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CAMBRIDGE CITY COUNCIL PROPOSED MODIFICATIONS TO THE CAMBRIDGE LOCAL PLAN – SUSTAINABILITY APPRAISAL SCREENING

**CAMBRIDGE CITY COUNCIL
PROPOSED MODIFICATIONS TO THE CAMBRIDGE
LOCAL PLAN – SUSTAINABILITY APPRAISAL
SCREENING**

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APPENDICES

Appendix 1

UPDATED SITE ASSESSMENT PRO-FORMAS

1. INTRODUCTION

This Screening Report forms part of the Sustainability Appraisal (SA) for the Cambridge Local Plan.

In January 2017 Cambridge City Council (the Council) identified a number of proposed modifications to policies in the submitted Cambridge Local Plan. These proposed modifications relate mainly to policies regarding student accommodation, gypsy and traveller and travelling showpeople site provision and accessibility / lifetime homes.

The Cambridge Local Plan has been subject to SA at each stage of its preparation. Available reports are listed below (references refer to the Local Plan Examination filing system – available to view at <https://www.cambridge.gov.uk/local-plan-core-documents-library>):

- Cambridge Local Plan Interim SA of the Issues and Options Report (URS Limited, May 2012) **(Ref: RD/LP/220)**
- Issues and Options 2: Part 1 Interim Sustainability Appraisal, (includes SA of the Development Strategy and sites on the edge of Cambridge). Carried out by officers from Cambridge City Council and South Cambridgeshire District Council (January 2013) **(Ref: RD/LP/160)**
- Interim SA Report 2. Issues and Options 2 Part 2 Site Options (URS Limited, January 2013) **(Ref: RD/LP/280)**
- Sustainability Appraisal of the Cambridge Local Plan 2014 – Proposed Submission (URS Limited, July 2013) **(Ref: RD/LP/290)**
- Sustainability Appraisal of the Cambridge Local Plan 2014. Final Appraisal for Submission to the Secretary of State ((URS Limited, March 2014) **(Ref: RD/Sub/C/030 – Part 1 and RD/Sub/C/040 – Part 2)**
- Further Joint Sustainability Appraisal of the Development Strategy. Carried out by officers from Cambridge City Council and South Cambridgeshire District Council and reviewed by independent consultants ENVIRON, contained within the report “Reviewing the Sustainable Development Strategy for the Cambridge Area (May 2014) **(Ref: RD/LP/180)**
- Sustainability Appraisal Addendum Report (Ramboll Environ, December 2015) **(Ref: RD/MC/020)**
- Updated Sustainability Appraisal Addendum Report (Ramboll Environ, Revised March 2016) **(Ref: RD/MC/021)**

This Screening Report provides a screening of each of the proposed modifications, to consider whether they would impact on the results of the SA, including on the likely significant cumulative effects of the Local Plan.

2. SCREENING THE EFFECTS OF THE PROPOSED CHANGES

Planning Practice Guidance (<https://www.gov.uk/government/collections/planning-practice-guidance>) states that it is up to the local planning authority to decide whether SA reports should be amended following proposed modifications. In order to make this decision, a screening exercise has been undertaken of the modifications proposed and updated conclusions drawn where necessary. Screening of the changes is shown in Table 2.1 below.

Assessment of alternatives is an important aspect of SA and it is important that reasonable alternatives (if reasonable alternatives exist) are tested throughout the Local Plan process (including at the modifications stage).

The majority of the modifications that have been made are minor changes which clarify the way that policies will be implemented or are being implemented as a result of new government policy or updated evidence so it is not felt that there are reasonable alternatives available that will lead to different sustainability effects to the modifications.

One area where the approach to alternatives have been considered is in relation to student accommodation. Two allocations (R17 and U1) have been subject to a change of proposed use from residential development to student accommodation. Residential allocations within Cambridge remain vitally important in meeting the city's objectively assessed need for homes. The two sites proposed for a change in allocation from residential to student accommodation have very specific circumstances. Both sites are very well located to meet the known student accommodation needs of up to seven Colleges of the University of Cambridge. They lie in close proximity to existing main College sites which provide a range of services to their students. The allocation of the sites for student accommodation would have positive effects on the use of the local highway network as students are not normally permitted to keep cars in Cambridge. Both sites lie in conservation areas and offer opportunities for significant improvements to the public realm and private spaces visible from the highway. One way in which these improvements will be delivered is through a reduction in the number of surface parking spaces on both sites. In terms of reasonable alternatives for development of these sites, the Council is aware that the landowners of both sites are not going to bring the sites forward for residential development as it is considered that such development is not deliverable. By balancing the retention of the significant majority of residential allocations in the Local Plan, while allowing two allocations to change to student accommodation, this addresses both objectively assessed need for homes and the known needs for increases in accommodation for growth in the future resident student population, which can otherwise impact on the wider housing market. As such, it is considered that there are no other reasonable alternatives.

Table 2.1: Screening the Proposed Changes –Cambridge Local Plan

Please note that modifications are shown as ~~cross through~~ and new text.

| Screening the Proposed Changes – Cambridge Local Plan | | |
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| Policy or plan reference | Proposed Change | SA screening |
| Paragraph 1.8 | Although Cambridge is a small city in size, its international stature and the extent of the facilities it offers are much greater than one would expect. The population of Cambridge was 123,900 in 2011. It is predicted that by 2031 the population will reach 150,000. Cambridge also has to consider the needs of its academic population. The city hosts a large student population from the University of Cambridge and Anglia Ruskin University. In 2012, the student population <u>of the University of Cambridge and Anglia Ruskin University</u> was estimated at 29,087. | This is a minor change to supporting text which would not change the sustainability performance of the plan. Screening conclusion: no change to the results of the SA. |
| Table 2.1: Summary of other needs during the plan period, first row | Both universities require land for student hostels accommodation . The University of Cambridge has identified a need to find space for 3,016 (net) rooms for undergraduates and postgraduates to 2031. | The identified figure of 3,016 (net) rooms has now been updated as part of the following study: <i>Assessment of Student Housing Demand and Supply for Cambridge City Council (January 2017)</i> . However, because it is likely that studies on student accommodation will be updated frequently, a new figure has not been included. Student accommodation can be provided through allocations for student accommodation and through windfall sites. Therefore, the way that the SA has assessed this need is through assessing the impact of sites that are allocated for student accommodation (as it is not possible to assess windfall sites as by their nature their locations are unknown). However, the deletion of this figure in itself is seen as a minor change which would not affect the sustainability performance of the Plan. Screening conclusion: no change to the results of the SA. |

| Screening the Proposed Changes – Cambridge Local Plan | | |
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| Policy 3: Spatial strategy for the location of residential development | <p>The overall development strategy is to focus the majority of new development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.</p> <p>Provision will be made for the development of not less than 14,000 additional dwellings within Cambridge City Council's administrative boundary over the period from April 2011 to March 2031 to meet the objectively assessed need for homes in Cambridge. This will enable continuous delivery of housing for at least 15 years from the anticipated date of adoption of this local plan. This provision includes two small sites to be released from the Cambridge Green Belt at Worts' Causeway, which will deliver up to 430 dwellings.</p> <p>In order to maintain housing provision, planning permission to change housing or land in housing use to other uses will only be supported in exceptional circumstances. <u>Other uses include the provision of student accommodation, where planning permission would usually be required for change of use.</u></p> <p>A full schedule of sites allocated for development in order to meet the headline housing targets is set out in Appendix B and illustrated on the policies map. <u>Permanent purpose built student accommodation will not be supported on sites allocated for housing or with either an extant planning permission for residential development or sites identified as potential housing sites within the Council's Strategic Housing Land Availability Assessment.</u></p> | <p>This policy was subject to SA and this is outlined in the following report: Sustainability Appraisal of the Cambridge Local Plan 2014. Volume 1: Final Appraisal for Submission to the Secretary of State (March 2014). The SA states that Policy 3 would lead to significant positive effects in terms of ensuring housing delivery (para. 4.6.97) and would also have positive effects on the economy (para 4.6.25) and transport (para. 4.6.56) and potential negative effects on water resources (para 4.6.86). . The modifications (which safeguard housing sites and prevent them being developed for student accommodation) do not change these conclusions.</p> <p>Screening conclusion: no change to the results of the SA.</p> |
| Paragraph 3.8 | <p>The table within the policy identifies those uses that the Council thinks are appropriate at ground floor level in the PSA. The NPPF identifies office and residential uses as town centre uses. While the value of these uses in centres is recognised, these are only appropriate in upper floors in the primary and secondary frontages in Cambridge. These uses would not provide active frontages. The Cambridge Retail and Leisure Study Update 2013 identifies a</p> | <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

| Screening the Proposed Changes – Cambridge Local Plan | | | | | | | | | | | | |
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| | significant capacity for additional comparison shopping, and the best location for this is within the City Centre at the top of the retail hierarchy. Therefore, ground floor units should not be lost to offices or residential use, including student hostels <u>accommodation</u> , and any applications for such a change of use would have to provide evidence of marketing and show there were exceptional circumstances why a unit could not be used for a centre use. | | | | | | | | | | | |
| Paragraph 3.102 | <p>In 2008, the council and the University of Cambridge undertook a viability assessment for development of the site in producing the Old Press/Mill Lane SPD (January 2010), which led to this indicative capacity being reached¹. <u>Since this work was undertaken, further work has been undertaken by the University of Cambridge and it is now clear that the site is likely to deliver student accommodation rather than housing:</u></p> <table><tr><th>Land use</th><th>Indicative floorspace/units</th></tr><tr><td>Residential <u>Student Accommodation</u></td><td><u>Student accommodation: Indicative capacity of 350 student rooms*</u>Up to 150 units Note: If student residential is provided, there is the potential for up to 200 student residential units or the equivalent square metreage in student accommodation</td></tr><tr><td>Commercial (excluding retail)</td><td>Up to 6,000 sq m</td></tr><tr><td>Hotel</td><td>Up to 75 bedrooms</td></tr><tr><td>Other (excluding retail)</td><td>Up to 1,000 sq m</td></tr></table> <p>* The indicative capacity of this site is subject to detailed testing, including consideration of the site's constraints, particularly the historic environment.</p> | Land use | Indicative floorspace/units | Residential <u>Student Accommodation</u> | <u>Student accommodation: Indicative capacity of 350 student rooms*</u> Up to 150 units Note: If student residential is provided, there is the potential for up to 200 student residential units or the equivalent square metreage in student accommodation | Commercial (excluding retail) | Up to 6,000 sq m | Hotel | Up to 75 bedrooms | Other (excluding retail) | Up to 1,000 sq m | Please see the final line on this table for Site U1: Old Press /Mill Lane which addresses this site. |
| Land use | Indicative floorspace/units | | | | | | | | | | | |
| Residential <u>Student Accommodation</u> | <u>Student accommodation: Indicative capacity of 350 student rooms*</u> Up to 150 units Note: If student residential is provided, there is the potential for up to 200 student residential units or the equivalent square metreage in student accommodation | | | | | | | | | | | |
| Commercial (excluding retail) | Up to 6,000 sq m | | | | | | | | | | | |
| Hotel | Up to 75 bedrooms | | | | | | | | | | | |
| Other (excluding retail) | Up to 1,000 sq m | | | | | | | | | | | |

¹ Old Press/Mill Lane SPD Option Appraisal: Summary Report (February 2009) and Old Press/ Mill Lane SPD (January 2010).

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| | <p>Note for the Inspectors: The Council has been working with the University of Cambridge to progress pre-application discussions on this site. Since the Old Press/Mill Lane Supplementary Planning Document was adopted in January 2010, the circumstances of a number of the existing buildings on the site have changed, and there is now additional potential for student accommodation. This has resulted from changes in the usage of buildings owned by the University of Cambridge. This indicative figure of 350 student rooms could increase as pre-application discussions progress. As such, the Council and the University of Cambridge would provide an update to the examination at the appropriate time.</p> | |
| Policy 44: Specialist colleges and language schools | <p>The development of existing and new specialist <u>colleges and/or language schools</u> will not be permitted unless they provide residential accommodation, social and amenity facilities for all non-local students (students arriving to study from outside Cambridge and the Cambridge sub-region), with controls in place to ensure that the provision of accommodation is in step with the expansion of student places. <u>The use of family dwellinghouses to accommodate students of specialist colleges and/or language schools only is not appropriate.</u></p> | <p>This policy was subject to SA and this is outlined in the following report: Sustainability Appraisal of the Cambridge Local Plan 2014. Volume 1: Final Appraisal for Submission to the Secretary of State (March 2014). The SA found that this policy (in association with Policy 46) would lead to significant positive effects in terms of economic growth at the Universities and specialist schools (Para. 4.6.18) and likely positive effects on community and wellbeing because of the requirement to provide residential accommodation, social and amenity facilities (para. 4.6.114). The modifications proposed strengthen the policy intent to provide residential accommodation when developing existing and new language schools and specialist colleges and to reflect the wider intent of the Local Plan to safeguard and bring forward accommodation for market and affordable housing. The modifications proposed do not change these conclusions.</p> <p>Screening conclusion: no change to the results of the SA.</p> |
| Paragraphs 5.28 – 5.31 | <p>There are a growing number of specialist schools <u>colleges</u> in Cambridge, including secretarial and tutorial colleges, pre-university foundation courses and crammer schools. These schools <u>colleges</u> concentrate on GCSE and A</p> | <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

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| | <p>level qualifications and pre-university foundation courses. They attract a large number of students and contribute significantly to the local economy.</p> <p>Cambridge is also an important centre for the study of English as a foreign language. For more than 50 years, overseas students have been coming to Cambridge to study English in language schools (another form of specialist college). The city has 22 a large number of permanent <u>and temporary</u> foreign language schools and a fluctuating number of around 30 temporary schools, which set up in temporary premises over the summer months. Currently, the annual student load at these centres is thought to be around 31,000, although the average stay is only five weeks.</p> <p>The industry has matured in recent years and more and more courses are being run throughout the year and are being focused at a much broader range of students, including people working in business as well as the more traditional younger students.</p> <p>The Cambridge Cluster Study recognised the increasing contribution these establishments make to the local economy and has suggested a review in the policy approach, as the schools between them <u>they</u> contribute £78m per annum to the local economy. The National Planning Policy Framework (NPPF) supports a policy approach that seeks to take advantage of this benefit. Therefore the <u>The</u> Council considers it appropriate to support the growth of that such colleges and schools where they also seek to manage the impacts of their growth.</p> | |
| Paragraphs 5.32 – 5.33 | <p>Specialist colleges and language schools can place additional burdens on the housing market. This policy seeks to ensure that when specialist <u>colleges and language</u> schools seek to grow, those burdens are mitigated. The applicant will need to demonstrate how many additional students will be generated by the proposal. This will allow the Council to judge the residential, social and amenity impact generated. The Council will be flexible in considering any <u>require a</u> robust method of calculating the additional number of students arising from any proposal, and will consider a range of mechanisms</p> | <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

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| | <p>to agree an upper limit to the number of additional students. The range of mechanisms considered may include, but not be limited to, controlling the hours of operation, the number of desk spaces and the number of students. This will ensure that a proposal will generate a specific level of growth that can be measured and mitigated. Student accommodation is dealt with under Policy 46 in Section Six.</p> <p>The housing market in Cambridge is already under significant pressure. The growth of specialist colleges and language schools should not worsen this situation. Appropriate residential accommodation can take the form of home-stay (with resident families in the area) or the use of existing accommodation outside term time, and the use of purpose-built student accommodation within the curtilage of the <u>college/school</u>. Use of family dwelling houses to accommodate students only is not appropriate, as this will put additional pressure on the housing market. Promoters of language school and specialist college development will be expected to submit evidence to demonstrate how this issue is being addressed as a part of their planning application.</p> | |
| Policy 46: Development of student housing, criterion e | <p>Proposals for new student accommodation will be permitted if they meet identified needs of an existing educational institution within the city of Cambridge in providing housing for students attending full-time courses of one academic year or more. <u>Schemes should demonstrate that they have entered into a formal agreement with the University of Cambridge or Anglia Ruskin University or other existing educational establishments within Cambridge providing full-time courses of one academic year or more. This formal agreement will confirm that the proposed accommodation is suitable in type, layout, affordability and maintenance regime for the relevant institution. The council will seek appropriate controls to ensure that approved schemes are occupied solely as student accommodation for an identified institution and managed effectively.</u> Applications will be permitted subject to:</p> | <p>This policy was subject to SA and this is outlined in the following report: Sustainability Appraisal of the Cambridge Local Plan 2014. Volume 1: Final Appraisal for Submission to the Secretary of State (March 2014). The SA found that this policy (in association with Policy 44) would lead to significant positive effects in terms of economic growth at the Universities and specialist schools (Para. 4.6.18), a potential positive effect on sustainable transport (para. 4.6.58) and likely positive effects on community and wellbeing because proposals will not be allowed to result in the loss of existing marketing or affordable housing (para. 4.6.114). The modifications proposed strengthen the policy intent in relation to sites allocated for market or affordable housing, and therefore do not change these conclusions. The requirement for a formal agreement with a named institution is positive as it will help ensure that the units provided are</p> |

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| | <p>a. there being a proven need for student accommodation to serve the institution;</p> <p>b. the development not resulting in the loss of existing market housing and affordable housing;</p> <p>c. it being in an appropriate location for the institution served;</p> <p>d. the location being well served by sustainable transport modes;</p> <p>e. having appropriate management arrangements in place to ensure students do not keep cars in Cambridge <u>discourage students from keeping cars in Cambridge;</u></p> <p>f. rooms and facilities being of an appropriate size for living and studying; and</p> <p>g. minimising if appropriate, being warden-controlled to minimise any potential for antisocial behaviour and, if appropriate, being warden-controlled.</p> <p>The loss of existing student accommodation will be resisted unless adequate replacement accommodation is provided or it is demonstrated that the facility no longer caters for current or future needs.</p> <p>In the instance of institutions where students do not attend full-time courses of one academic year or more these institutions will be expected to provide residential accommodation for their students within their own sites; make effective use of existing student accommodation within the city outside term time; or use home-stay accommodation.</p> <p><u>Permanent purpose built student accommodation will not be supported on sites allocated for housing or with either an extant planning permission for</u></p> | <p>delivered in an appropriate form to meet the requirements of specific institutions. This assists the Council in meeting other known development needs in the city. The policy on car ownership has been amended to reflect the enforceability of the requirement, but it is still felt that this would have a positive effect as students are still being discouraged from keeping cars in Cambridge.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

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| | <u>residential development or sites identified as potential housing sites within the Council's Strategic Housing Land Availability Assessment.</u> | |
| Paragraph 6.11 | <p>The presence of two large universities <u>and a number of other educational institutions</u> has a significant impact on Cambridge's demography and on its housing market, with one in four of its residents studying at one of the universities. The student communities, including undergraduates and postgraduates, contribute significantly to the local economy, and to the vibrancy and diversity of the city. Out of term time and throughout the year, the city is also a temporary home to conference delegates and other students attending pre-university courses <u>and short courses</u> at specialist schools and colleges, or studying English as a foreign language at one the city's language schools.</p> | <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |
| Paragraph 6.14 | <p><i>Amend to read:</i></p> <p><u>The Council commissioned a study² to identify the demand for and supply of student accommodation within the city. This study provides information on the potential level of purpose built student accommodation to address current and future student numbers (to 2026) if all students were to be accommodated in purpose built student accommodation. Having considered the findings of the study, the Council recognises that student accommodation can be provided in a variety of ways, including through allocations for student accommodation and through windfall sites. The Plan, including policy 46, is intended to deliver accommodation to address the identified future growth aspirations of the institutions and to provide additional flexibility. The City Council is not seeking through the Local Plan to provide purpose built student accommodation for all of the existing resident student population. The student accommodation study identifies that the University of Cambridge is looking to grow by a further 2,874 students to 2026. While Anglia Ruskin University has confirmed that it has no growth aspirations to 2026.</u></p> | <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

² Assessment of Student Housing Demand and Supply for Cambridge City Council, Cambridge Centre for Housing and Planning Research, December 2016.

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a number of the other institutions in Cambridge have stated aspirations to grow. These institutions have a total growth figure to 2026 of 230 students. This gives rise to a total growth figure for the universities and the other institutions of 3,104 to 2026. Taking into account student accommodation units under construction or with planning permission, allocations in the Local Plan and the remaining allocation at North West Cambridge, these sources of supply would address and go beyond the growth figure of 3,104 and would provide flexibility. Any provision over and above these sources of supply would need to be considered on its merits against the criteria in Policy 46 and having regard to the absence of any policy requirement at either national or local level for all students to be provided with purpose built student accommodation.

In order to show that the known needs of specific institutions are being met. Evidence must be provided as a part of the application to show a linkage with at least one higher or further education institution. This will need to comprise a formal agreement with the institution which confirms that the accommodation will be occupied by students of the institution undertaking full-time courses of one academic year or more. When planning permission is granted for new student accommodation, a planning agreement will be used to robustly secure that use and the link to the particular institution for whom the accommodation is to be provided. This policy only applies in instances where planning permission is required for development housing more than six students (sui generis). It is accepted that, due to the relatively short lifespan of tenancies and the lifestyle of student occupants, different amenity standards should apply from those for permanent accommodation. However, student accommodation should still be well designed, providing appropriate space standards and facilities. Student accommodation should be well designed, providing appropriate internal and/or amenity space standards and facilities. The provision of amenity space will need to

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| | <p>reflect the location and scale of the proposal. Provision should be made for disabled students. The ability to accommodate disabled students should be fully integrated into any student housing development, in keeping with the requirements of Policy 51.</p> | |
| Policy 49: Provision for Gypsies and Travellers | <p>The Council, working with neighbouring authorities, will maintain a local assessment of need for pitches for Gypsies and Travellers and plots for Travelling Showpeople. The outcome of these <u>this</u> assessments will assist the Council in determining planning applications. The latest published evidence (December 2011 <u>2016</u>) indicates there is a <u>no identified need for just one pitches or plots in Cambridge between 2011</u> <u>2016</u> and 2031. This local plan therefore makes no <u>specific</u> provision for new sites in Cambridge. Proposals for permanent, transit and emergency stopping provision for Gypsies and Travellers will only be permitted where:</p> <ol style="list-style-type: none"> the applicant or updated council evidence has adequately demonstrated a clear need for the site in the city, and the number, type and tenure of pitches/<u>plots</u> proposed, which cannot be met by a lawful existing or available allocated site; the site is accessible to local shops, services and community facilities by public transport, on foot or by cycle; the site has safe and convenient vehicular, pedestrian and cycle access for the type of vehicles that could reasonably be expected to use or access the site; the site is capable of being provided with essential utilities, including mains water, electricity, sewerage, drainage and waste disposal; the site will provide an acceptable living environment and the health and safety of the site's residents should not be put at risk. Factors to be taken into account include flood risk, site contamination, air quality and noise; the site will not have an unacceptable adverse impact on the amenity of nearby residents or the appearance or character of the surrounding area. The site should respect the scale of the surrounding area and appropriate boundary treatment and landscaping should be capable of being provided; the site will allow the needs of the residents of the site to be met without putting undue pressure on local services; and | <p>This policy was subject to SA and this is outlined in the following report: Sustainability Appraisal of the Cambridge Local Plan 2014. Volume 1: Final Appraisal for Submission to the Secretary of State (March 2014). The SA found that this policy should result in positive effects on the health and wellbeing of gypsies and travellers. The modifications do not change these conclusions as the provision and the policy is based on the latest data on need and the latest national policy requirements and the policy is clear regarding what action is needed if a need is identified. The modifications related to Green Belt are clarifications on how Green Belt should be treated in line with the national Planning policy for travellers sites and would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

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| | <p>h. the site provides adequate space for vehicle parking, turning and servicing of large vehicles, storage, play and residential amenity.</p> <p>Should up to date needs assessment indicate there is a need, then opportunities to deliver sites for Gypsies and Travellers will be sought as part of significant major development sites. The location of site provision will be identified through the masterplanning and design process. Sites in the Green Belt would not be appropriate, unless exceptional circumstances can be demonstrated at the masterplanning and planning application stage. Gypsy and Traveller sites are inappropriate development in the Green Belt. Any proposals in the Green Belt would also have to demonstrate compliance with national and local policy regarding development in the Green Belt. Sites will not be located in identified areas of green separation. Sites provided will meet the following criterion in addition to the above criteria (a– h):</p> <p>i. sites will be well-related to the major development, enabling good access to the services and facilities, and providing safe access on foot, cycle and public transport. Access should not rely on minor residential roads.</p> | |
| Paragraph 6.23 | <p><i>Replace paragraph 6.23 with the following text:</i></p> <p><u>The Government's Planning Policy for Traveller Sites requires that local planning authorities set targets for the provision of Gypsy and Traveller pitches and Travelling Showpeople plots which address the likely site accommodation needs of Travellers in their area, working collaboratively with neighbouring local planning authorities. The Government's policy approach requires Councils to maintain a five year land supply of Traveller sites, in a similar way to housing, and identify deliverable sites to meet the needs identified for the first five years. This planning guidance was revised in 2015, in particular revising the definition of Gypsies and Travellers for the purposes</u></p> | <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

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| | <p><u>of planning. Applicants will need to demonstrate that they meet the definitions provided by the Government's Planning Policy for Traveller Sites.</u></p> <p>The Government's Planning Policy for Traveller Sites requires local planning authorities to:</p> <ul style="list-style-type: none"> • set out targets for the provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople; • to maintain a five-year land supply of sites; • to identify and update annually deliverable sites to meet the accommodation needs of Travellers within their area within the first five years; • identify a supply of sites or broad locations for growth in later years of the plan period; <p>work collaboratively with neighbouring authorities to provide flexibility in identifying sites.</p> | |
| Paragraph 6.24 | <p><i>Split paragraph 6.24 into two paragraphs and amend to read:</i></p> <p>These requirements necessitate collaborative working with neighbouring authorities on both assessment of need and ongoing provision. In informing debate on need, a number of Cambridgeshire, Norfolk and Suffolk authorities commissioned the Gypsy and Traveller Accommodation Needs Assessment 2011-2016 (GTANA) to cover the period 2011-2031 <u>2016-2036</u>. This assessment concluded that <u>there was no identified Cambridge's need in Cambridge</u> was for one for permanent pitches for Gypsies and Travellers or plots for Travelling Showpeople between 2021-2016 and 2026-2031. The Local Plan does not propose any allocations. There was no identified need for plots³ for Travelling Showpeople within Cambridge's administrative area. The assessment acknowledges that it was not possible to determine the travelling status of existing households who did not participate in surveys carried out for the purpose of the assessment. These households may or may not include</p> | <p>The implications of this have been assessed as part of Policy 49 (see above).</p> <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

³ Where there is sufficient space for living accommodation and the storage of equipment.

| Screening the Proposed Changes – Cambridge Local Plan | | |
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| | <p><u>individuals who meet the definition provided in the Planning Policy for Traveller Sites and therefore give rise to some need for pitch provision. However, the extent of such need (if any) cannot be identified. Any proposals for sites will be considered according to Policy 49: Provision for Gypsies and Travellers.</u></p> <p>The GTANA refers to need for transit/emergency stopping place provision, but it was not possible to determine precise demand for such temporary accommodation in any one local authority area, <u>particularly in light of changes to the Planning Policy for Traveller Sites potentially leading to more households travelling.</u> The GTANA notes that beyond the immediate need, assessments of growth are based on modelling, and the best information available. There will be a need to monitor and review the plan, as necessary, to take account of up to date evidence.</p> | |
| Paragraph 6.25 | <p><i>Amend paragraph 6.25 to read:</i></p> <p>The Government's Planning Policy for Traveller Sites requires plans to identify specific sites or broad locations, where need will be met within the plan period. The Council considers that significant major developments provide an opportunity to deliver provision to meet any longer-term needs. This would allow the delivery of pitches as an integral part of the development, in sustainable locations close to services and facilities. <u>Given the significant education, health and disability-related inequalities experienced by many Gypsies and Travellers, the provision of pitches within sustainable, major developments could help to address these issues. Additionally, as stated in The Road Ahead: Final Report of the Independent Task Group on Site Provision and Enforcement for Gypsies and Travellers, published by the Department for Communities and Local Government in December 2007, the approach of integrating the provision of accommodation for Gypsies and</u></p> | <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

| Screening the Proposed Changes – Cambridge Local Plan | | |
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| | Travellers as part of new development helps to erode misconceptions and distrust. | |
| Insert new paragraph after paragraph 6.26 | <p><i>Insert new paragraph after paragraph 6.26 to read:</i></p> <p><u>When applications for planning permission or reserved matters approval come forward for large scale new communities or significant major development sites, consideration will be given to whether there is a current need for Gypsy and Traveller site provision, and the opportunity to deliver appropriately a site or sites within that phase of the development will be reviewed.</u></p> | <p>This is a change to the supporting text which would not change the sustainability performance of the plan. The plan already included the requirement to consider whether there is a need to deliver sites for Gypsies and Travellers as part of significant major development sites (see Policy 49).</p> <p>Screening conclusion: no change to the results of the SA.</p> |
| Policy 51: Lifetime Homes and Lifetime Neighbourhoods | <p>Policy 51: Lifetime Homes and Lifetime Neighbourhoods <u>Accessible Homes</u></p> <p>In order to create Lifetime Homes and Neighbourhoods <u>accessible homes</u>:</p> <ol style="list-style-type: none"> all housing development should be of a size, configuration and internal layout to enable the Lifetime Homes Standard Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met; and 5 per cent⁴ of the affordable housing component of every housing schemes development providing or capable of acceptably providing 20 or more self-contained <u>affordable homes</u>⁵, including conversions and student housing, should meet Building Regulations requirement M4 (3) 'wheelchair user dwellings' to be wheelchair accessible either meet Wheelchair Housing Design Standards, or be easily adapted to meet them for residents who are wheelchair users. <p>Compliance with the criteria should be demonstrated in the design and access statement submitted with the planning application.</p> | <p>This policy was subject to SA and this is outlined in the following report: Sustainability Appraisal of the Cambridge Local Plan 2014. Volume 1: Final Appraisal for Submission to the Secretary of State (March 2014). The SA found that Policy 51 is likely to lead to positive effects on health and wellbeing as it requires that all housing development should adopt the Lifetime Homes Standard and that a percentage of homes should meet the Wheelchair Housing Design Standard (para. 4.6.112).</p> <p>The modifications to Policy 51 do not (in themselves) change these conclusions as the policy now requires Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' requirement M4 (3) 'wheelchair user dwellings' to be implemented. However, changes to the supporting text of this policy remove the requirement for 5 per cent of student flats or study-bedrooms to be built to meet the needs of disabled people and also now limits the application of the wheelchair accessible homes standard to dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. Both of these changes result from changes to Government policy and the Government's requirements for</p> |

⁴ Rounded up to the nearest whole unit.

⁵ Part M of the Building Regulations generally does not apply to dwellings resulting from a conversion or a change of use. Additional guidance on the applicable requirements of the Building Regulations (amended 2015) can be found in: Approved Document M Access to and use of buildings Volume 1: Dwellings.

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| | | <p>application of Building Regulations (Part M). Student accommodation is not considered under Volume 1 of Part M, which addresses dwellings, and no optional standard can therefore be imposed on student accommodation. Furthermore, the National Planning Practice Guidance confirms that councils can only apply the optional standard M4 (3) to dwellings where the Council has nomination rights or owns the dwelling. The Council is still seeking to encourage developers to deliver market units to M4 (3) standard to widen the range of dwellings available to the city's residents. On balance, it is still felt that Policy 51 and its supporting text would still have positive effects on health and wellbeing because the Plan does include encouragement for developers to build wheelchair accessible <i>market</i> homes and is still seeking to use the optional accessibility standards.</p> <p>Screening conclusion: no change to the results of the SA.</p> |
| Paragraph 6.32 | <p>This plan throughout adopts the principle of inclusive design: "The design of mainstream products and/or services that are accessible to, and usable by, as many people as reasonably possible ... without the need for special adaptation or specialised design" (BSI 2005). This principle applied to housing has resulted in the concept of Lifetime Homes and indeed goes wider to the concept of Lifetime Neighbourhoods, which enable an increasingly aging society to get out and about in the areas in which they live – both physically and virtually – and connect with other people and services in the immediate neighbourhood and beyond. <u>The Lifetime Homes and Wheelchair Housing Design Standards have now been superseded by optional housing standards on accessibility introduced by the Government through Part M of Building Regulations in 2015.</u></p> | <p>The implications of this have been assessed as part of Policy 51 (see above).</p> <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |
| Paragraph 6.33 | <p><u>An accessible home</u> Lifetime Home (see Figure 6.1) supports changing needs of residents from raising children through to mobility issues faced in old age or through disability. This essentially allows people to live in their</p> | <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |

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| | home for as much of their life as possible. Such homes have design features that have been tailored to foster accessible living, helping to accommodate old age, injury, disability, pregnancy and pushchairs or enable future adaptation to accommodate this diversity of use. | |
| Paragraph 6.34 | <p>The standards for <u>housing to meet Building Regulations requirements M4 (2) and M4 (3)</u> Lifetime Homes and wheelchair accessibility relate primarily to the layout of self-contained homes for permanent occupancy. <u>Meeting Building Regulations requirements M4 (2) and M4 (3) will normally be controlled through the use of a planning condition to ensure that the relevant homes are delivered to meet the standards. The National Planning Practice Guidance states that Local Plan policies for wheelchair accessible homes (M4 (3)) should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. In the interest of mixed and balanced communities, the Council would also encourage developers to build wheelchair accessible market homes. As occupants of student housing will only stay for a limited period, student housing is not expected to meet Lifetime Homes standards. However, 5 per cent of student flats or study bedrooms (together with supporting communal spaces) should be built to meet the needs of disabled people. Within the required percentage, half of the units should be designed and built out for wheelchair users and at least one unit should be delivered in accordance with the guidance in BS 8300 (2009) concerning access for carers (i.e. adjoining room with a through door). Of the other half, these should show specific adaptation to meet the needs of other disabled people, either with sensory impairments, whether sight, hearing or both, autism, being of certain statures etc.</u></p> | <p>The implications of this have been assessed as part of Policy 51 (see above).</p> <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |
| Paragraphs 6.35 and 6.36 | <p><i>Delete paragraphs 6.35 and 6.36:</i></p> | <p>The implications of this have been assessed as part of Policy 51 (see above).</p> <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> |

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| | <p>The Lifetime Homes standard will be applied to all developments of self-contained housing, including flat conversions, where reasonable and practical. It is acknowledged that the design or nature of some existing properties and proposed development sites means that it will not be possible to meet every element of the Lifetime Homes standard, for example in listed buildings or on very constrained urban sites, but it is considered that each scheme should achieve as many features as possible.</p> <p>Where proposals involve re-use of an existing building (particularly a listed building), the wheelchair percentage will be applied flexibly, taking into account any constraints on the provision of entrances and circulation spaces that are sufficiently level and wide for a wheelchair user.</p> | <p>Screening conclusion: no change to the results of the SA.</p> |
| Figure 6.1 | <p><i>Delete Figure 6.1: Indicative diagram of a Lifetime Home.</i></p> | <p>This is a minor change to supporting text which would not change the sustainability performance of the plan.</p> <p>Screening conclusion: no change to the results of the SA.</p> |
| Site R17, Mount Pleasant House, Mount Pleasant, Appendix B: Proposals Schedule | <p>Capacity:</p> <p>50 dwellings</p> <p>88 dph</p> <p><u>270 student rooms</u></p> | <p>The latest assessment of this site is that contained in the report Cambridge and South Cambridgeshire Local Plans SA Addendum Report Annex 1 Site Assessment Proformas & Summary Results (March 2016). The site assessment made the assumption that the site was to be developed for residential accommodation. The site's proposed use has now changed to student accommodation and a new site assessment proforma has been completed taking this change into account. This is contained in Appendix 1 of this report. The assessment has not changed significantly. The main change is that the distance to play and educational facilities and employment centres is not applicable for student accommodation. This means that the site performs slightly more positively as school capacity in the area is not sufficient meaning that mitigation would be required if the site were developed for residential development. The site lies in close proximity to a number of Colleges of the University of Cambridge. Its potential use for student accommodation is positive, given the locational</p> |

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| | | <p>benefits for existing Colleges. This would have less negative effects on the level of use of the local highway network than residential accommodation and supports an important sector of the local economy. This allocation assists the Council in meeting other known development needs in the city.</p> <p>Screening conclusion: insignificant changes to the site performance due to the fact that the site use has changed. Please see Appendix 1.</p> |
| <p>Site U1 Old Press/Mill Lane, Appendix B: Proposals Schedule</p> | <p>Capacity:</p> <p>Up to 150 dwellings, Student accommodation: Indicative capacity of 350 student rooms*</p> <p>up to 6,000 sq m commercial use,</p> <p>up to 75 bedroom hotel and up to 1,000 sq m other uses</p> <p>* The indicative capacity of this site is subject to detailed testing, including consideration of the site's constraints, particularly the historic environment.</p> <p>Note for the Inspectors: The Council has been working with the University of Cambridge to progress pre-application discussions on this site. Since the Old Press/Mill Lane Supplementary Planning Document was adopted in January 2010, the circumstances of a number of the existing buildings on the site have changed, and there is now additional potential for student accommodation. This has resulted from changes in the usage of buildings owned by the University of Cambridge. This indicative figure of 350 student rooms could increase as pre-application discussions progress. As such, the Council and the University of Cambridge would provide an update to the examination at the appropriate time.</p> | <p>The latest assessment of this site is that contained in the report Cambridge and South Cambridgeshire Local Plans SA Addendum Report Annex 1 Site Assessment Proformas & Summary Results (March 2016). The site assessment made the assumption that the site was to be developed for university uses. The site's proposed use has now changed to student accommodation, and to clarify the commercial use, hotel use and other uses for the site so a new site assessment proforma has been completed taking this change into account. This is contained in Appendix 1 of this report. The assessment has not changed significantly. The main change is a more positive score for employment as the site will now provide commercial uses. The site lies in close proximity to a number of Colleges of the University of Cambridge. Its potential use for student accommodation is positive, given the locational benefits for existing Colleges. This would have less negative effects on the level of use of the local highway network than residential accommodation and supports an important sector of the local economy. This allocation assists the Council in meeting other known development needs in the city.</p> <p>Screening conclusion: insignificant changes to the site performance due to the fact that the site use has changed. Please see Appendix 1.</p> |

3. LIKELY SIGNIFICANT CUMULATIVE EFFECTS

Cumulative effects are considered in two ways in SA:

- Cumulative effects considering the potential effects of other programmes and plans in combination with the effects of the Local Plan; and
- Cumulative effects of the policies / proposals within the plan and how they interact with each other.

The cumulative effects of the plans have already been assessed in the following sections of the Submission Draft SA reports:

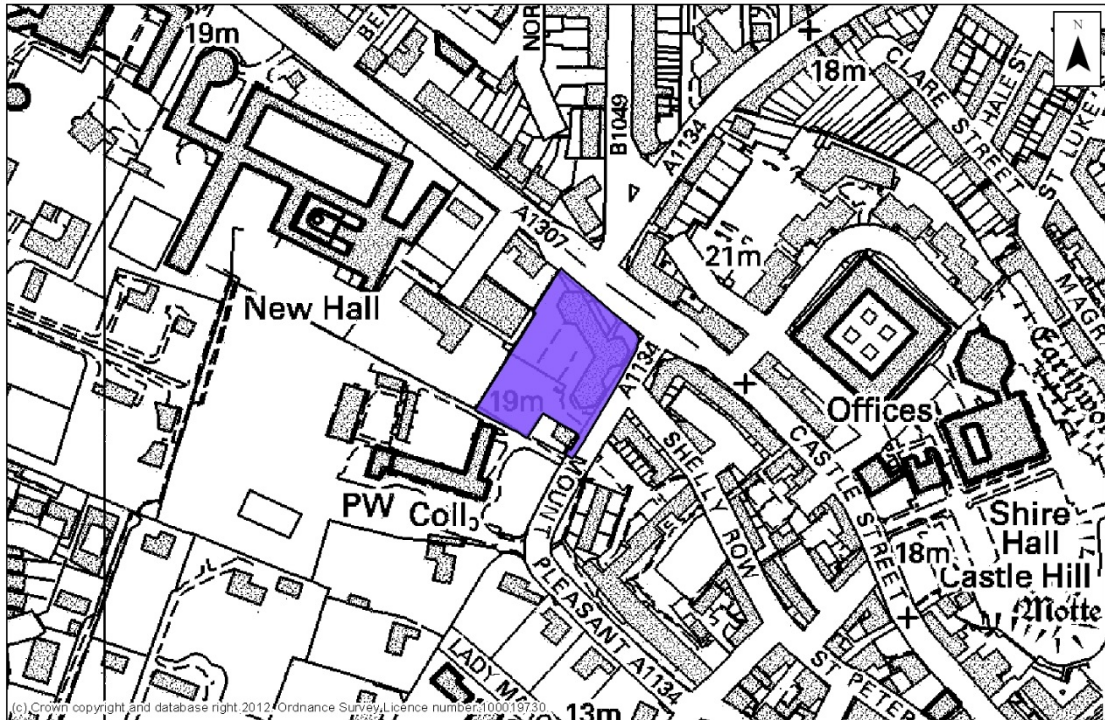
- Sustainability Appraisal of the Cambridge Local Plan 2014. Final Appraisal for Submission to the Secretary of State (March 2014) – from page 490 onwards; and
- Updated Sustainability Appraisal Addendum Report (Revised March 2016), see *Table 10.4: Overall performance of the Cambridge Local Plan*.

These assessment have been validated as part of this work to review whether the assessment has changed. It is confirmed that the cumulative assessment has not significantly changed in response to the proposed modifications. This is due to the fact that the proposed modifications are relatively minor and will not lead to changes in the results of the SA either individually, collectively or in combination with other plans and programmes.



Screening conclusion: no change to the results of the SA.

APPENDIX 1
UPDATED SITE ASSESSMENT PRO-FORMA

Please note that amendments are shown as ~~cross through~~ and new text.

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| 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 <u>Student accommodation</u> | |
| Site size (ha): South Cambridgeshire: 0 Cambridge: 0.57 | |
| Potential residential capacity: 50 <u>270 student rooms</u> | |

Please note that amendments are shown as ~~cross through~~ and new text.

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

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| | 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? 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 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 |

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| 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 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 located in the West Cambridge conservation area and is adjacent to a BLI (18 Mount Pleasant House). Archaeology: NGR: 544280 |

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| | | | <p>259350. Significant location: at the gate to Durlipons (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> |
| 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> <p><u>Not applicable for student accommodation</u></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>A = 400 - 800m</p> <p>Site is within 800m of both Histon Road and Victoria Road local centres.</p> |
| Distance: City Centre | How far is the site from edge of defined | | A = 400 - 800m |

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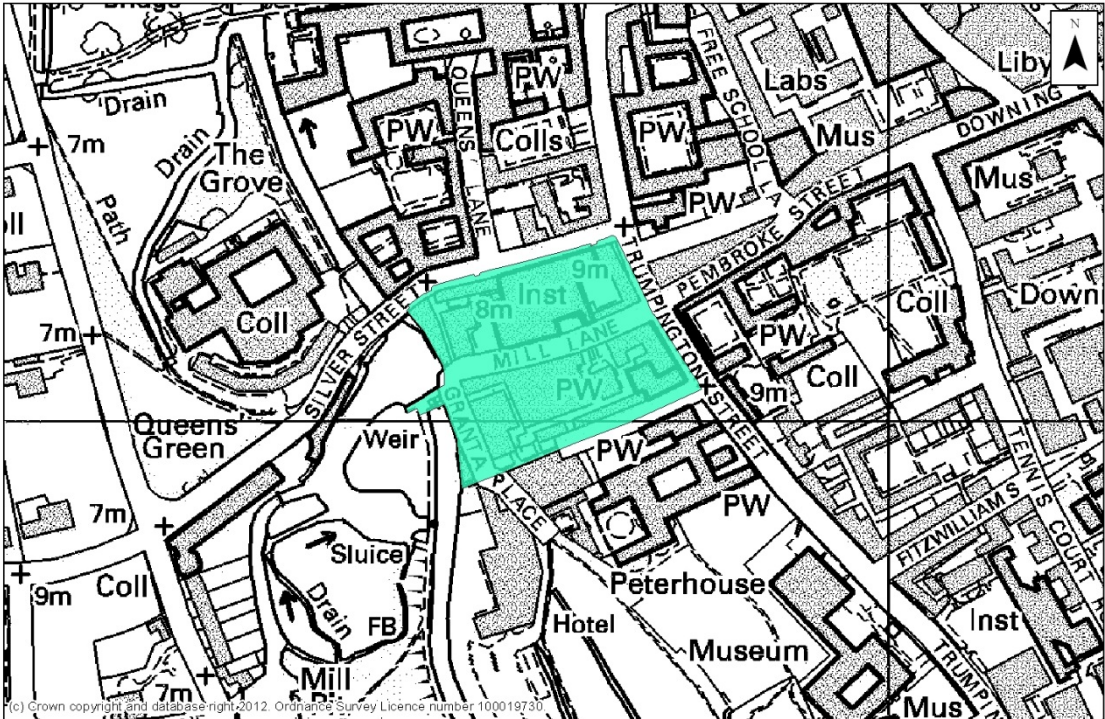
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| | Cambridge City Centre? | | Half of the site is within 400m of the edge of the city centre, with the remainder beyond 400m. |
| Distance: GP Service | How far is the nearest health centre or GP service? | | G = < 400m Site is within 400m of The 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 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 Castle LSOA 7958: 9.25 |
| 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 | | <u>Not applicable for student accommodation</u> R = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) |

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| | deliver new employment land? | | |
| 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> <p><u>Not applicable for student accommodation</u></p> |
| Distance: Primary School | How far is the nearest primary school? | | <p>A = 400 - 800m</p> <p>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</p> <p><u>Not applicable for student accommodation</u></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 Chesterton Community College.</p> <p><u>Not applicable for student accommodation</u></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. Students will need to cross a busy junction with a high cycle accident rate to access local services and facilities. Poor quality off road path.</p> <p>Site is located on a very busy junction.</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 | | DARK GREEN = Score 19-25 |

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| | 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? | | 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. <u>However, this is less critical for student accommodation meaning that the site with this use will have less negative effects on the level of use of the local highway network than residential accommodation.</u> |
| Non-Car Facilities | Will it make the transport network safer for public transport, walking or cycling facilities? | | AMBER = No impacts |

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| 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 | |
| <p>Proposed use(s): University related uses</p> <p><u>Student accommodation: Indicative capacity of 350 student rooms, up to 6,000 sq m commercial use, up to 75 bedroom hotel and up to 1,000 sq m other uses</u></p> | |
| Site size (ha): South Cambridgeshire: 0 Cambridge: 2.004 | |
| Potential residential capacity: n/a | |

LAND

Appendix B

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| 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? | | 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 designated for nature conservation inter- | | 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 |

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| | est, 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)? | | 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? | | 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 |

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| | (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)? | | <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> <p>Site is in an area that shows 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>AMBER = Flood Zone 2 / medium risk</p> <p>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.</p> |
| HUMAN HEALTH AND WELL BEING | | | |

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| 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 <u>Not applicable for student accommodation.</u> |
| 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 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. Site does not include housing. |
| ECONOMY | | | |

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| 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%). GREEN = No loss of employment land / Minor new provision <u>The site would include up to 6,000 sq m commercial use and up to 75 bedroom hotel</u> |
| 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 a housing allocation. |
| Distance: Primary School | How far is the nearest primary school? | | G = <400m Allocation is for University related development. Site is not a housing allocation. |
| Distance: Secondary School | How far is the nearest secondary school? | | G = Within 1km (or site large enough to provide new) |

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| | | | Allocation is for University related development. Site is not a housing allocation. |
| 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 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. <u>However, this is less critical for student accommodation meaning that the site with this use will have less negative effects on the level of use of the local highway network than residential accommodation.</u> |
| Non-Car Facilities | Will it make the transport network safer for public transport, walking or cycling facilities? | | AMBER = No impacts |

