CC) M5	SC 0, CC 0.58	20	Urban Area
R6	Abbey	636-656 Newmarket Road, Holy Cross Church, East Barnwell Community Centre and Meadowlands, Newmarket	Mixed use sites	R6	(CC) R6	SC 0, CC 1.01	75	Urban Area
R21	Romsey	315-249 Mill Road and Brookfields	Mixed use sites	R21	(CC) R21	SC 0, CC 2.87	128	Urban Area
E4	Cherry Hinton	Church End Industrial Estate Rosemary Lane	Employment	E4	(CC) E4	SC 0, CC 6.621	0	Urban Area
E5	Trumpington	1 and 7-11 Hills Road	Employment	E5	(CC) E5	SC 0, CC 1.401	0	Urban Area
U1	Market	Old Press/Mill Lane site	University	U1	(CC) U1	SC 0, CC 2.004	0	Urban Area
U2	Market	New Museums, Downing Street	University	U2	(CC) U2	SC 0, CC 1.971	0	Urban Area
U3	Newnham	Grange Farm, off Wilberforce Road	University	U3	(CC) U3	SC 0, CC 1.22	0	Urban Area
RM1	East Chesterton	Fen Road	Residential Moorings	RM1	(CC) RM1	SC 0, CC 0.988	0	Urban Area
Policy SP/1	Orchard Park	Orchard Park - remaining land parcels	Residential	SP/1	(SC) SS/1	SC 32.29, CC 0	140 and 80	Urban Area
CCSC1001	Newnham (Broad Location 2)	Land North of Barton Road (Developer Proposal)	Mixed Use			SC 164.11, CC 156.96	1500	Edge of Cambridge
CCSC1002	Newnham (Broad Location 1)	Land South of Barton Road (Developer Proposal)	Mixed Use			SC 58.45, CC 0	1000	Edge of Cambridge
CCSC1003	Trumpington (Broad Location 4)	Land South of Trumpinton Meadows (Developer Proposal)	Mixed Use			SC 27.56, CC 4.65	500	Edge of Cambridge
CCSC1004	Great Shelford (Broad Location 5)	Land South of Addenbrooke's Road (Developer Proposal)	Mixed Use			SC 145, CC 45	1250	Edge of Cambridge
CCSC1005	Fulbourn (Broad Location 7)	Land between Babraham Road and Fulbourn Road (Developer Proposal)	Mixed Use			SC 53.97, CC 116.55	3000 to 4000	Edge of Cambridge
CCSC1006	Fen Ditton (Broad Location 9)	Land at Fen Ditton (Developer Proposal)	Mixed Use			SC 74.99, CC 0	400 to 500	Edge of Cambridge
E1/B	Great Shelford (Broad Location 6)	Land to south of Addenbrooke's Road between Babraham Road and Shelford Road	Employment		(SC) E1/B	11.39	0	Edge of Cambridge
CC916	Newnham (Broad Location 1)	Grange Farm	Residential			SC 0, CC 44.03	991 to 1486	Edge of Cambridge
CC924	Trumpington (Broad Location 3)	Land West of Trumpington Road	Residential			CC 45.03	1019 to 1529	Edge of Cambridge
CC928	Trumpington (Broad Location 3)	Trumpington Road West amended	Residential			CC 32.8	1107	Edge of Cambridge
CC904	Trumpington (Broad Location 5)	Land East of Hauxton Road	Mixed use			CC 9.22	310	Edge of Cambridge
CC925	Queen Ediths (Broad Location 6)	Land South of Addenbrooke's and Southwest of Babraham Road	Residential			SC0, CC 39.08	896 to 1343	Edge of Cambridge
SC283	Fulbourn (Broad Location 7)	Land South of Cambridge Road Fulbourn, Cambridge	Residential			SC 6.62	132 to 199	Edge of Cambridge
CC929 (GB2)	Queen Ediths (Broad Location 7)	Land South of Worts' Causeway	Residential		(CC) GB2	SC 0, CC 6.8	230	Edge of Cambridge
CC930 (GB1)	Queen Ediths (Broad Location 7)	Land North of Worts' Causeway	Residential		(CC) GB1	SC 0, CC7.33	247	Edge of Cambridge
CC932 (GB3)	Cherry Hinton (Broad Location 7)	Fulbourn Road West (2)	Employment		(CC) GB3	SC 0, CC 2.3	0	Edge of Cambridge
CC933 (GB4)	Cherry Hinton (Broad Location 7)	Fulbourn Road West (1)	Employment or Residential		(CC) GB4	SC 0, CC 1.4	0	Edge of Cambridge
SC300 (GB5)	Fulbourn (Broad Location 7)	Fulbourn Road East	Employment		(SC) E/2 & GB5	SC 4.29, CC 0	0	Edge of Cambridge
SC036	Fen Ditton (Broad Location 9)	Land East of Horingsea Road, Fen Ditton (land South and East of 42 Horingsea Road, Fen Ditton)	Residential			SC 5.36, CC 0	120	Edge of Cambridge
SC298	Girton & Impington (Broad Location 10)	Land south of the A14 and west of Cambridge Road	Residential and Commercial			SC 8.98, CC 0	360 to 447	Edge of Cambridge
Policy CE/3 / SS/3	Cambridge East (Broad Location 6)	Cambridge East - North of Newmarket Road and North of Cherry Hinton	Mixed Use	CE/3	(CC & SC) SS/3	61.56	1500 to 2000	Edge of Cambridge
Policy SP/2 / SS/2 (NIAB 2) & SC298	Histon & Impington (Broad Location 10)	Land south of the A14 and west of Cambridge Road	Residential	SP/2	(SC) SS/2	SC 27.8, CC 0	900	Edge of Cambridge
Policy SP/2 / SS/2 (NIAB 3) & SC298	Histon & Impington (Broad Location 10)	Land south of the A14 and west of Cambridge Road	Residential		(SC) SS/2	SC 3.16, CC 0	100	Edge of Cambridge
R47 and CE/3 / SS/3	Cambridge East (Existing Location)	Land North of Cherry Hinton	Residential		R47 & (SC) SS/3	SC 15.83, CC 31.00	SC 420, CC 780 (total 1200)	Edge of Cambridge
Site 334	Edge of Cambridge (Milton)	Cambridge, Fen Road	Residential			1.74	63	Edge of Cambridge
(SC) H/6	Edge of Cambridge (Milton)	Chesterton Fen Road, Milton	Residential Moorings		(SC) H/6	0.95	0	Edge of Cambridge
Site 242	Northstowe	Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)	Residential	1 (I&O1)	(SC) SS/7	56.08	897	Northstowe
Site 273	Northstowe	Southwell Farm, Station Road, Longstanton (part of Northstowe Reserve)	Residential		(SC) SS/7	1.84	66	Northstowe
Site 274	Northstowe	Land generally to the north and north east of Northstowe adjoining the Cambridgeshire Guided Busway	Residential			202	1800	Northstowe
Site 275	Northstowe	Old East Goods Yard, Station Road, Oakington	Residential			0.59	16	Northstowe
Site 231	Waterbeach	Land north of Waterbeach	Mixed Use	2 (I&O1)		558	10500	New Settlement
Site 231 (revised boundary)	Waterbeach	Land north of Waterbeach	Mixed Use		(SC) SS/5	407.3	8000 to 9000	New Settlement
Site 231 (Built Area)	Waterbeach	Land north of Waterbeach (Built area only)	Residential	4 (I&O1)		58.15	930	Minor Rural Centre
Site 231 (MOD Area)	Waterbeach	Land north of Waterbeach (MOD only)	Mixed Use	3 (I&O1)		280.2	7600	New Settlement
Site 057 & 238 (revised proposal)	Bourn	Bourn Airfield, Bourn	Mixed Use	5 (I&O1)	(SC) SS/6	141.7	3000 to 3500	New Settlement
Site 135	Six Mile Bottom	Land at Six Mile Bottom	Mixed use			918.22	10000	New Settlement

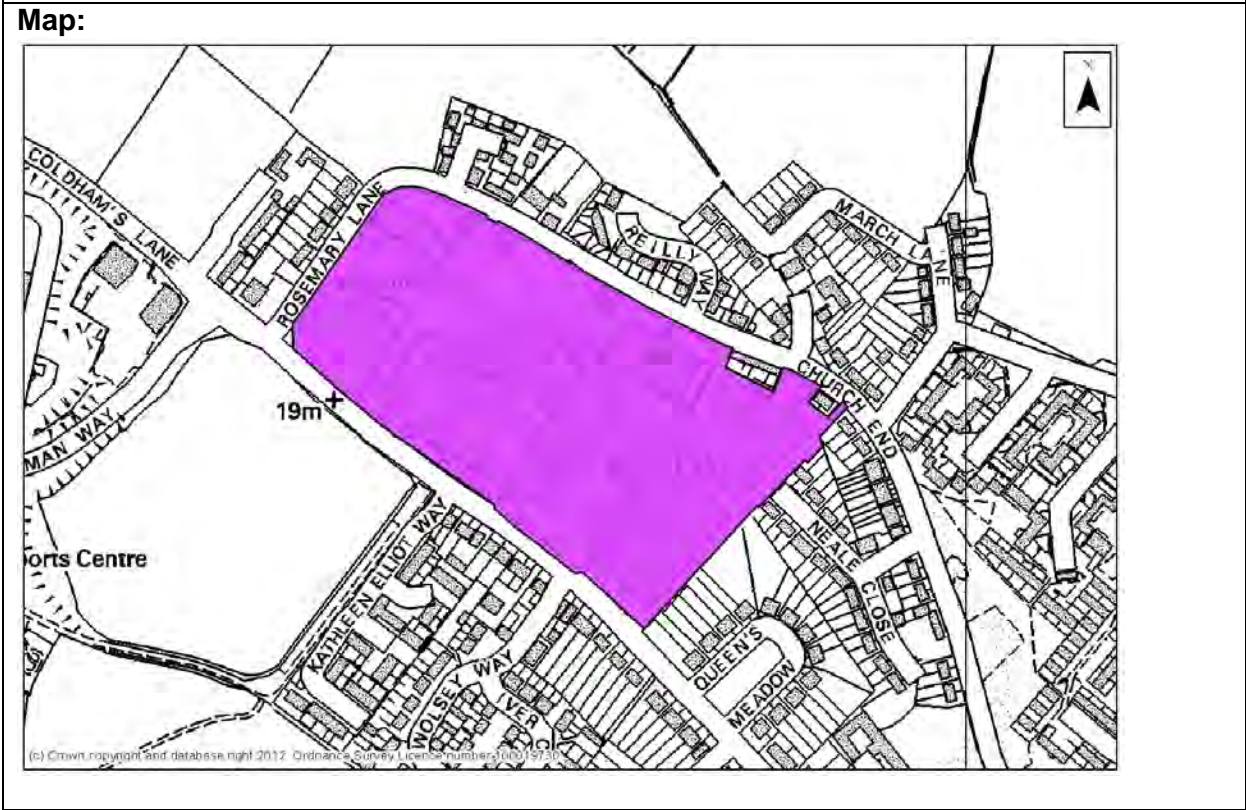
Site 239 (revised boundary)	Cambourne	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1	Mixed use	17 (I&O1)	(SC) SS/8	92	1200	Rural Centre
Site 303	Cambourne	Cambourne, land at Cambourne Business Park	Residential	H1 (I&O2)		7.33	165	Rural Centre
Site 239	Cambourne	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1	Mixed use	17 (I&O1)		150.88	2250	Rural Centre
Site 194	Cambourne	Land north of A428	Mixed use			164.11	2626	New Settlement
Site 265	Cambourne	Land to the north of the A428	Mixed use			271.65	2500	New Settlement
Site 265 (Revised)	Cambourne	Land to the north of the A428 (Developer Proposal)	Mixed use			271.65	3500	New Settlement
Site 248	Hinxton	Hanley Grange, east of A1301 and west of A11	Mixed use			264.56	5000	New Settlement
Site 251	Heathfield	Land at Heathfield (north of Duxford Airfield)	Residential			60.11	962	New Settlement
Site 261	Barrington	Land at Barrington Quarry	Residential			404.99	3250	New Settlement
Site 116	Sawston	Land Rear of 41 Mill Lane, Sawston	Residential	11 (I&O1)		1.59	32	Rural Centre
Site 023	Sawston	Land between 66 & 68 Common Lane, Sawston	Residential	12 (I&O1)		0.5	14	Rural Centre
Site 133	Histon & Impington	Land at Buxhall Farm, Glebe Way, Histon	Residential	13 (I&O1)		12.44	187	Rural Centre
Site 112	Histon & Impington	Land r/o 49-71 Impington Lane, Impington	Residential	14 (I&O1)	(SC) H/1 d	1.82	20	Rural Centre
Site 114	Histon & Impington	Land north of Impington Lane, Impington	Residential	15 (I&O1)	(SC) H/1 d	1.77	5	Rural Centre
Site 005	Great Shelford & Stapleford	Land off Cambridge Road, Great Shelford	Residential	18 (I&O1)		3.96	89	Rural Centre
Site 258	Sawston	Land south of Babraham Road, Sawston	Residential	8 (I&O1)		4.63	104	Rural Centre
Site 178 & 258 (revised boundary)	Sawston	Land south of Babraham Road	Residential	8&9 (I&O1)	(SC) H/1 c	11.64	260	Rural Centre
Site 178	Sawston	Land east of Sawston	Residential	9 (I&O1)		17.21	160	Rural Centre
Site 308	Histon & Impington	Histon, Land at Former Bishops Hardware Store	Residential	H2 (I&O2)		0.22	10	Rural Centre
Site 310	Sawston	Sawston, Dales Manor Business Park	Residential	H3 (I&O2)		2.06	47	Rural Centre
Site 311	Sawston	Sawston, land north of White Field Way	Residential	H4 (I&O2)		6.6	66	Rural Centre
Site 312	Sawston	Sawston, land at Former Marley Tiles Site, Dales Manor Business Park	Residential	H5 (I&O2)	(SC) H/1 a	10.7	200	Rural Centre
Site 313	Sawston	Land north of Babraham Road, Sawston	Residential	H6 (I&O2)	(SC) H/1 b	3.64	80	Rural Centre
Site 330	Great Chesterford	Great Chesterford, Land adjacent to Whiteways, Ickleton Road	Residential			3.9	88	Rural Centre
Site 305	Great Shelford	Great Shelford, Land east of The Hectare, Walden Way & Hobson Acre	Residential			3.54	63	Rural Centre
Site 031	Great Shelford & Stapleford	The Railway Tavern, Station Road, Great Shelford	Residential			0.12	13	Rural Centre
Site 033	Great Shelford & Stapleford	Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)	Residential			1.91	52	Rural Centre
Site 041	Great Shelford & Stapleford	Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)	Residential			16.93	254	Rural Centre
Site 139	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			2.8	63	Rural Centre
Site 140	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			0.72	15	Rural Centre
Site 141	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			2.08	47	Rural Centre
Site 145	Great Shelford & Stapleford	Land at Granhams Farm, Great Shelford	Residential			17.54	263	Rural Centre
Site 146	Great Shelford & Stapleford	Land at Hinton Way, Great Shelford	Residential			12.16	182	Rural Centre
Site 149	Great Shelford & Stapleford	Land at Marfleet Close, Great Shelford	Residential			0.82	17	Rural Centre
Site 188	Great Shelford & Stapleford	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	Residential			1.8	49	Rural Centre
Site 205	Great Shelford & Stapleford	Land north-west of 11 Cambridge Road, Great Shelford	Residential			1.41	29	Rural Centre
Site 207	Great Shelford & Stapleford	Land east of Hinton Way, north of Mingle Lane, Great Shelford	Residential			10.04	151	Rural Centre
Site 208	Great Shelford & Stapleford	Land to the north of Gog Magog Way, Stapleford	Residential			0.32	7	Rural Centre
Site 212	Great Shelford & Stapleford	Land east of Hinton Way, Great Shelford	Residential			1.97	53	Rural Centre
Site 253	Great Shelford & Stapleford	Land at Gog Magog Way / Haverhill Road, Stapleford	Residential			0.38	11	Rural Centre
Site 262	Great Shelford & Stapleford	Land at Hinton Way, Stapleford	Residential			1.21	33	Rural Centre
Site 306	Histon & Impington	Histon, Land west of 113 Cottenham Road	Residential			2.16	22	Rural Centre
Site 006	Histon & Impington	Land off Clay Close Lane, Impington	Residential			0.59	16	Rural Centre
Site 013	Histon & Impington	Land rear of 59 & 61 Cottenham Road, Histon	Residential			1.72	46	Rural Centre
Site 053	Histon & Impington	Mill Lane, Impington	Residential			1.35	32	Rural Centre
Site 227	Histon & Impington	Land off Villa Road, Histon	Residential			6.64	21	Rural Centre
Site 336	Histon & Impington	Impington, Land off Lone Tree Avenue	Residential			1.37	37	Rural Centre
Site 044	Sawston	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)	Residential			6.57	149	Rural Centre
Site 126	Sawston	Land at Cambridge Road, Sawston	Residential			38.14	572	Rural Centre
Site 153	Sawston	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	Residential	6 (I&O1)		3.56	80	Rural Centre
Site 154	Sawston	Land at Grove Road / West Way, Dales Manor Business Park, Sawston	Residential	7 (I&O1)		5.19	117	Rural Centre
Site 230	Sawston	Mill Lane, Sawston	Residential	10 (I&O1)		1.48	40	Rural Centre
Site 252	Sawston	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston	Residential			8.62	194	Rural Centre
SCEM4	Sawston	Land Adjacent Sawston Bypass	Employment			3.7	0	Rural Centre
Site 021	Cottenham	Land to the rear of 69 High Street, Cottenham	Residential	21 (I&O1)		0.76	21	Rural Centre*
Site 260	Cottenham	Land at Oakington Road, Cottenham	Residential	22 (I&O1)		4.9	110	Rural Centre*
Site 003	Cottenham	The Redlands, Oakington Road, Cottenham	Residential	23 (I&O1)		2.87	65	Rural Centre*
Site 129	Cottenham	Land south of Ellis Close and East of Oakington Road, Cottenham	Residential	24 (I&O1)		4.4	99	Rural Centre*
Site 123	Cottenham	Land off Histon Road, Cottenham	Residential	25 (I&O1)		0.83	17	Rural Centre*
Site 263	Cottenham	Land to the rear of 34 - 46 Histon Road, Cottenham	Residential	26 (I&O1)		1.04	21	Rural Centre*
Site 125	Cottenham	Cottenham Sawmills, Cottenham	Residential	27 (I&O1)		1.35	9	Rural Centre*
Site 054	Cottenham	Land at the rear of 335 High Street, Cottenham	Residential			10	225	Rural Centre*
Site 113	Cottenham	Land behind Rampton Road/Oakington Road Cottenham	Residential			26.61	175	Rural Centre*
Site 124	Cottenham	Cottenham Sawmills, Cottenham	Residential			1.35	27	Rural Centre*
Site 128	Cottenham	Land at Rampton Road, Cottenham	Residential			9.77	220	Rural Centre*
Site 241	Cottenham	The Woodyard, Cottenham	Residential			1.22	25	Rural Centre*
Site 269	Cottenham	Land adjacent to The Woodyard, Cottenham	Residential			1.42	29	Rural Centre*
Site 316	Cottenham	Cottenham, Land to Rear of High Street	Residential			7.02	158	Rural Centre*
Site 152	Linton	Land east of Station Road, Linton	Residential	29 (I&O1)		1.78	36	Minor Rural Centre
Site 171	Gamlingay	Land off Grays Road, Gamlingay	Residential	32 (I&O1)		4.32	47	Minor Rural Centre
Site 117	Gamlingay	Green End Industrial Estate, Green End, Gamlingay	Residential	33 (I&O1)	(SC) H/1 f	4.09	92	Minor Rural Centre
Site 093	Gamlingay	Land at Mill Road, Gamlingay	Residential	34 (I&O1)		1.18	24	Minor Rural Centre
Site 151	Papworth Everard	Papworth Hospital, Papworth Everard	Residential	45 (I&O1)		5.23	118	Minor Rural Centre
Site 045	Willingham	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)	Residential	46 (I&O1)	(SC) H/1 g	3.41	48	Minor Rural Centre

Site 204	Willingham	Land to the rear of Green Street, Willingham	Residential	47 (I&O1)		2.6	39	Minor Rural Centre
Site 001	Waterbeach	Land off Lode Avenue, Waterbeach	Residential	51 (I&O1)		0.59	14	Minor Rural Centre
Site 202	Waterbeach	Land off Cambridge Road, Waterbeach	Residential	52 (I&O1)		4.81	8	Minor Rural Centre
Site 320	Melbourn	Melbourn, land to the east of New Road	Residential	H7 (I&O2)		26.02	200	Minor Rural Centre
Site 176	Melbourn	East Farm, Melbourn	Residential	H8 (I&O2)		2.83	60	Minor Rural Centre
Site 331	Melbourn	East Farm	Residential	H8 (I&O2)		2.83	60	Minor Rural Centre
Site 235	Melbourn	36 New Road, Melbourn	Residential		(SC) H/1 e	0.71	14	Minor Rural Centre
Site 168	Gamlingay	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)	Residential			4.64	104	Minor Rural Centre
Site 170	Gamlingay	Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)	Residential			1.88	38	Minor Rural Centre
Site 172	Gamlingay	Land rear of Merton Farm, Gamlingay	Residential			1.24	25	Minor Rural Centre
Site 173	Gamlingay	Land off Honey Hill, Gamlingay	Residential			4.51	101	Minor Rural Centre
Site 174	Gamlingay	Land off Green End, Gamlingay	Residential			1.52	31	Minor Rural Centre
Site 015	Linton	1 Horseheath Road, Linton	Residential			0.28	6	Minor Rural Centre
Site 032	Linton	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)	Residential			3.96	89	Minor Rural Centre
Site 101	Linton	Land to the east of Linton (to the north of Tower View and Balsham Road), Linton	Residential			18.16	272	Minor Rural Centre
Site 102	Linton	Land to the east of Linton (to the east of The Ridgeway and north of Bartlow Road), Linton	Residential			1.42	29	Minor Rural Centre
Site 103	Linton	Land to the east of Linton (land north of Horseheath Road), Linton	Residential			6.53	147	Minor Rural Centre
Site 104	Linton	Land to the east of Linton (land south of Bartlow Road), Linton	Residential			3.68	83	Minor Rural Centre
Site 120	Linton	Land East of Linton	Residential			46.05	691	Minor Rural Centre
Site 197	Linton	Land adjacent to Back Road, Linton	Residential			16.73	251	Minor Rural Centre
Site 198	Linton	Land adjacent to Balsham Road, Linton	Residential			3.07	69	Minor Rural Centre
Site 199	Linton	Land adjacent to Horseheath Road, Linton	Residential			6.53	147	Minor Rural Centre
Site 200	Linton	Land to the north and south of Long Lane and east of The Grip, Linton	Residential			6.48	146	Minor Rural Centre
Site 201	Linton	Land north of Cambridge Road, Linton	Residential			6.3	142	Minor Rural Centre
Site 276	Linton	Land adjacent to Paynes Meadow, Linton	Residential			0.83	22	Minor Rural Centre
Site 318	Linton	Linton, Land to the east of Linton	Residential			27.95	420	Minor Rural Centre
Site 196	Papworth Everard	Land to east of Ridgeway and north of Old Pine Way, Papworth Everard	Residential			81.77	981	Minor Rural Centre
Site 321	Papworth Everard	Papworth Everard, land at The Ridgeway	Residential			11.12	167	Minor Rural Centre
Policy SP/10, site 2	Papworth Everard	Papworth Everard West Central	Residential	SP/10(2)	(SC) H/3	8.55	66 and 2	Minor Rural Centre
Site 019	Waterbeach	Land adj to 35 Burgess Road, Waterbeach	Residential			4	30	Minor Rural Centre
Site 043	Waterbeach	Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)	Residential			5.35	120	Minor Rural Centre
Site 090	Waterbeach	Burgess Road, Waterbeach	Residential			1.14	19	Minor Rural Centre
Site 091	Waterbeach	Saberton Close, Waterbeach	Residential			1.08	12	Minor Rural Centre
Site 142	Waterbeach	Land north of Poorsfield Road, Waterbeach	Residential			0.2	5	Minor Rural Centre
Site 155	Waterbeach	North side of Bannold Road, Waterbeach	Residential	50 (I&O1)		1.43	29	Minor Rural Centre
Site 190	Waterbeach	Land adjacent to Pieces Lane, Waterbeach	Residential			1.78	30	Minor Rural Centre
Site 270	Waterbeach	Land off Gibson Close, Waterbeach	Residential			0.69	14	Minor Rural Centre
Site 337	Waterbeach	Waterbeach, Land adjacent to Bannold Road	Residential			6.21	140	Minor Rural Centre
Site 047	Willingham	Land to the south of Over Road, Willingham	Residential			1.84	28	Minor Rural Centre
Site 058	Willingham	Land South of 77 Station Road, Willingham	Residential			0.41	2	Minor Rural Centre
Site 157	Willingham	Land to the rear of High Street / George Street, Willingham	Residential			2.55	57	Minor Rural Centre
Site 259	Willingham	Land Adjacent to 15 Priest Lane, Willingham	Residential			0.52	12	Minor Rural Centre
Site 279	Willingham	Land at Black Pit Drove / Rampton Road, Willingham	Residential			0.85	10	Minor Rural Centre
Site 323	Willingham	Willingham, Land north of Rook Grove	Residential			2.08	25	Minor Rural Centre
Site 074	Fulbourn	Land off Station Road, Fulbourn	Residential	28 (I&O1)		12.41	186	Minor Rural Centre*
Site 083	Swavesey	Land south of Whitton Close & west of Boxworth End, Swavesey	Residential	36 (I&O1)		7.65	75	Minor Rural Centre*
Site 085	Bassingbourn	Next to Walnut Tree Close, North End, Bassingbourn	Residential	37 (I&O1)		3.14	53	Minor Rural Centre*
Site 219	Bassingbourn	Land north of Elbourn Way, Bassingbourn	Residential	38 (I&O1)		5.31	41	Minor Rural Centre*
Site 078	Bassingbourn	Land between South End & Spring Lane, Bassingbourn	Residential	39 (I&O1)		2.12	48	Minor Rural Centre*
Site 143	Girton	Land at Cockerton Road, Girton	Residential	40 (I&O1)		0.63	13	Minor Rural Centre*
Site 158	Comberton	Land off Long Road (south of Branch Road), Comberton	Residential	41 (I&O1)		5.71	128	Minor Rural Centre*
Site 004	Comberton	Land adj (north) to 69 Long Road, Comberton	Residential	42 (I&O1)		0.32	10	Minor Rural Centre*
Site 255	Comberton	Land to the East of Bush Close, Comberton	Residential	43 (I&O1)		4.83	73	Minor Rural Centre*
Site 110	Comberton	Land to the west of Birdlines, Manor Farm, Comberton	Residential	44 (I&O1)		6	90	Minor Rural Centre*
Site 326 (revised proposal)	Comberton	Comberton, Land at Bennell Farm	Residential	H10 (I&O2)	(SC) H/1 h	6.27	90	Minor Rural Centre*
Site 059	Bassingbourn	North End & Elbourne Way, Bassingbourn	Residential			2.8	63	Minor Rural Centre*
Site 066	Bassingbourn	Land off the Causeway, Bassingbourn	Residential			1.03	28	Minor Rural Centre*
Site 220	Bassingbourn	Land south of Poplar Farm Close & north of Brook Road, Bassingbourn	Residential			0.51	11	Minor Rural Centre*
Site 291	Bassingbourn	Land opposite 68 Spring Lane, Bassingbourn	Residential			0.61	12	Minor Rural Centre*
Site 324	Bassingbourn	Bassingbourn, 2 parcels north of High Street	Residential			3.89	57	Minor Rural Centre*
Site 079	Comberton	40 - 48 West Street, Comberton	Residential			1.42	29	Minor Rural Centre*
Site 080	Comberton	50 - 54 West Street, Comberton	Residential			0.89	18	Minor Rural Centre*
Site 087	Comberton	Land to the rear of 42 Swaynes Lane, Comberton	Residential			0.66	13	Minor Rural Centre*
Site 088	Comberton	Land south and east of 42 Swaynes Lane, Comberton	Residential			2.24	50	Minor Rural Centre*
Site 181	Comberton	Land to the West of Green End, Comberton	Residential			6.02	135	Minor Rural Centre*
Site 037	Fulbourn	Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn	Residential			76.78	921	Minor Rural Centre*
Site 038	Fulbourn	Land north of Cambridge Road, Fulbourn	Residential			11.08	166	Minor Rural Centre*
Site 108	Fulbourn	Land south of Hinton Road, Fulbourn	Residential			3.48	78	Minor Rural Centre*
Site 109	Fulbourn	Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn	Residential			7.42	78	Minor Rural Centre*
Site 136	Fulbourn	Land at Balsham Road, Fulbourn	Residential			2.76	62	Minor Rural Centre*
Site 162	Fulbourn	Land between Teversham Road and Cow Lane, Fulbourn	Residential			6.14	92	Minor Rural Centre*
Site 213	Fulbourn	Land at east of Court Meadows House, Balsham Road, Fulbourn	Residential			13.84	166	Minor Rural Centre*
Site 214	Fulbourn	Land off Home End, Fulbourn	Residential			0.52	14	Minor Rural Centre*
Site 245	Fulbourn	Bird Farm Field, Cambridge Road, Fulbourn	Residential			5.67	85	Minor Rural Centre*

Site 335	Fulbourn	Fulbourn, Land to the rear of 12-18 Teversham Road	Residential			0.39	9	Minor Rural Centre*
Policy SP/9	Fulbourn	Fulbourn and Ida Darwin Hospitals	Residential	SP/9	(SC) E/7	26.91	250 to 275	Minor Rural Centre*
Site 018	Girton	Town End, Duck End, Girton	Residential			0.37	8	Minor Rural Centre*
Site 144	Girton	Land at Dodford Lane / High Street, Girton	Residential			3.5	2	Minor Rural Centre*
Site 177	Girton	Land off Oakington Road, Girton	Residential			3.12	47	Minor Rural Centre*
Site 203	Girton	Land off Duck End, Girton	Residential			3.41	51	Minor Rural Centre*
Site 240	Girton	Land at Littleton House, High Street, Girton	Residential			2.58	50	Minor Rural Centre*
Site 132	Milton	The Former EDF Depot & Training Centre, Ely Road, Milton	Residential	35 (I&O 2012)		8.53	128	Minor Rural Centre
Site 327	Milton	Milton, Land west of A10	Residential			9.54	0 (215 if unconstrained)	Minor Rural Centre*
Site 008	Swavesey	Land adj to 79 Middlewatch, Swavesey	Residential			0.26	3	Minor Rural Centre*
Site 048	Swavesey	The Farm, Boxworth End, Swavesey	Residential			1.99	38	Minor Rural Centre*
Site 049	Swavesey	Land to east of Boxworth End, Swavesey	Residential			61.54	738	Minor Rural Centre*
Site 050	Swavesey	Dairy Farm, 31 Boxworth End, Swavesey	Residential			3.55	80	Minor Rural Centre*
Site 065	Swavesey	Land abutting Fen Drayton Road, Swavesey	Residential			7.22	162	Minor Rural Centre*
Site 071	Swavesey	Land south of Hale Road, Swavesey	Residential			10.76	81	Minor Rural Centre*
Site 169	Swavesey	Land south of Market Street & at Fenwillow Farm, Swavesey	Residential			1.09	0	Minor Rural Centre*
Site 250	Swavesey	Driftwood Farm, Swavesey	Residential			1.74	47	Minor Rural Centre*
Site 287	Swavesey	Land adj to Fen Drayton Road, Swavesey	Residential			1.3	26	Minor Rural Centre*
SCEM1	Milton	Land between the A14 and Milton, Milton	Employment			1.79	0	Minor Rural Centre*
SCEM2	Milton	West of the A10 and south of the Park & Ride, Milton	Employment			9.5	0	Minor Rural Centre*
SCEM5	Melbourn	Land North of Melbourn South of the A10	Employment			33.5	0	Minor Rural Centre
SCEM7	Swavesey	Land adjoining Buckinghamway Business Park, Swavesey	Employment			2.1	0	Minor Rural Centre
H/1:i	Great Abington	Land at Linton Road	Residential		(SC) H/1:i	4.11	35	Parish Proposal
Site 211 (part)	Great Abington	Land at Pampisford Road/High Street, Great Abington	Residential		(SC) H/1:j	0.55	12	Parish Proposal
Site 028	Great Abington	Land at Bancroft Farm, Church Lane, Little Abington	Residential		(SC) H/1:k	0.42	6	Parish Proposal
H/1:l	Graveley	Land at Toseland Road, Graveley	Residential		(SC) H/1:l	0.4	6	Parish Proposal

Site 028	Parish Proposal	a	a	g	g	g	g	g	g	g	g	a	a	a	g	a	a	g	g	g	a	a	g	r	r	a	g	g	a	g	g	g	g	a	a	r	r	r	g	gg	a	g	a	r	g	a
H/1:l	Parish Proposal	g	g	g	g	g	g	g	g	g	g	a	g	g	g	g	a	g	g	r	r	a	g	g	a	g	r	g	g	g	g	r	r	r	r	r	r	r	r	r	r	g	r	g	a	

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): E4 (Employment Land Review Site 126)	
Consultation Reference numbers: E4	
Site name/address: Church End Industrial Estate	



Site description: Mixed industrial use site with some offices, housing a number of warehouses. Bounded by Rosemary Lane to the north, Church Lane to the east and Coldhams Lane to the west. Southeast of the site is a residential area.
Current use(s): Mixed use industrial site
Proposed use(s): Employment
Site size (ha): South Cambridgeshire: 0 Cambridge: 6.621
Potential residential capacity: n/a

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

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

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

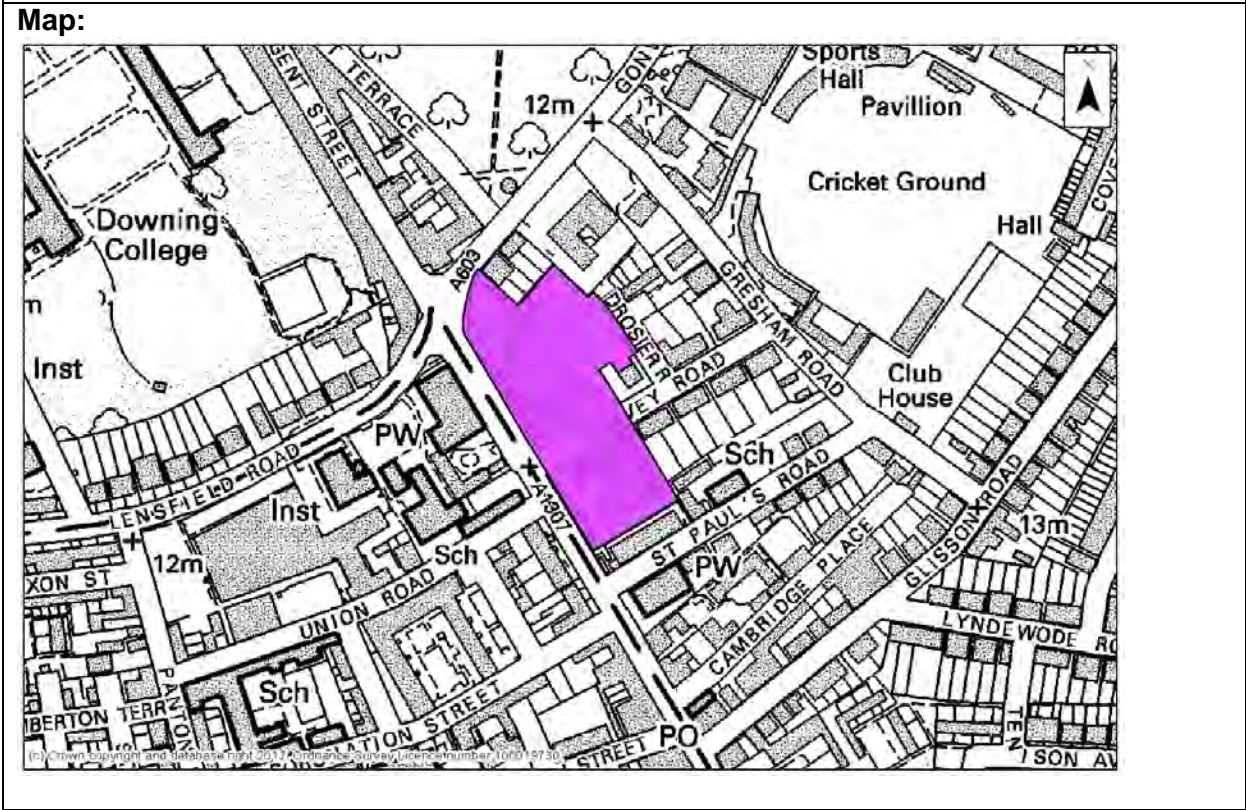
	archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		Site lies to the south of a recently excavated early Christian cemetery (MCB 14531), with settlement evidence within the plot boundary (e.g. MCBs 17153, 19550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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): E5 (Employment Land Review)	
Consultation Reference numbers: E5	
Site name/address: 1 & 7-11 Hills Road	



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

Current use(s): Offices

Proposed use(s): Employment

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

Potential residential capacity: n/a

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

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

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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): M1 (Local Plan 2006 allocation site (5.04) for residential use)	
Consultation Reference numbers: M1	
Site name/address: 379-381 Milton Road	

Map:

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

Current use(s): Car show rooms and garages

Proposed use(s): Mixed use

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

Potential residential capacity: 40

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

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

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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): M2 (Includes SHLAA site CC913 within its boundary)	
Consultation Reference numbers: M2	
Site name/address: Clifton Road Industrial Estate, Clifton Court	

Map:

Site description: This is a large industrial estate located either side of Clifton Road (north of the junction between Hills Road and Cherry Hinton Road). The site is mostly in industrial use, but also has some office type uses. Royal Mail, who have indicated that they may move, is a notable business located here. The site shares a border with Cambridge Leisure Park to the south. The site forms part of an opportunity area for redevelopment in the Cambridge Local Plan Towards 2031 – Issues and Options Report.

Current use(s): Industrial Estate

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

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

Potential residential capacity: 555

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

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

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

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

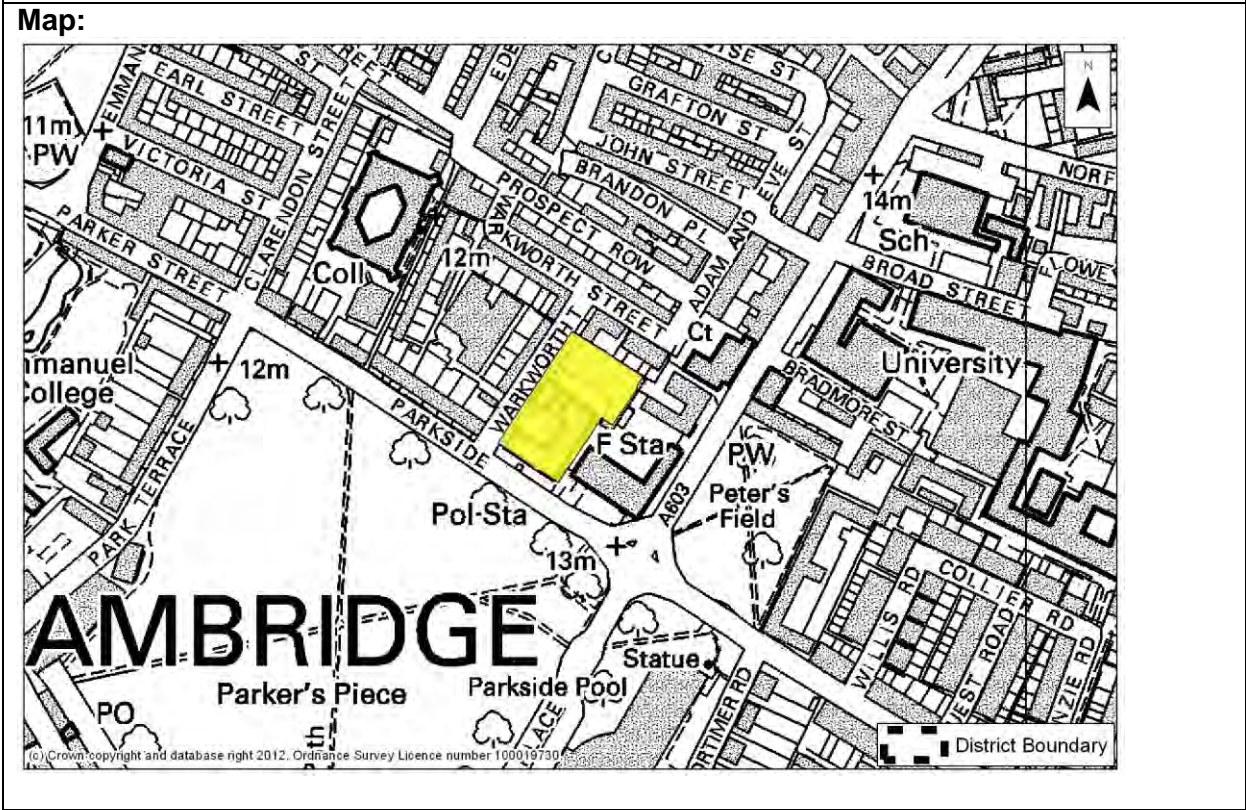
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m Site is within 400m of Cherry Hinton Road West local centre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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): M4 (Local Plan 2006 allocation site (for residential) – Site 5.12)	
Consultation Reference numbers: M4	
Site name/address: Police Station, Parkside	



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

Current use(s): Police station

Proposed use(s): Residential

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

Potential residential capacity: 50

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

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

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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): M5 (SHLAA Site – CC872)	
Consultation Reference numbers: M5	
Site name/address: 82-90 Hills Road and 57-63 Bateman Street	

Map:

Site description: This site comprises a row of mixed-use buildings, bounded by Hills Road on the east, Bateman Street to the north and Bateman Mews to the south. The University Botanic Gardens share a common boundary with the site along its southern edge. The site has potential for mixed use including residential on part.

Current use(s): Offices, bank and language school.

Proposed use(s): Mixed use

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

Potential residential capacity: 20

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

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

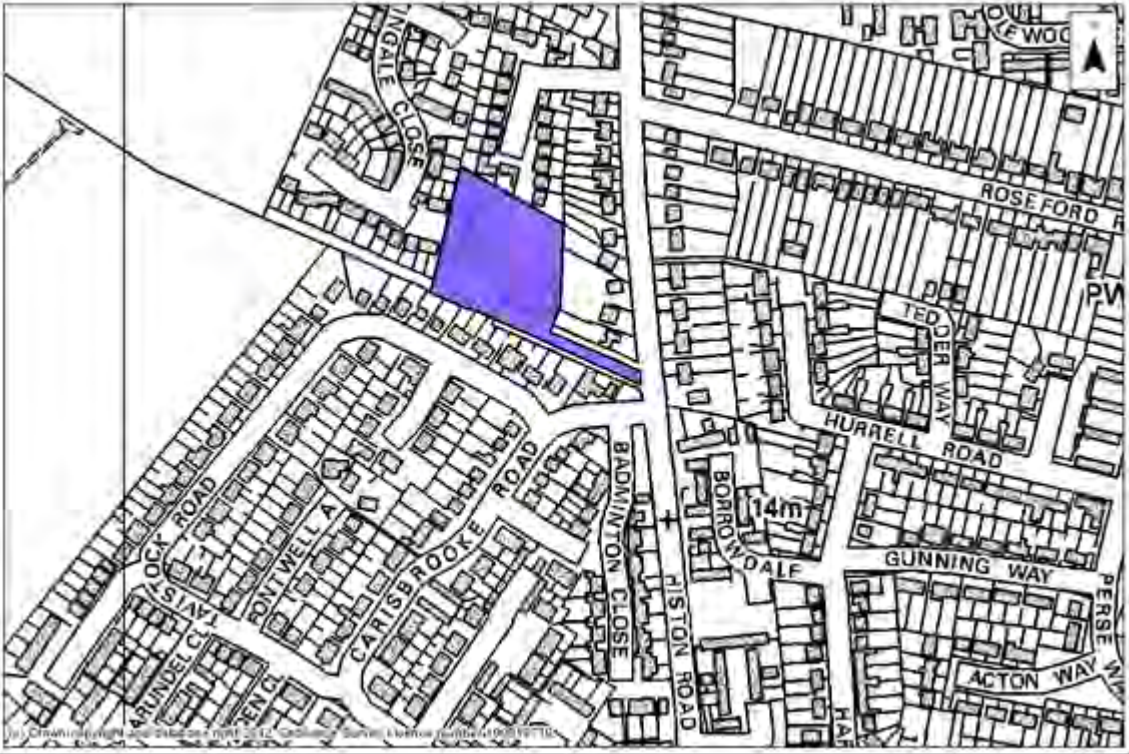
	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R1	
Consultation Reference numbers: R1	
Site name/address: 295 Histon Road	
Map:	
	
<p>Site description: There are two buildings on this site. One is used for a furniture shop and an education centre (tutorial school), this is a two-storey warehouse type building extended from the rear of two former residential properties. The other is home to Cambridge Squash Club and this is a two-storey warehouse type building. Approximately half the site is residential garden type land. It is a Local Plan 2006 allocation site (for residential) – site 5.17. It is located approximately 50 meters to the west of Histon Road, to the south of Chancellors Walk and is surrounded on all sides by residential development.</p>	
<p>Current use(s): Cambridge Squash Club (295 Histon Road), Furniture Showroom (297 – 299 Histon Road) and education centre (301 Histon Road)</p>	
<p>Proposed use(s): Residential</p>	
<p>Site size (ha): South Cambridgeshire: 0 ha Cambridge: 0.711</p>	
<p>Potential residential capacity: 32</p>	

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

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

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

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

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

TRANSPORT

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

	transport, walking or cycling facilities?		
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Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R10 (SHLAA Site - CC102)	
Consultation Reference numbers: R10	
Site name/address: Mill Road Depot and adjoining properties, Mill Road	

Map:



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

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

Proposed use(s): Residential

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

Potential residential capacity: 167

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

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

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

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

Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 -800m Half the site is within 400m of Ainsworth Street Play Area, whilst part of the site is within 400m of Ravensworth Gardens Play Area. The remainder is beyond 400m.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m Site is within 400m of both Mill Road East and West local centres.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		A =400 - 800m
Distance: GP Service	How far is the nearest health centre or GP service?		A =400 - 800m Site is within 800m of 4 surgeries.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and		AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. Site is in LSOA Petersfield 7990: 11.5

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R11 (SHLAA Site - CC629)	
Consultation Reference numbers: R11	
Site name/address: Horizons Resource Centre, Coldhams Lane	

Map:

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

Current use(s): Day Centre

Proposed use(s): Residential

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

Potential residential capacity: 40 dwellings.

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

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

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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R12 (SHLAA Site CC922 - Part of a Local Plan 2006 allocation site (for residential) – site 5.14)	
Consultation Reference numbers: R12	
Site name/address: Ridgeons, 75 Cromwell Road	
Map:	
Site description: Large broadly wedge shaped industrial area, currently in use by Ridgeons, that forms part of a Local Plan 2006 allocation site (for residential) – site 5.14. The site is located In-between the Cambridge – Kings Lynn railway line to the west and Cromwell Road to the east.	
Current use(s): Builders and timber merchants (commercial storage buildings with open storage)	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 3.27	
Potential residential capacity: 120	

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

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

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

	development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation NGR: 546280 257020. P=Uncertain land status, possibly truncate land from railyard works. Roman marching camp was located in the former Cattle Market area (MCB6256). Excavations in advance of redevelopment of the cattle market revealed Roman settlement remains (5828). Roman pottery found at Coleridge recreation ground (MCB5886). A programme of archaeological works should be undertaken prior to the submission of any planning application to determine the impacts of the railways and present buildings on potential archaeological remains.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Majority of the site is within 1km of Coleridge Community College playing fields, Coleridge Recreation Ground, Romsey Recreation Ground.
Distance: Play	How far is the		GREEN =<400m

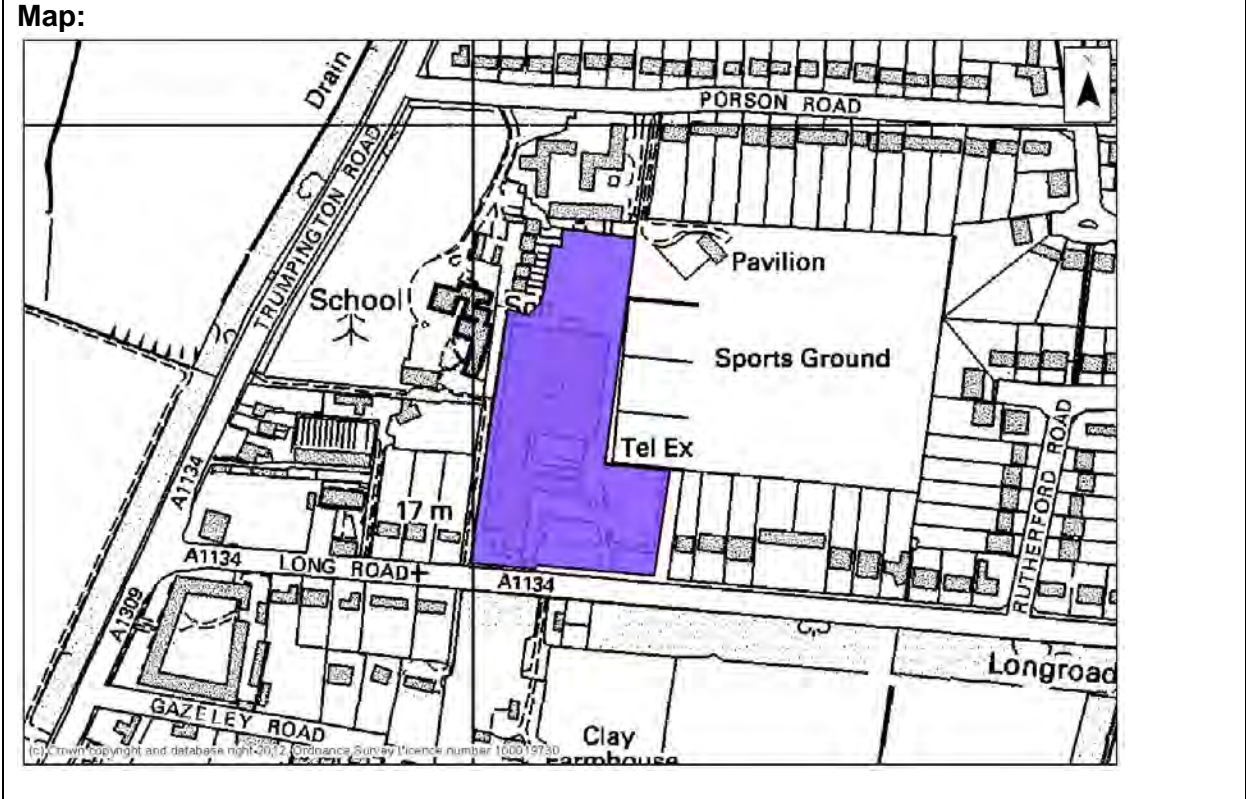
Facilities	nearest play space for children and teenagers?		Site is within 400m of Ainsworth Street Play Area, Hampden Gardens, Romsey Recreation Ground and Coldham's Common teenage play space.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?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

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

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

	transport, walking or cycling facilities?		
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Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R14 (SHLAA site CC583 is contained within the boundary of this larger site which is a Local Plan 2006 Allocation (for residential) – Site 5.06)	
Consultation Reference numbers: R14	
Site name/address: BT Telephone Exchange & Car Park Long Road	



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

Current use(s): BT offices and car park

Proposed use(s): Residential

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

Potential residential capacity: 76

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

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

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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R16 (SHLAA Site CC905)	
Consultation Reference numbers: R16	
Site name/address: Cambridge Professional Development Centre Paget Road Trumpington	
Map:	
Site description: Old school site, now used as training centre. Made up of old school building, associated car parking and green space (old playing fields). Located south east of Alpha Terrace and north of Paget Road. Fawcett Primary School bounds the site to the north and there is open agricultural land to the east of the site, which forms part of the Clay Farm development site.	
Current use(s): In use as a professional County Council training centre	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire:0 Cambridge: 3.15	
Potential residential capacity: 50	

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

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

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

	(including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>Conservation Area.</p> <p>NGR: 545010 255150. Adjacent to extensive excavations at Clay Farm in Southern Fringe. Important new evidence of Middle - Late Bronze Age settlement and field systems found (e.g. MCBs 17955) along with an Iron Age cremation cemetery adjacent to a major boundary ditch (MCB17954) and Roman British settlement complex (MCB17953). A programme of archaeological works should be undertaken prior to the submission of any planning application.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.</p>
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>RED = 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, or would lead to loss of open space without suitable replacement.</p> <p>Over half of the site is former school playing fields that are designate as protected open space in the 2006 Local Plan and the 2011 Open Space and Recreation Strategy. This area would need to be excluded from any development site.</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>GREEN =<1km; or allocation is not housing</p> <p>Site is within 1km of Fawcett Primary School and Long Road Sixth Form College outdoor sports facilities.</p>
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<p>GREEN =<400m</p> <p>Site is within 400m of play area on King George V recreation ground, Trumpington.</p>
Gypsy &	Will it provide for		AMBER = No Impact

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

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

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

Facilities

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



Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R17 (SHLAA Site CC919)	
Consultation Reference numbers: R17	
Site name/address: Mount Pleasant House	
Map:	
Site description: This site relates to a large, four storey office building and associated car park located on the south side of the road junction of Huntingdon Road, Histon Road and Victoria Road. The immediate context is mixed in character with a number of residential properties, offices, college buildings and a public house in the locality.	
Current use(s): Office block	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.57	
Potential residential capacity: 50	

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

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

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

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation</p> <p>Site is located in the West Cambridge conservation area and is adjacent to a BLI (18 Mount Pleasant House).</p> <p>Archaeology: NGR: 544280 259350. Significant location: at the gate to Durolipons (MCB6364) Roman town and within the heart of the Iron Age oppida (MCB10226).</p> <p>Urban Roman and Medieval evidence was found in small scale excavations in the 1960s (MCB6367). Roman inhumations known to south in St Edmund's College grounds (MCB15881).</p> <p>Foundation/basement impacts of Mount Pleasant House on archaeology is unknown</p>
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CLIMATE CHANGE

Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		<p>AMBER = Flood Zone 2 / medium risk</p> <p>Fairly significant amount of surface water flooding towards the west of the site. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.</p>

HUMAN HEALTH AND WELL BEING

Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>No obvious constraints that prevent the site providing minimum on-site provision.</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>GREEN =<1km; or allocation is not housing</p> <p>Site is within 1km of 3 outdoor sports facilities including those at Chesterton Community College.</p>
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		<p>GREEN =<400m</p> <p>Site is within 400m of Albion Yard Children's Play Area.</p>

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

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

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

Site Information		
Development Sequence		Cambridge urban area
Site reference number(s): Site R2 (Local Plan 2006 allocation site (for residential) – site 5.07. Also includes SHLAA site CC312 – Land rear of 129 – 133 Histon Road)		
Consultation Reference numbers: Site R2		
Site name/address: Willowcroft, Histon Road		
Map:		
Site description: Industrial area located west of Histon Road, with the far western border of the site being the rear gardens of the properties on Richmond Road. To the north are the rear gardens on nursery walk and Histon Road Local Centre. There is a recreation ground to the south. It is a Local Plan 2006 allocation site (for residential) – site 5.07.		
Current use(s): Industrial estate		
Proposed use(s): Residential		
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.59		
Potential residential capacity: 78		

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

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

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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R21 (includes Local Plan 2006 Allocation Site 7.12 (Mixed Use))	
Consultation Reference numbers: R21	
Site name/address: 315 to 349 Mill Road and Brookfields	

Map:

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Site description: This site on the Mill Road frontage was formerly occupied by Priory Motors and adjoins the former John Lewis warehouse to the west. The site includes Brookfields Hospital and other NHS buildings to the north, including a number of Buildings of Local Interest (BLIs). Houses on Vinery Road border the site to the west. There is a small group of commercial/retail buildings adjacent to the south west corner. Opposite the site, on the south side of Mill Road, are terraced houses from the end of the nineteenth century. There is a planned mosque and community facilities (granted planning permission 11/1348/FUL) on the eastern side of the site on the site of the former John Lewis warehouse. The plot to the east forms the other part of the Local Plan 2006 allocation for mixed use development (Site 7.12).

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

Proposed use(s): Residential with up to 1,000m² employment floorspace.

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

Potential residential capacity: 128

LAND		
PDL	Would development make	GREEN = Entirely on PDL

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

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

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

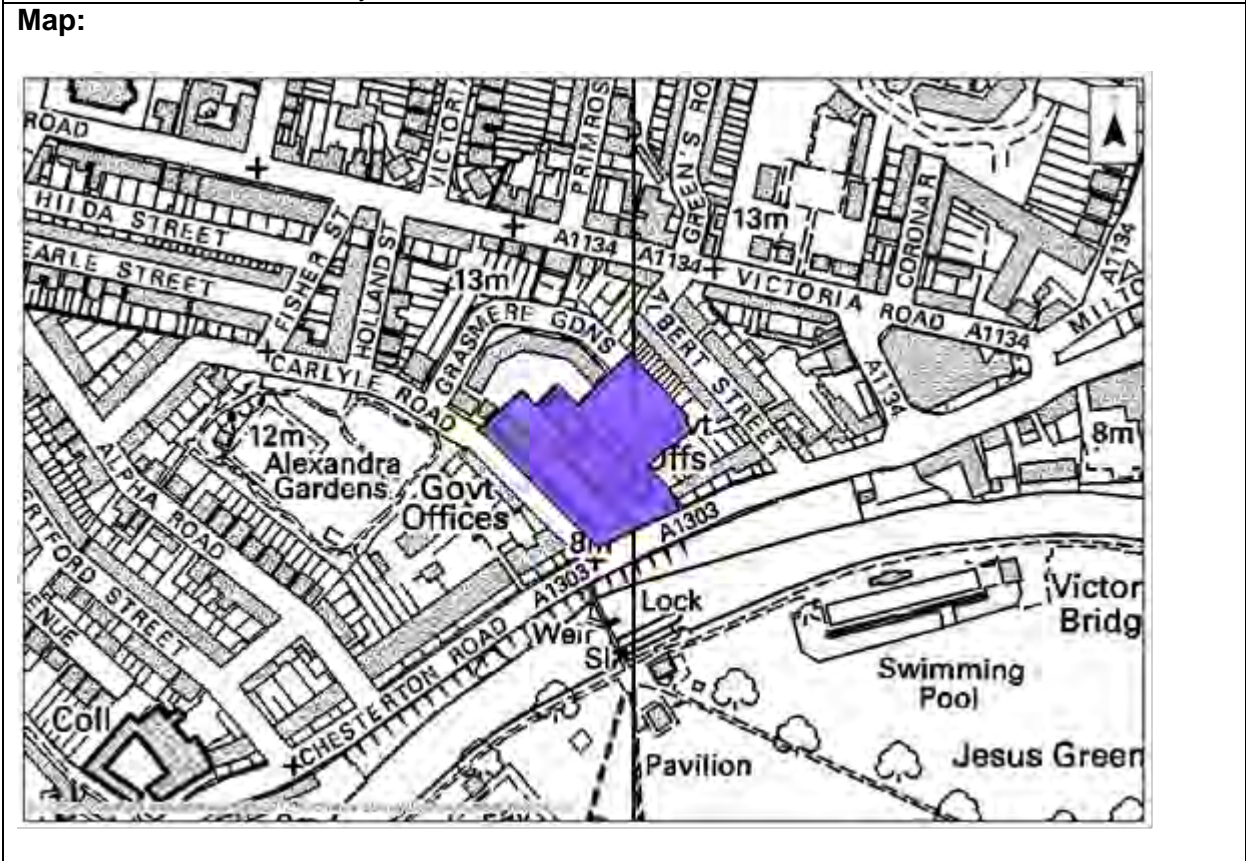
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of Romsey Rec/Vinery Road park.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m Site is within 400m of Mill Road West district centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m Site is within 400m of The Surgery, 279/281 Mill Road, CB1 3DG and Brookfields Health Centre, Seymour Street.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?		RED = Allocation would lead to loss of community facilities Potential loss of community hospital.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge Site is in Romsey LSOA 8000: 10.3 and Romsey LSOA 7999: 24.29 (within 40% most deprived LSOA).

	Would allocation result in development in deprived wards of Cambridge?		
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		How far is the nearest main employment centre? GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Mitigation – expansion of capacity at St Philip’s or other primary schools in the south of Cambridge. Expansion of Coleridge and other City secondary schools limited by site constraints. Regardless of the housing mix on this development, there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the city.
Distance: Primary School	How far is the nearest primary school?		G =<400m Approx half the site is within 400m of St Philips School, Vinery Way, CB1 3DR.

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R4 (Local Plan 2006 allocation site (for residential) – site 5.15)	
Consultation Reference numbers: R4	
Site name/address: Henry Giles House, Chesterton Road	



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

Current use(s): Office

Proposed use(s): Residential

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

Potential residential capacity: 48

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

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

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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): Site R40 – Land north of Teversham Drift	
Consultation Reference numbers: Issues and Options 2 – R22, Proposed Submission, R40	
Site name/address: Land north of Teversham Drift	

Map:

Site description: Open agricultural land to the southeast of Cambridge Airport and north of Teversham Drift
Current use(s): Agriculture
Proposed use(s): Residential
Site size (ha): South Cambridgeshire: 3.67 Cambridge: 8.79
Potential residential capacity: 498 (351 in Cambridge City, 147 in SCDC)

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

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

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

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

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

	shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?		vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?		How far is the nearest main employment centre? GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improved utilities required. The developer will need to liaise with the relevant service provider(s) to determine the appropriate utility infrastructure provision.
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Possible mitigations: Primary – this level of development would require an additional 1 form of entry provision. Secondary – expansion of Netherhall and other city secondary schools limited by site constraints. Regardless of the mix of dwellings on this site, there is likely to be a need for additional places to be secured through CIL/S106. The approach of securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the city.
Distance: Primary School	How far is the nearest primary school?		R =>800m Approx 10% of the site is within 800m of Teversham Primary School.
Distance:	How far is the		A =1 to 3 km

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

Facilities

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



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

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

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

	interest, and geodiversity? (Including International and locally designated sites)		County Wildlife Site. Designated for invertebrates and bryophytes. Site is also known to support good populations of garden birds, bats and badgers.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links Development could have a positive impact by enhancing existing features and adding new features or network links. Could concentrate on buffering the Botanic Garden boundary and providing biodiverse green and brown roofs.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would		GREEN = No impact or Minor positive

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

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

	vitality and viability of Cambridge, town, district and local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		<p>AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation</p> <p>Improved utility infrastructure is likely to be required as follows:</p> <ul style="list-style-type: none"> • Electricity <p>If any mitigation is deemed necessary this will be funded by the developer.</p>
Education Capacity	Is there sufficient education capacity?		<p>AMBER = School capacity not sufficient, constraints can be appropriately mitigated</p> <p>Development of these homes within the projected timescales is likely to add to the pressures currently being experienced in primary schools across the south of Cambridge. The Council's review of primary education provision has identified limited options for expansion of existing schools, and the same is likely to be identified through a review of secondary school provision.</p> <p>Therefore, regardless of the housing mix of dwellings on this development there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the City.</p>
Distance: Primary School	How far is the nearest primary school?		<p>A =400 - 800m</p> <p>Half of the site is within 400m of St Paul's Primary School.</p>
Distance: Secondary School	How far is the nearest secondary school?		<p>G = Within 1km (or site large enough to provide new)</p> <p>Site is within 1km of St Bede's Inter-Church</p>

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R5 (SHLAA site 906 is contained within the boundary of this site to which the oil depot area has been added)	
Consultation Reference numbers: R5	
Site name/address: Camfields Resource Centre & Oil Depot	
Map:	
Site description: Industrial site on the north side of Ditton Walk. It is bounded on the north by Ditton Meadows, on the west and east by warehouse/industrial type buildings and on the south by residential. It is in use as a resource centre and oil depot.	
Current use(s): Resource Centre and Oil Depot	
Proposed use(s): Residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.858	
Potential residential capacity: 38	

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

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

	interest, and geodiversity? (Including International and locally designated sites)		The site is close to Stourbridge Common LNR and is adjacent to Ditton Meadows City Wildlife Site.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		GREEN = Development could deliver significant new green infrastructure Appropriate development could enhance boundary habitats and views from Ditton Meadows.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of this site have on		GREEN = No impact or Minor positive impact on Green Belt purposes

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R6 (SHLAA Site CC443)	
Consultation Reference numbers: R6	
Site name/address: 636 – 656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	
Map:	
Site description: A series of community facility and other mixed use type buildings and associated car parking, on the south side of Newmarket Road close to the Barnwell Road / Wadloes Road roundabout. Residential development borders the site to the east and south.	
Current use(s): Churches, community centre, flats, nursery, games court, vicarage and car park	
Proposed use(s): Mixed use development including residential	
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.01	
Potential residential capacity: 75	

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

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

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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R7 (Local Plan 2006 Allocation (for residential) – Site 5.02)	
Consultation Reference numbers: R7	
Site name/address: The Paddocks, Cherry Hinton Road	



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

Current use(s): Industrial estate

Proposed use(s): Residential

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

Potential residential capacity: 123

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

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

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

	historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		impacts capable of appropriate mitigation No history of excavation in this area but stray finds are known from gardens south of the plot (e.g. MCBs5247, 5794). WW2 structures in the vicinity (to the north: MCB17102). An Archaeological Condition is recommended for any consented scheme.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		GREEN = Flood Zone 1 / low risk Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 400m of St Bede's School.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN =<400m Site is within 400m of St Thomas' Road Play Area and Cherry Hinton Hall is only just beyond 400m from the site and remains easily accessible
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m Site within 400m of Adkins Corner.

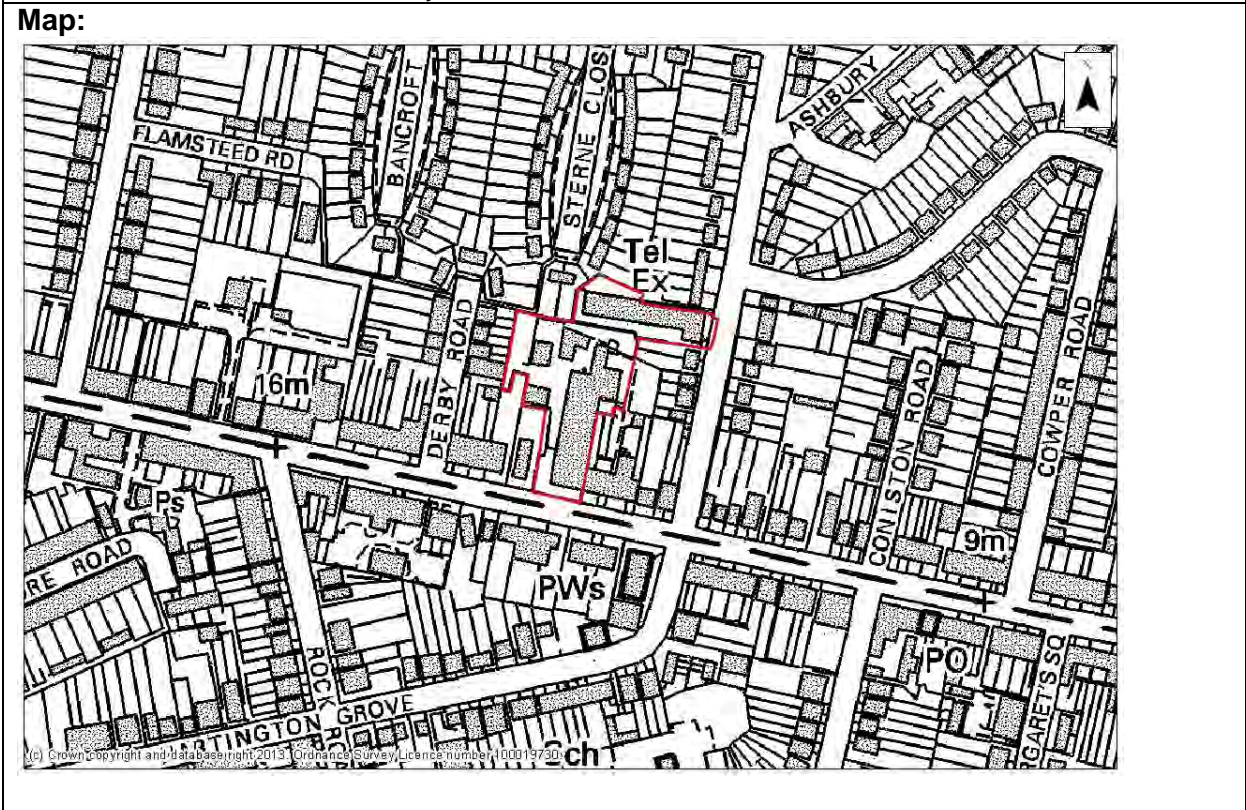
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m Site is within 400m of Cornford House Surgery, 364 Cherry Hinton Road, CB1 4BA
Key Local Facilities	Will it improve quality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

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

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

	or cycling facilities?		
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Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R8 – (SHLAA Site – CC087)	
Consultation Reference numbers: R8	
Site name/address: 149 Cherry Hinton Road	



Site description: The site consists of a number of light industrial buildings (laundry site – retail shop to the front with laundry process works to the rear of site). The surrounding area is predominantly residential but there is another light industrial site to the northwest.
Current use(s): Laundry site (retail shop to front with laundry process works (light industrial buildings) to the r/o the site).
Proposed use(s): Residential
Site size (ha): South Cambridgeshire: 0 Cambridge: 0.76 (assumed net developable area: 0.413)
Potential residential capacity: 33

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

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

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

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

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

	employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development While the site is in light industrial use, it is not identified in the Employment Land Review and given the residential nature of the area the redevelopment of the site for residential may be more appropriate.
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		GREEN = Existing infrastructure likely to be sufficient
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated Primary amber; secondary red; overall amber. Schools sites in Cambridge are largely constrained and without significant investment to replace existing buildings, provide only limited opportunities for expanding capacity further. Mitigation for primary by expansion of existing capacity in south of city.
Distance: Primary School	How far is the nearest primary school?		G =<400m Site within 400m of Morley Memorial School, 91 Blinco Grove, CB1 7TX
Distance: Secondary School	How far is the nearest secondary school?		G = Within 1km (or site large enough to provide new) Site is within 1km of Coleridge Community College, Rade Gund Road, CB1 3RJ
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Medium quality off-road path along some of Cherry Hinton Road. Traffic calming or removal of car parking and introduction of cycle lanes needed on Coleridge Road for route to station.
HQPT	Is there High Quality Public Transport (at edge		GREEN = High quality public transport service Accessible to HQPT as defined. Site is

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): RM1 (Local Plan 2006 Allocation (off river moorings) – Site 3.01)	
Consultation Reference numbers: RM1	
Site name/address: Fen Road	

Map:

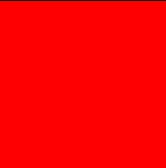

Site description: Local Plan 2006 Allocation (site 3.01). The site is currently green space and is located to the south and east of Fen Road and to the north of the River Cam, close to the railway line (which is to the west).

Current use(s): Agricultural

Proposed use(s): Residential moorings.

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

Potential residential capacity: n/a

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

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

	fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		mitigation Potential to enhance riparian habitats. Water Voles possible.
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes Site is not in the Green Belt.
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation Area of Iron Age and Saxon inhumations (MCB6756 and 6758) and Roman

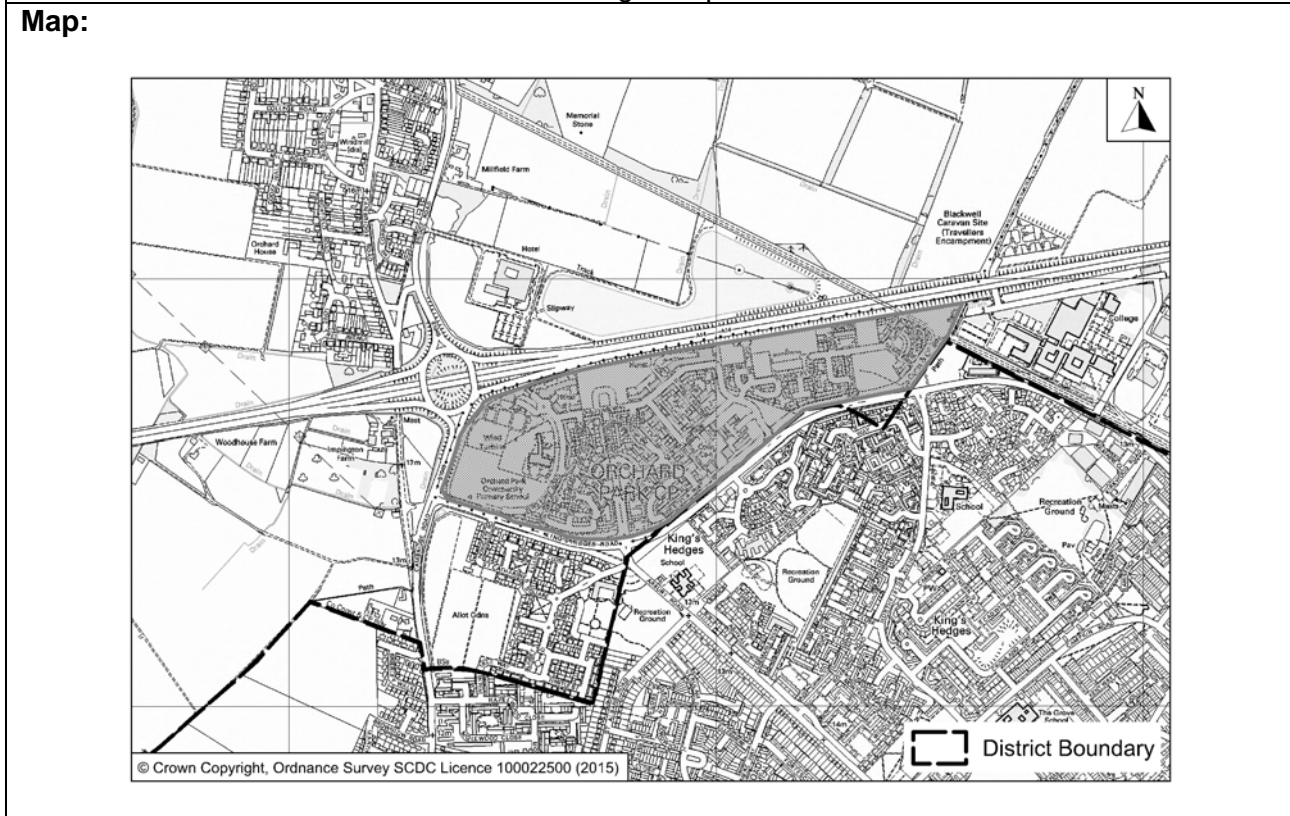
	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		occupation (MCB6757) found immediately north of this plot in a former gravel pit (shown on 1 st and 2 nd ed OS maps). That archaeological evidence will occur in site 44 can be anticipated. Owing to the presence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

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

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

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

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



Site description: The site lies between Cambridge Road and the Cambridge Science Park, to the south of the A14 and north of Cambridge.
Orchard Park was allocated within South Cambridgeshire Local Development Framework Site Specific Policies Development Plan Document as Policy SP/1. Although most of the site has been developed there are some remaining undeveloped parcels of land. Policy SP/1 has been carried forward into the Local Plan as Policy SS/1.
Current use(s): The last few remaining parcels of a development site.
Proposed use(s): Residential
Site size (ha): South Cambridgeshire: 32.29 ha
Potential residential capacity: 140 dwellings on Parcels Q, COM2 and the former HRCC site. 80 dwellings on Parcel L2 and COM4.

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

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

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

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

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): U1 (Local Plan 2006 Allocation for part of the site (for University and mixed uses) - Site 7.10)	
Consultation Reference numbers: U1	
Site name/address: Old Press, Mill Lane	
Map:	
<p>Site description: The site lies on the eastern bank of the River Cam, and is bounded by Silver Street to the north, Little St Mary's Lane to the south, and is dissected by Mill Lane. It provides a range of accommodation for the University of Cambridge's academic and administrative facilities.</p> <p>The Old Press/Mill Lane SPD put forward a vision that the site provides an opportunity to create an area with distinctive character that combines high quality buildings, streets and spaces, and responds well to its context through sensitive enhancement. It could contain a mix of uses that complement the City's historic core and its riverside location. Development could support the creation of a more attractive, accessible, safe and sustainable environment.</p>	
Current use(s): Student accommodation, academic and administrative offices	
Proposed use(s): University related uses	
Site size (ha): South Cambridgeshire: 0 Cambridge: 2.004	
Potential residential capacity: n/a	

LAND		
PDL	Would development make	GREEN = Entirely on PDL

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

	designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		or local area will be developed as greenspace. No or negligible impacts
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		AMBER = Any adverse impact on protected trees capable of appropriate mitigation There is one protected tree onsite.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

Green Belt	What effect would the development of this site have on Green Belt purposes?		<p>GREEN = No impact or Minor positive impact on Green Belt purposes</p> <p>Site is not in the Green Belt.</p>
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation</p> <p>The site is located in the Central Conservation Area and contains a number of listed buildings with potential for negative impacts capable of mitigation.</p> <p>Archaeology = red: This is a significant block within the historic core of Cambridge, host to numerous listed buildings including the significant site of the 19th century Pitt Press (47314) of CUP. The line of the 13th century town ditch, the King's Ditch, traverses this plot - believed to be beneath the current route of Mill Lane, or close by. This demarcates a zone of enclosed town and the suburban land beyond, which was also a settlement zone during that period. The south gate into Cambridge lay just south of the Mill Lane/Trumpington Street cross road (MCB5537), itself a focus for settlement, alms giving and opportunistic trade. Medieval and Roman finds (MCBs 5882-3, 5492) relating to contemporary and earlier settlement evidence (the river being the focus of settlement in the Roman period) were found during the building works for the Pitt Press in the 19th century. Owing to the historic and archaeological significance of the plot a programme of pre-determination evaluation will be required ahead of any planning determination. This should include an impact assessment of the current buildings and an appraisal of the known depths of archaeological evidence in the area, and to establish greater detail on the depth of the archaeological sequence through an array of controlled trial pits in areas that will be subject to new ground works.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		<p>GREEN = Development would create additional opportunities for renewable energy.</p>

			Site is in an area that shows potential for district heating networks.
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		AMBER = Flood Zone 2 / medium risk Flood zone 1, lowest risk of fluvial flooding. Adjacent to Flood zone 3, highest risk of fluvial flooding. Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site layout.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite No obvious constraints that prevent the site from providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN =<1km; or allocation is not housing Site is within 1km of Newnham Croft primary schools outdoor sports facilities and the sports grounds of a number of Colleges.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		AMBER =400 -800m
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?		AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G =<400m Site is in the city centre
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		G =<400m Site is in the city centre
Distance: GP Service	How far is the nearest health centre or GP service?		G =<400m Site is within 400m of Trumpington Street Medical Practice, 56 Trumpington Street.
Key Local Facilities	Will it improve quality and range		AMBER = No impact on facilities (or satisfactory mitigation proposed).

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): U2 (Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.)	
Consultation Reference numbers: U2	
Site name/address: New Museums	
Map:	
Site description: Site currently in use as University buildings – Zoology museum, lecture theatre etc. It is located on the eastern side of Corn Exchange Street. It is a Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.	
Current use(s): University facilities and museums	
Proposed use(s): University related uses	
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.971	
Potential residential capacity: n/a	

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

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

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

	features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		<p>and features, with potential for negative impacts capable of appropriate mitigation</p> <p>Site is located in the Central Conservation Area and contains many listed buildings.</p> <p>Significant town plot containing the 13th C King's Ditch, therefore, areas enclosed by it to the northwest, and suburban areas outside it – as recently seen in excavations ahead of the Grand Arcade development (ECB 2379) where medieval and later settlement prevailed. The plot contains notable listed buildings, including the 17th century Old Perse School (MCB5692) and the Old Cavendish Laboratory (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.</p>
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		<p>GREEN = Development would create additional opportunities for renewable energy.</p> <p>Area is in an area that shows potential for district heating and a heat network is proposed for the site as part of current redevelopment proposals.</p>
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?		<p>GREEN = Flood Zone 1 / low risk</p> <p>Site is in flood zone 1, lowest risk of fluvial flooding. Minor surface water issues on site that can be mitigated against through good design.</p>
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		<p>GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite</p> <p>No obvious constraints to prevent the site providing minimum onsite provision.</p>
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		<p>GREEN =<1km; or allocation is not housing</p> <p>Allocation not for housing.</p>
Distance: Play	How far is the		GREEN =<400m

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): U3	
Consultation Reference numbers: U3	
Site name/address: Grange Farm off Wilberforce Road	
Map:	
Site description: Enclosed scrubland with a tennis court at the south of the site, located to the south of the University Sports Ground. Local Plan 2006 site allocation 7.09	
Current use(s): Uncultivated land and a tennis court	
Proposed use(s): University related uses (student accommodation – capacity 120 student units)	
Site size (ha): South Cambridgeshire: 0 Cambridge: 1.22	
Potential residential capacity: n/a	

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

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

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

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

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

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

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