

Greater Cambridge HELAA (2021)

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Telephone Exchange south of 1 Ditton Lane, CB5 8SP

Site Reference: OS140

Map 1: Site description - Telephone Exchange south of 1 Ditton Lane



Site Details

Criteria	Response
Site area (hectares)	0.17
Parish or Ward	Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	Lies within 10m of a TPO The site lies at the convergence of the NCA character areas. 87, 88 and 46. The site most typifies type 88 Beds and Cambs Claylands but includes some characteristics of 87 East Anglian Chalk. District Area: Chalklands. Landscape Character Assessment (2021) Landscape Character Area - Urban The southern and western boundaries will require adequate buffering to mitigate the impact of the 2-storey commercial building and car park. Several large trees on site should be retained and considered as a constraint to development.
Biodiversity and Geodiversity	Amber	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland and protected species, including bats and water voles. A considerable proportion of the site is designated as

Issue	Assessment	Comments
		<p>local wildlife site, although currently in poor condition following site clearance. Red assessment given due to potential loss of designated site, although it is acknowledged that the Local Plan Policy 15 seeks to mitigate this loss which has then potential to warrant amber rating.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	The Cemetery Lodge, which is a BLI, is located immediately opposite the site; however, potential impact on its setting could be reasonably mitigated, provided development is not of a considerable scale.
Archaeology	Amber	Roman settlement is recorded to the east.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p>

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	There are possible Commercial, Industrial, Workshops and Light Industrial operational noise, odour and lighting impact from Cambridge Technopark Newmarket Road to West and Traffic noise from Ditton Lane but these impacts could be mitigated through good acoustic design and residential layout.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		
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Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was previously identified in the council's SHLAA. Currently there is no known landowner or developer interest in developing the site.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

Achievable (Outcome = Amber)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

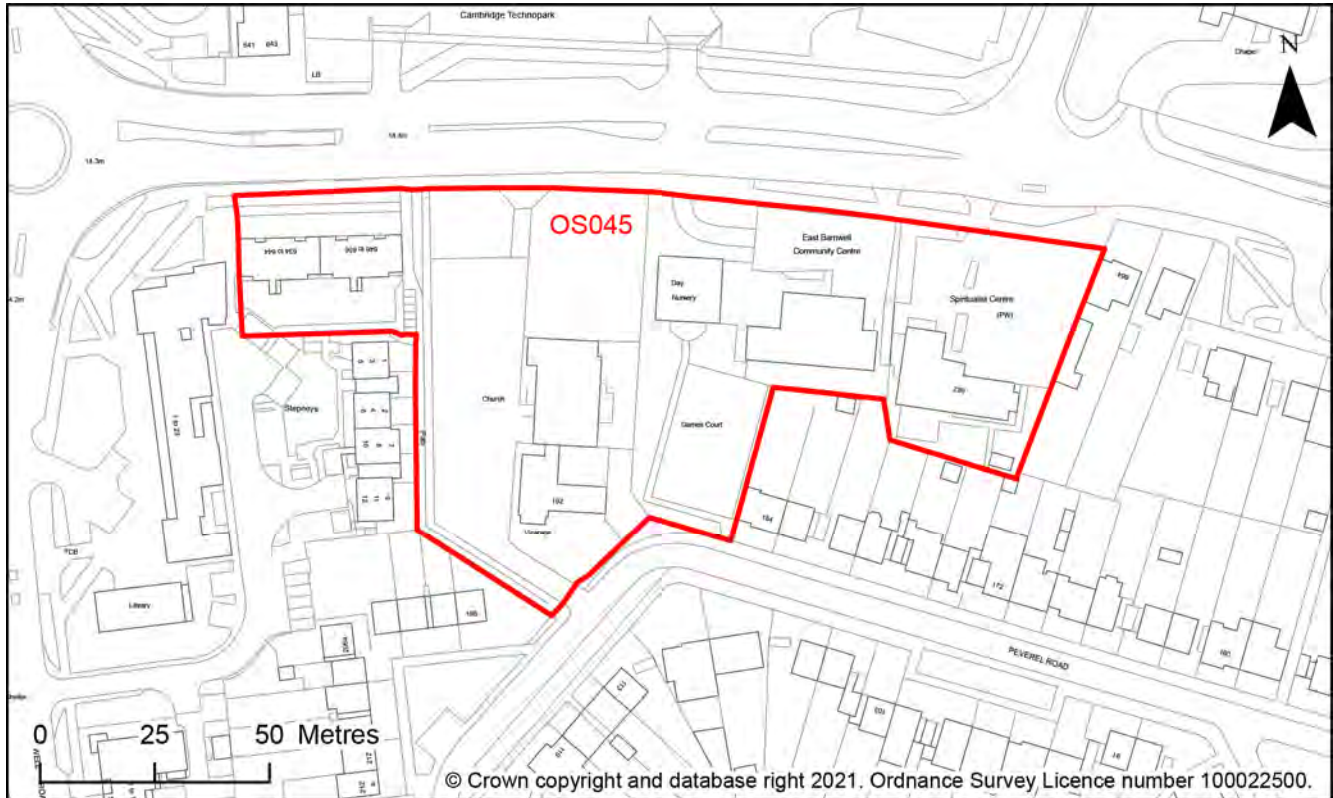
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	5
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

636 - 656 Newmarket Road (Policy 27 - R6), CB5 8RL

Site Reference: OS045

Map 2: Site description - 636 - 656 Newmarket Road (Policy 27 - R6)



Site Details

Criteria	Response
Site area (hectares)	1.01
Parish or Ward	Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Mixed use, Market and affordable housing, Community facilities
Proposed employment floorspace (m ²)	-
Proposed housing units	75

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Urban Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type. Landscape Character Assessment (2021) Landscape Character Area - Urban The site is currently developed and includes residential (Flatted), religious uses, community centre, and childcare. Landscape impacts lie primarily in the potential loss of canopy cover. Proposals must seek to retain as much of the tree stock as possible, particularly large and mature varieties. Unit numbers seem high for this suburban location and may put undue constraints on landscape and ability to deliver open space. Recommend that a reduction in unit numbers is considered to ensure that buffering and internal existing and proposed vegetation is achievable
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise no

Issue	Assessment	Comments
		<p>likely impact on designated sites. Boundary trees and hedges may qualify as Habitats of Principal Importance and/or be of ecological value in the site context. Otherwise, site likely to be of low ecological value, although buildings may support roosting bats and nesting birds (if suitable). Opportunities to deliver biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Cambridge Local Plan Site allocation R6. Part of site is protected open space (Peverel Road Multi-Use Games Area). Development of the site may have a detrimental impact on the open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Burials of Saxon date recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Would not generate the need for a Transport Assessment but requires pedestrian links to existing highway.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and possible industrial commercial if coexists with existing Community Centre / MUGA but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for 6 temporary homes (19/1048/FUL)
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

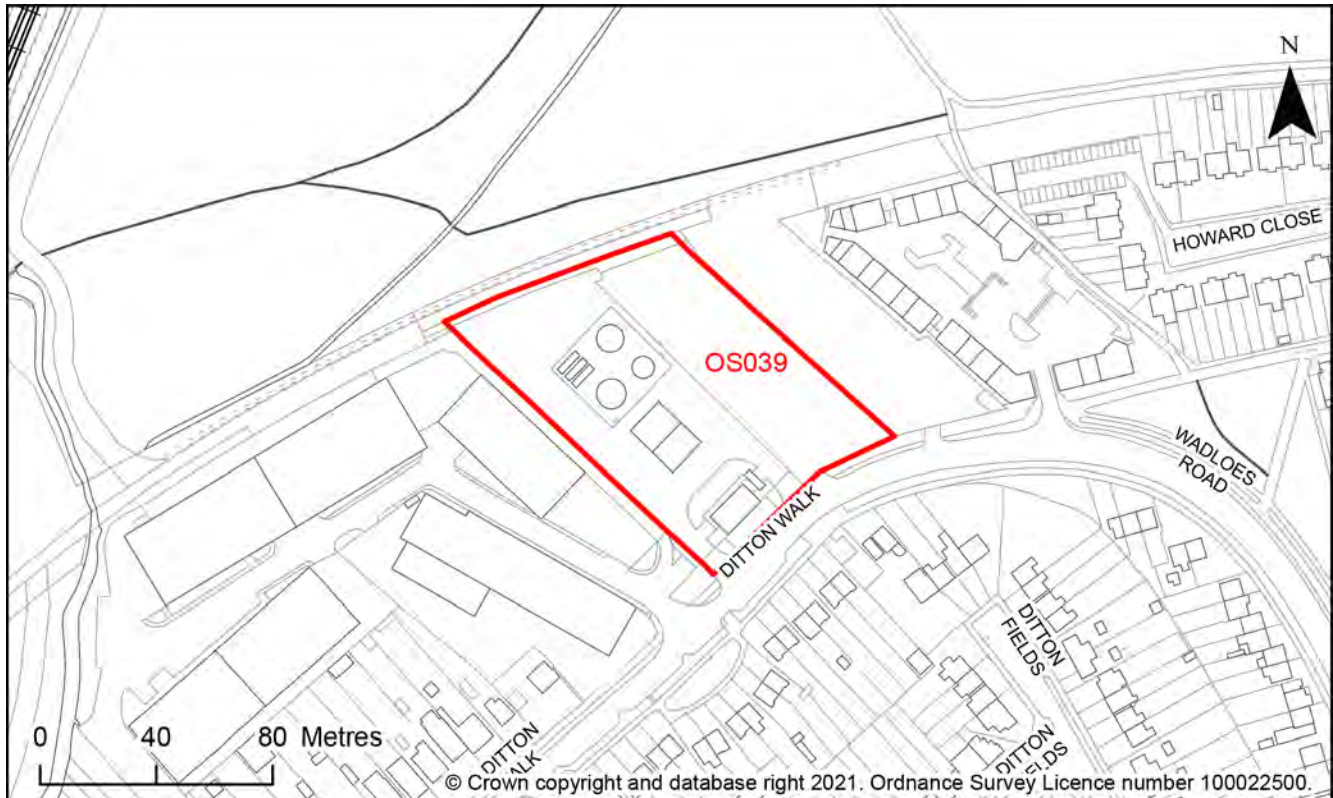
Capacity and Delivery	Response
Estimated dwellings per hectare	74
Estimated dwelling units	75
Estimated employment space (m ²)	-
Estimated start date	0-5 Years

Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Camfields Resource Centre & Oil Depot (Policy 27 - R5), 137-139 Ditton Walk, CB5 8QD

Site Reference: OS039

Map 4: Site description - Camfields Resource Centre & Oil Depot (Policy 27 - R5), 137-139 Ditton Walk



Site Details

Criteria	Response
Site area (hectares)	0.86
Parish or Ward	Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	35

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 30 year event 14% lies in a 1 in 100 year event 28% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Urban Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type. Landscape Character Assessment (2021) Landscape Character Area - Urban The site is on the edge of the Ditton Walk development with the northern most boundary against Ditton Meadows. Landscape impacts from this location could be considered to be high depending on the design and layout of any proposals. Views from Ditton Meadows, as a sensitive public open space receptor, will be critical to mitigate. Overall, the unit numbers suggests a development in character with the surrounding suburban character but sufficient space must be retained for adequate landscape mitigation.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Unlikely to impact on statutory designated sites for nature conservation and consultation with Natural England unlikely to be required. Barnwell Junction Disused Railway City Wildlife site designated for hedgerow habitat and Ditton Meadows City Wildlife site designated for riparian habitats and notable plants lie immediately to the north. Northern boundary vegetation will need to be retained and ideally augmented and impacts on City Wildlife site avoided. Vegetated habitats may be of ecological value, including likely Habitats of Principal Importance to the north. Buildings and hardstanding likely to be of low ecological value, although may support roosting bats and nesting birds (if suitable). Opportunities to deliver biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Cambridge Local Plan Site allocation R5. Site adjacent to Semi Natural Green Space (Disused Railway North of Ronald Rolph Court). Development of the site may have a positive impact on a designated site.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Green	Previously advised no archaeological interest
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	There is a possible conflict with other industrial type in area
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban

Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	Maintain policy protection for existing employment floorspace.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application pending for 14 dwellings (21/01151/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

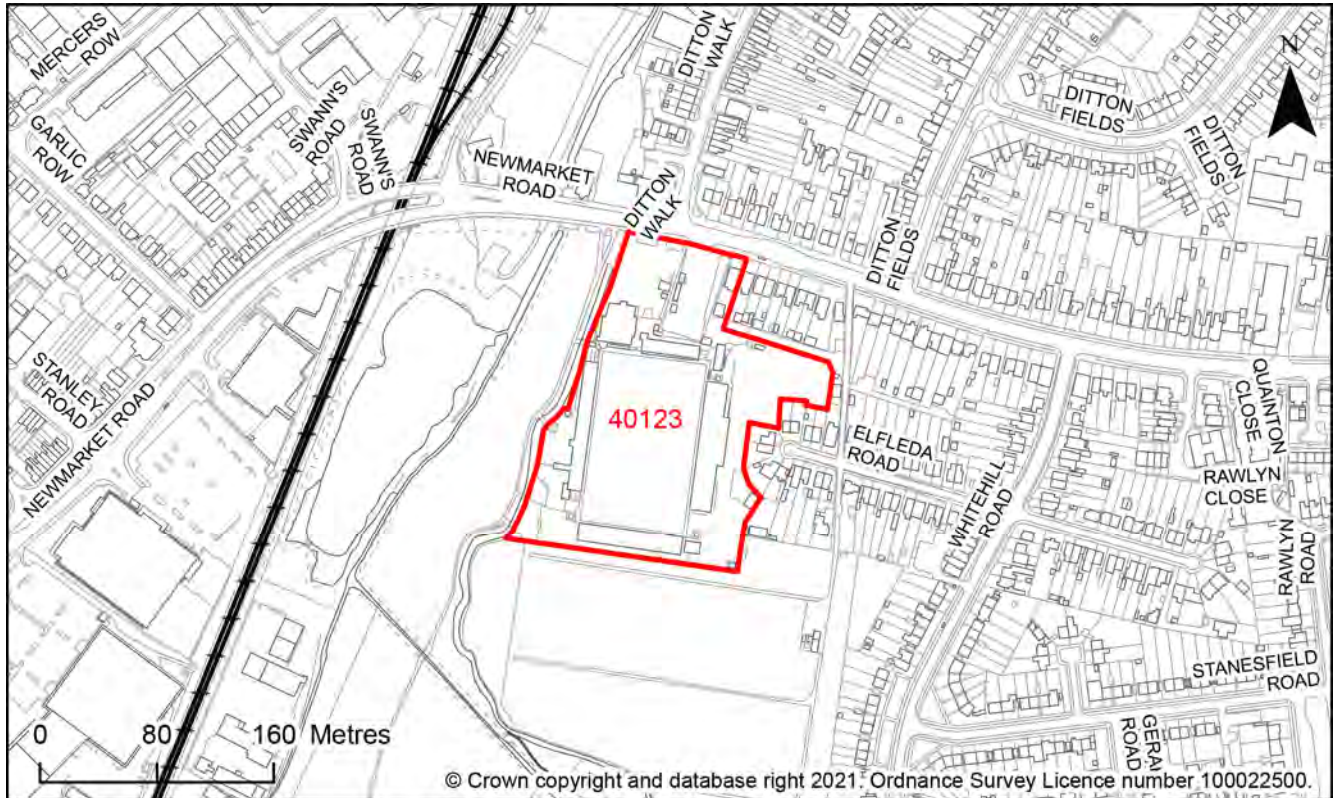
Capacity and Delivery	Response
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Estimated dwellings per hectare	41
Estimated dwelling units	35
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Abbey Stadium, Newmarket Road, Cambridge, CB5 8LN

Site Reference: 40123

Map 3: Site description - Abbey Stadium, Newmarket Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	2.86
Parish or Ward	Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Office, Public open space, Community facilities
Proposed employment floorspace (m ²)	2133
Proposed housing units	368

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	<p>Within the Cambridge urban area. Defined in the Cambridge Character Assessment 2003 as part of the 'Defining Character' of Cambridge. The site is within one of Cambridge's Green Corridor Character Types and specifically the East Cambridge Corridor and in Coldham's Common Character Area. 'East Cambridge Corridor links the complex of chalkland sites important to nature conservation around Lime Kiln with Cherry Hinton Hall, land south of Coldham's Lane, Coldham's Common and eventually the Fenlands to the north-east.'</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>Development of the site could have a beneficial impact on the landscape character by removing the dominant stadium buildings and lighting as well as the mass influx and outflow of vehicles and people into the area on match days. However, any future housing development should respect the context in which the site is located. The site acts as a transition area between the urban area to the north and east and the rural area to the south and west and as such future</p>

Issue	Assessment	Comments
		development must take that into consideration. Currently the proposal for unit numbers seems overly high which may result in overly tall buildings for the site's context. Appropriate density, design, height and massing will be vital.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>Adjoins Coldham's Common County Wildlife site, Coldham's Brook and Barnwell Pit CWS. Combined, these sites form a key green corridor linking the Cam with Cherry Hinton Chalk Pits. Considerable opportunity to enhance landscape buffer to these sites and reduce the effect of existing stadium lighting and access arrangements.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Red	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Abbey Stadium is protected open space. Its loss will impact on formal sports provision for Cambridge United FC. Alternative site needed, or for a scheme to demonstrate how the use will be retained.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>A scheme as proposed would significantly increase the scale, density and overall height of the site and could have a harmful impact on the setting of listed buildings. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>

Issue	Assessment	Comments
Archaeology	Amber	Significant archaeology recorded in vicinity, including Leper Chapel. Previous development likely to have impact on survival
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located in a congested corridor, with existing capacity challenges along Newmarket Road, such as the McDonalds Roundabout (Newmarket Road/Barnwell Road and Wadloes Road). However, the location has opportunities to deliver sustainable mode shares. The development should be promoted as a car free development.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA - lies within 1KM of Cambridge East Major Development.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

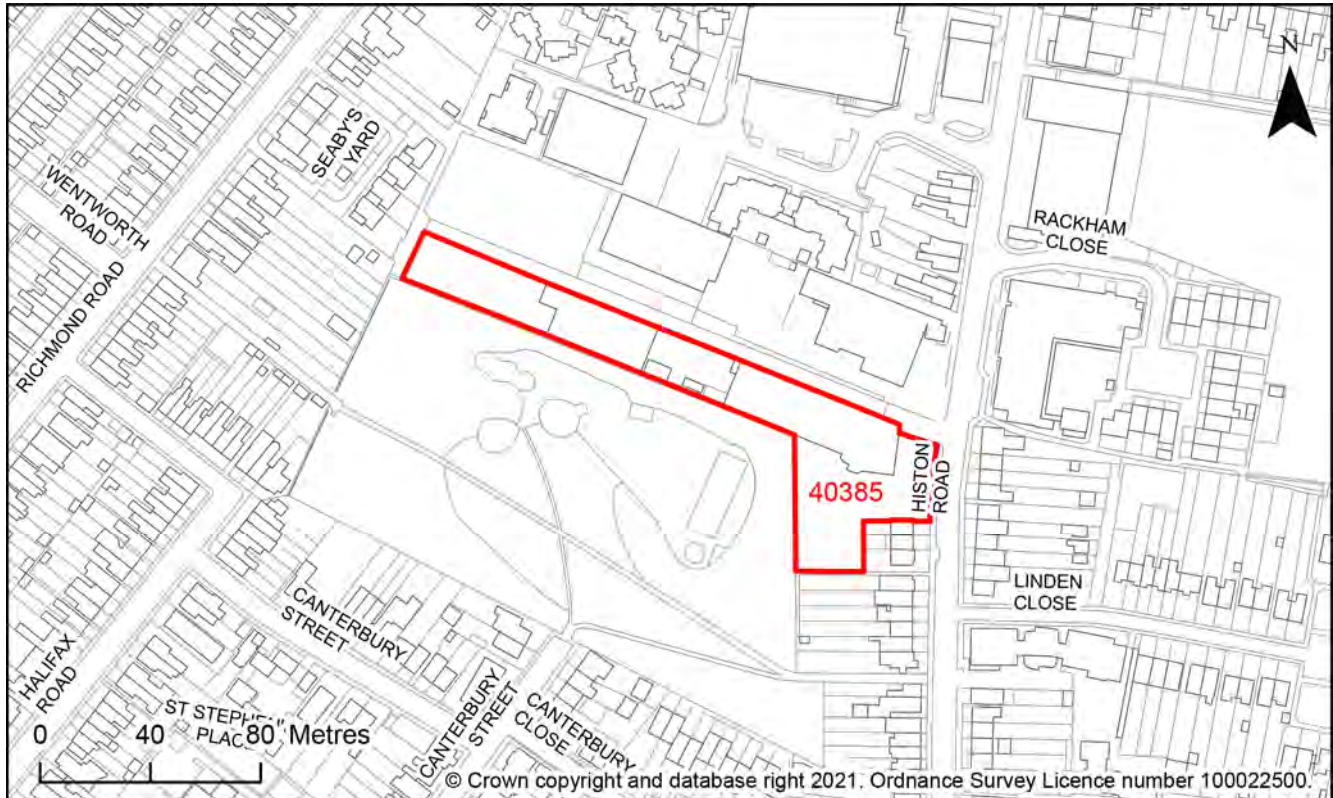
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	128
Estimated dwelling units	368
Estimated employment space (m ²)	2133
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

137 Histon Road, Cambridge, CB4 3JD

Site Reference: 40385

Map 5: Site description - 137 Histon Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.51
Parish or Ward	Arbury
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Student accommodation, Office, Recreation and leisure, Retail
Proposed employment floorspace (m ²)	-
Proposed housing units	78

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Landscape Character Designations and Assessment Urban District Character Area Cambridge Landscape Character Assessment 2003: Pre-1900 Residential Terraces and employment mix. Landscape Character Assessment (2021) Landscape Character Area - Urban A long narrow site to the west of Histon Road and currently a car dealership/garage. To the south is Histon Road Recreation Ground which is a protected open. Development of the whole site could be achieved but possibly not at the density proposed because of the shape of the site. Adequate space for access, parking, amenity, and landscape would mean numbers may need to be reduced overall. A sympathetic layout together with a good landscape strategy would be required.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Any residential development above 100 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Cambridge Local Plan Site allocation R2. Site adjacent to protected open space. Development of the site may have a detrimental impact on a designated site, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Any development of the site should ensure that it does not negatively impact on the adjacent conservation area. Any impacts are likely to be reasonably mitigated.</p>
Archaeology	Amber	Located to the north of the site of the Roman town at Cambridge
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located on Histon Road which suffers congestion. It is currently undergoing corridor improvements to improve sustainable travel opportunities. The Highway Authority will require capacity assessments at local junctions. A high sustainable mode share will be required for this site, with appropriate mitigation/contributions (e.g. to the forward funded GCP scheme).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years, 6-10 Years

Achievable (Outcome = **Green)**

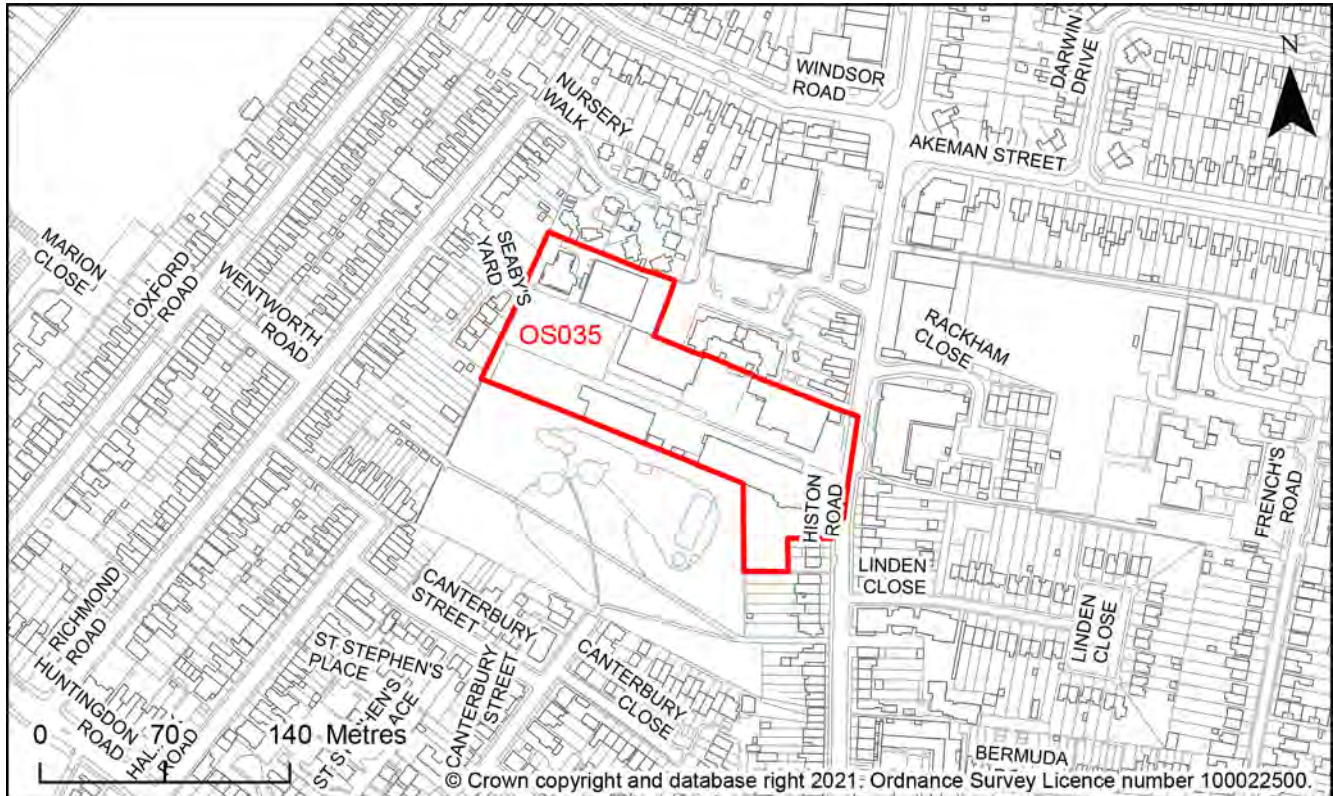
Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	153
Estimated dwelling units	78
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Willowcroft, 137-143 Histon Road (Policy 27 - R2), CB4 3HZ
Site Reference: OS035

Map 6: Site description - Willowcroft, 137-143 Histon Road (Policy 27 - R2)



Site Details

Criteria	Response
Site area (hectares)	1.61
Parish or Ward	Arbury; Castle
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m²)	-
Proposed housing units	78

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site Urban Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type. Landscape Character Assessment (2021) Landscape Character Area - Urban The site is located on Histon Road to the north of Histon Recreation Ground. Landscape impacts are minimal but care should be taken in any proposals to retain trees of stature and quality within the site. Histon Rec should be viewed as a sensitive edge. The proposed unit numbers should be suitable but sufficient space should also be reserved for tree planting and buffers within the site.
Biodiversity and Geodiversity	Amber	Any residential developments over 100 units, non-residential developments over 1 hectare or industrial units over 1000m ² would require consultation with Natural England in relation to impact on nearby SSSIs.

Issue	Assessment	Comments
		<p>Boundary habitats including trees, hedgerows and scrub may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Undisturbed areas of site may need assessment against Open Mosaic Habitat criteria. Buildings and hardstanding likely to be of low ecological value although may be suitable for bats and nesting birds.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Buildings of height might have an impact on the Conservation Area, but the impact could be reasonably mitigated.</p>
Archaeology	Green	No significant archaeology anticipated
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>May require localised highway improvements and walking, cycling and Passenger Transport infrastructure.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Traffic noise possible if industrial commercial coexists.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road</p>

		Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

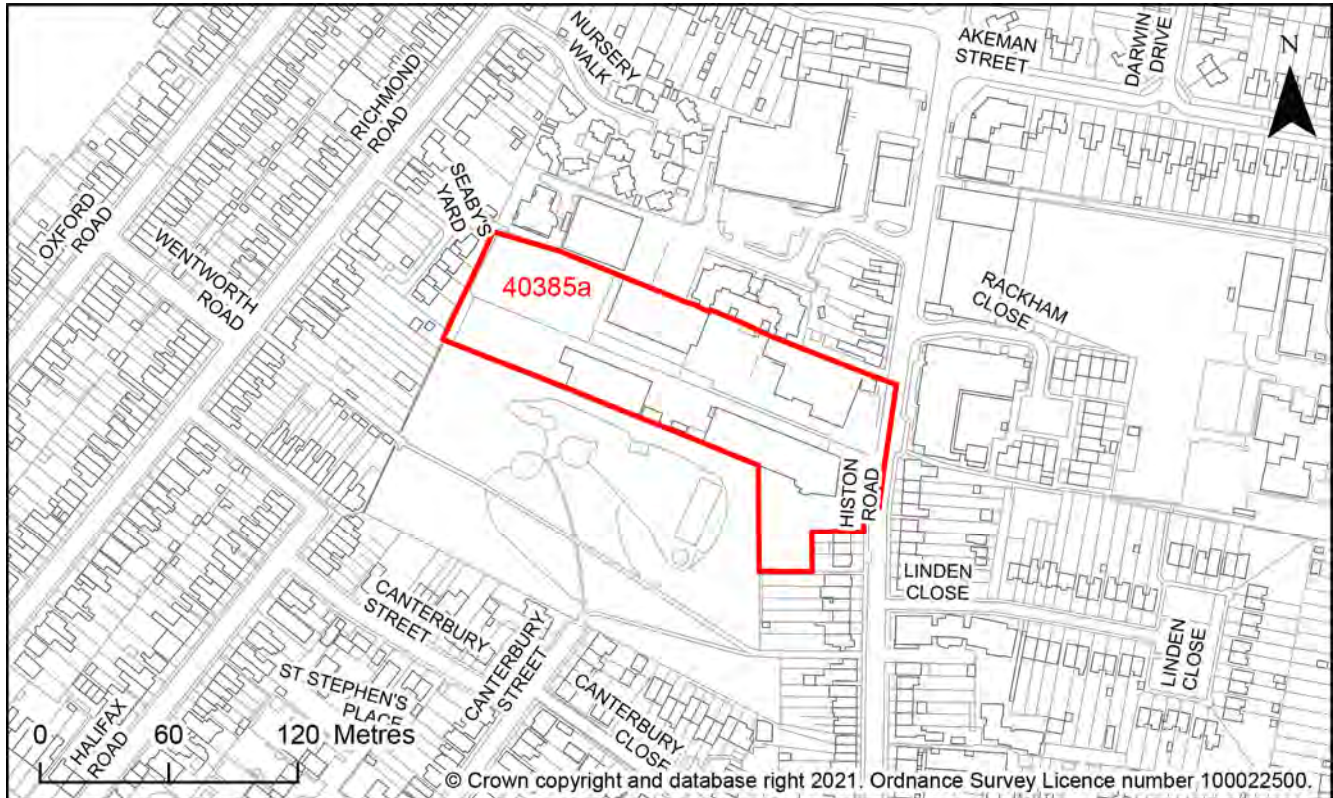
Capacity and Delivery	Response
Estimated dwellings per hectare	48
Estimated dwelling units	78

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

137 and 143 Histon Road, Cambridge, CB4 3JD

Site Reference: 40385a

Map 7: Site description - 137 and 143 Histon Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.36
Parish or Ward	Arbury; Castle
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site Landscape Character Designations and Assessment Urban District Character Area Cambridge Landscape Character Assessment 2003: Pre-1900 Residential Terraces and employment mix. Landscape Character Assessment (2021) Landscape Character Area - Urban A long narrow site to the west of Histon Road and currently a car dealership/garage. To the south is Histon Road Recreation Ground. A sympathetic layout together with a good landscape strategy would be required, and delivery at appropriate densities.
Biodiversity and Geodiversity	Amber	Any residential development above 100 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net

Issue	Assessment	Comments
		<p>gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Any development of the site should ensure that it does not negatively impact on the adjacent conservation area. Any impacts are likely to be reasonably mitigated.</p>
Archaeology	Amber	<p>Located to the north of the site of the Roman town at Cambridge</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located on Histon Road which suffers congestion. It is currently undergoing corridor improvements to improve sustainable travel opportunities. The Highway Authority will require capacity assessments at local junctions. A high sustainable mode share will be required for this site, with appropriate mitigation/contributions (e.g. to the forward funded GCP scheme).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road</p>

		Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and therefore it is available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	81
Estimated dwelling units	110
Estimated employment space (m ²)	-

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north of Madingley Road, Cambridge, CB3 0EG

Site Reference: 40393

Map 9: Site description - Land north of Madingley Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.95
Parish or Ward	Castle
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Student accommodation
Proposed employment floorspace (m ²)	-
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 12% lies in a 1 in 30 year event</p> <p>14% lies in a 1 in 100 year event</p> <p>24% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Within the Cambridge urban area. District Character Area: Defined in the Cambridge Character Assessment 2003 as part of the 'Defining Supporting Character' of Cambridge. The site is described as containing many villas and turn of the 20th century modern movement residential dwellings. Parts of the area may be defined as containing exceptional individual buildings and therefore 'Defining Character'.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>This is a discrete, well treed site with four large dwellings, located in a low-density suburban area of Cambridge. The area is characterised by single dwellings in large gardens, low rise, low density, flatted developments, and institutional buildings. The retention of the discrete, treed character of the site would be key to achieving the proposed development 25 units on the site. Retention of trees, particularly on the boundaries as well as appropriate design, height and massing will</p>

Issue	Assessment	Comments
		be vital.
Biodiversity and Geodiversity	Green	<p>Mature gardens with significant tree cover likely to form important local habitat network in urban setting. Likely to result in high baseline score for BNG metric and, therefore, 10% BNG unlikely to be viable on site. Bats roost potential in existing suitable buildings.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>This site lies within the West Cambridge conservation area and consists of four large detached dwellings with their large mature gardens which is characteristic of the conservation area. In the north east of site is the Grade II listed 12 and 12A Madingley Road and the other three buildings are noted as positive unlisted buildings within the conservation area appraisal. Development would be harmful to the character of the conservation and the setting of the listed buildings on the site. The impact cannot not be reasonably mitigated.</p>
Archaeology	Amber	Located on the outskirts of the Roman town, close to the line of the main road leading into the town from the south east.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Green	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>Access by all means is possible.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from Madingley Road but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Green	No prior history of development aside from residential use

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

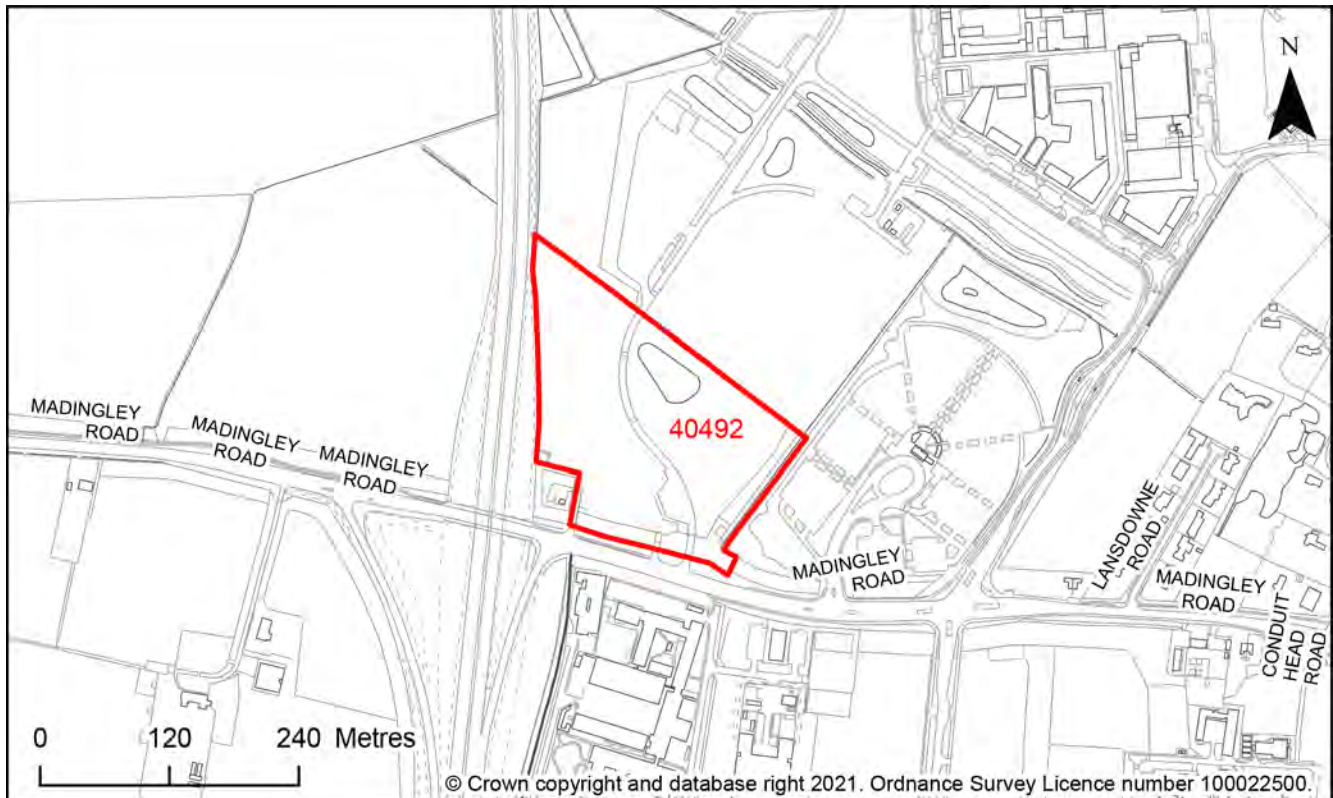
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	13
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land cornering M11 and Madingley Road, Cambridge, CB3 0ET

Site Reference: 40492

Map 8: Site description - Land cornering M11 and Madingley Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	4.26
Parish or Ward	Castle
Greenfield or previously developed land	Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Cambridge City
Current or last use	Infrastructure, Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities,

	Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m²)	10000
Proposed housing units	75

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. The NCA comprises a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east. While predominantly an arable and commercially farmed landscape, a wide diversity of seminatural habitats are also present within the NCA. The site is located at the eastern end of the wooded hills of the Claylands and is typical of character type.

Issue	Assessment	Comments
		<p>District Character Area: District Design Guide SPD March 2010 - The Western Claylands</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>Development of the site would interrupt the north/south landscape buffer corridor between the motorway and any development thereby urbanising the edge of the motorway and introducing a discordant element into the landscape character of the road. The M11 is immediately to the west and any development on the western side of the site would be seen from the motorway. A landscape buffer could be reserved on the western side of the site to screen low rise development but the noise of the M11 would be all pervading. Development would be slightly cut off from any other residential development.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Any general combustion processes above 20MW input, and any agricultural/industrial development that could cause air pollution will require consultation with Natural England. There is a water body on site that will require further assessment and probable mitigation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of a Semi-Natural Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Within 100m of a Listed Asset

Issue	Assessment	Comments
		Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Archaeological work has been completed in this area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Unlikely to generate need for a TA on its own. However, will require enhanced links into existing walking, cycling and Passenger Transport infrastructure.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>

Issue	Assessment	Comments
Noise, Vibration, Odour and Light Pollution	Amber	M11 / Hauxton Rd / A1309 - very HIGH traffic noise - The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate zoning / layout of residential, detailed design considerations and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, minor contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 3
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HC4; HC5 Very High; Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

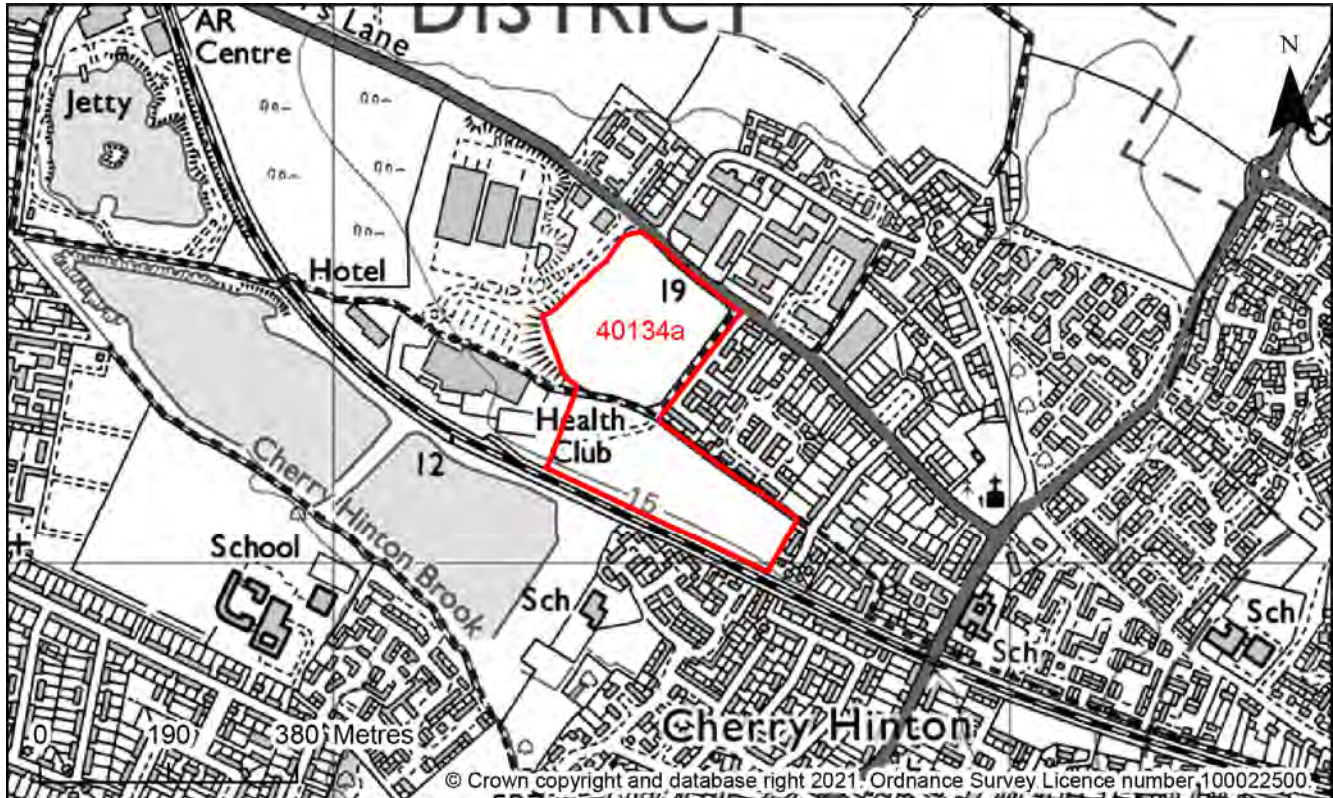
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	18
Estimated dwelling units	75
Estimated employment space (m ²)	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Coldhams Lane, Cambridge, CB1 3UN

Site Reference: 40134a

Map 10: Site description - Land south of Coldhams Lane, Cambridge



Site Details

Criteria	Response
Site area (hectares)	9.04
Parish or Ward	Cherry Hinton
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Vacant/derelict land
Proposed development	Non-residential, Public open space
Proposed employment floorspace (m ²)	
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within 20m of an Employment Allocation</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 5% lies in a 1 in 30 year event</p> <p>8% lies in a 1 in 100 year event</p> <p>18% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>Landscape Character Designations and Assessment</p> <p>Urban edge and beyond on border of National Character Area 87 – East Anglian Chalk and National Character Area 46: The Fens (Fen Edge). This is an open, rolling, arable landscape running s-w to n-e along a wide chalk ridge to the south and east of Cambridge.</p> <p>District Character Area</p> <p>Edge of urban area of Cherry Hinton with wide open countryside to the east and north.</p> <p>Cambridge Landscape Character Assessment 2003:</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p>

Issue	Assessment	Comments
		Site A - This site is well contained and on the edge of could be developed from a visual perspective but an appropriate height and density for the context would be required.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Covers part of the Norman Cement Pits City Wildlife site designated for habitat mosaic of habitats and position in ecological unit. Southern sites predominantly open water with potentially important populations of waterfowl, aquatic invertebrates, bank side chalk flora and Hymenoptera. Otter have been reported recently, water voles in adjacent Cherry Hinton Brook City Wildlife site. Former Landfill sites on Coldham's land supporting grassland and scrub habitats with potentially important breeding bird and invertebrate populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Development of site unlikely to have a detrimental impact on designated or non-designated heritage assets, however tall buildings/heights of buildings may affect heritage assets or wider historic environment of the City. Townscape Impact Assessment required to inform development.</p>
Archaeology	Green	The site has been quarried and no archaeology is likely to survive
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site would be dependent on major transport infrastructure, including a segregated mass transit corridor through and serving the heart of the site, and linking to the City and Cambridge North station. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the local highway network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues, as well as being identified as a major accident cluster. Much like the Area Action Plan area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider</p>

Issue	Assessment	Comments
		committed developments and undertake a cumulative capacity assessment. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA
Contamination and Ground Stability	Amber	Former landfill, gross contamination, unstable ground. Not suitable for residential development.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 44% Grade 2; 38% Non-Agricultural; 18% Urban Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site has a recent planning history and is therefore considered to be available for development.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for commercial development (21/02326/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and therefore it is available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

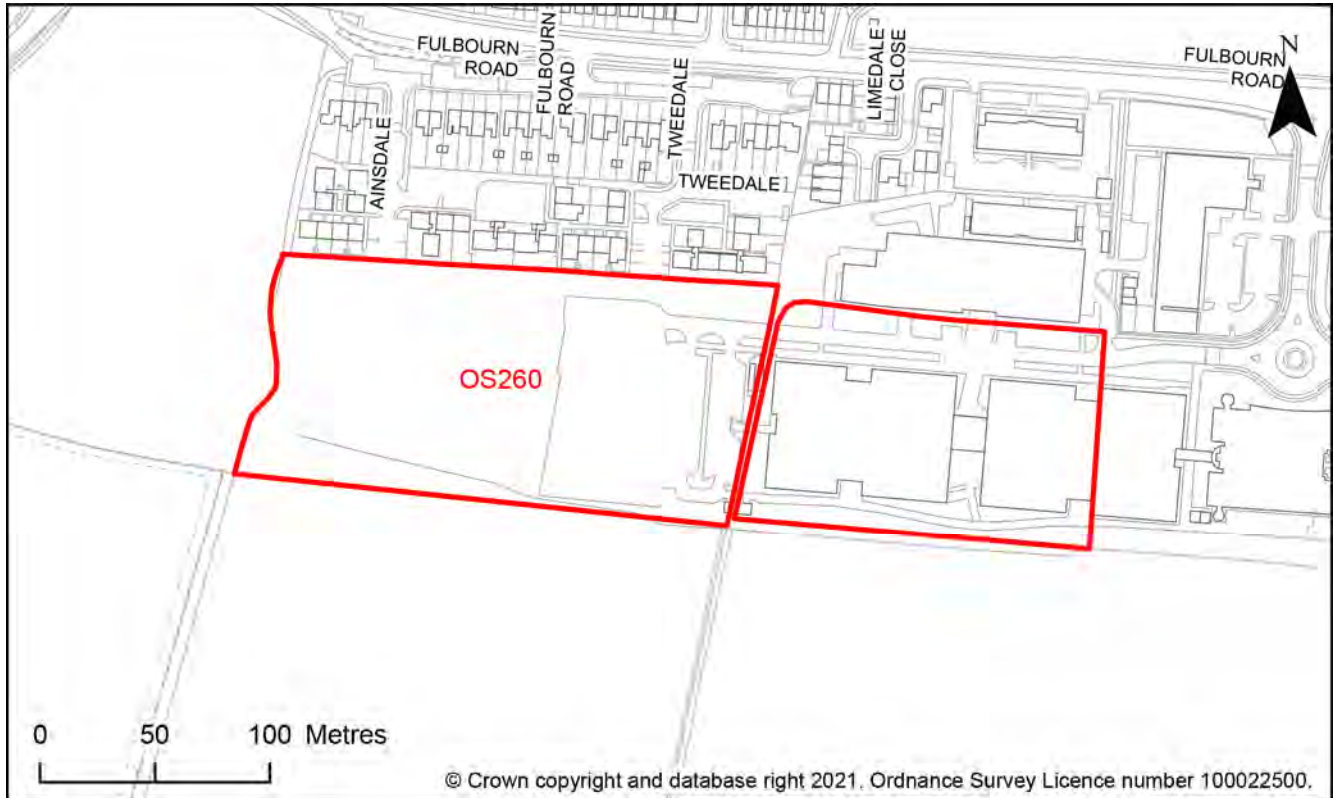
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	45000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Fulbourn Road West 1 & 2, Cambridge, CB1 9

Site Reference: OS260

Map 11: Site description - Fulbourn Road West 1 & 2, Cambridge



Site Details

Criteria	Response
Site area (hectares)	3.58
Parish or Ward	Cherry Hinton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Cambridge City
Current or last use	Agricultural land/building
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development
Proposed employment floorspace (m ²)	
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 1% lies in a 1 in 100 year event 7% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Landscape Character Designations and Assessment Urban edge on border of National Character Area 87 – East Anglian Chalk and National Character Area 88: Bedfordshire and Cambridgeshire Claylands. This is an open, rolling, arable landscape progressing along a wide chalk ridge to the south and east of Cambridge. District Character Area Urban edge of east Cambridge and within the Eastern Green Corridor identified in the Cambridge LCA 2003. Landscape Character Assessment (2021) Landscape Character Area - Urban These sites are allocated in the Cambridge Local Plan 2018. From a landscape perspective the important issues to address are adequate boundary buffers to protect existing housing and the need for a generous landscape buffer to help create an appropriate buffer and distinctive city edge between the development and

Issue	Assessment	Comments
		the Cambridge Green Belt
Biodiversity and Geodiversity	Amber	<p>Within 200m of a SSSI</p> <p>Within 200m of a Local Nature Reserve</p> <p>Within 200m of a Wildlife Site</p> <p>The western boundary lies adjacent to Cherry Hinton Pit SSSI and Limekiln Close (and West Pit) LNR. Any future applications will require consultation with Natural England regarding adjacent SSSIs, and Cambridge City Council must be consulted regarding LNRs.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	An allocation in the Cambridge Local Plan 2018. The site is well contained but possible mitigation to protect the Scheduled Monuments, Worstead Street and Wandlebury Camp on high ground lying to the south.
Archaeology	Amber	Known archaeology in the area, needs detailed assessment
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 3% Grade 2; 2% Grade 3; 95% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CHI8; RC1 Very High; Moderate

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for commercial development (20/05040/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available and development is being pursued through a recent planning application. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

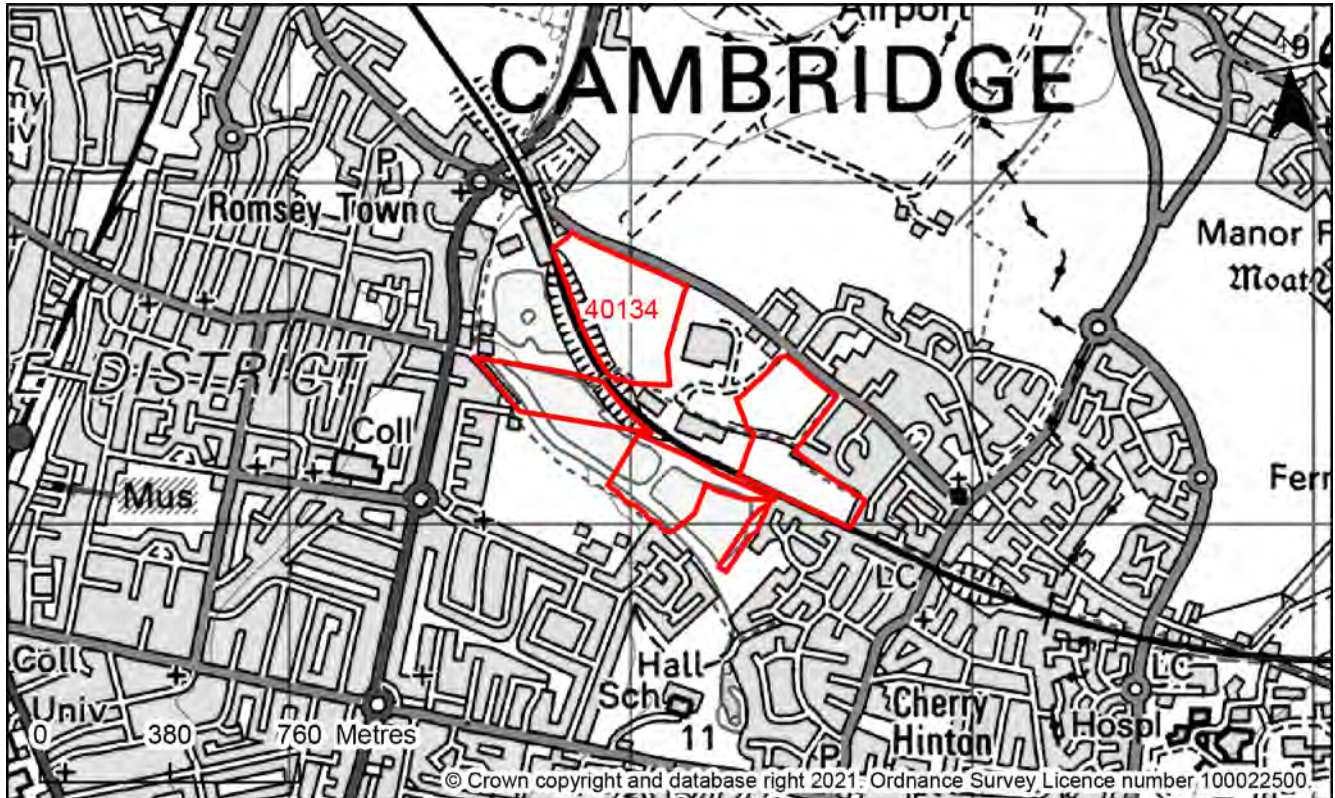
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Coldhams Lane, Cambridge, CB1 3LH

Site Reference: 40134

Map 12: Site description - Land south of Coldhams Lane, Cambridge



Site Details

Criteria	Response
Site area (hectares)	30.61
Parish or Ward	Cherry Hinton; Coleridge
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial, Residential
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure

Proposed employment floorspace (m²)	9200
Proposed housing units	420

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within 20m of an Employment Allocation</p> <p>Within or Partially within the Cambridge Airport Public Safety Zone</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (1%)</p> <p>Partly in Flood Zone 3 (1%)</p> <p>Surface water flooding: 7% lies in a 1 in 30 year event</p> <p>21% lies in a 1 in 100 year event</p> <p>34% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>Landscape Character Designations and Assessment</p> <p>Urban edge and beyond on border of National Character Area 87 – East Anglian Chalk and National Character Area 46: The Fens (Fen Edge). This is an open, rolling, arable landscape running s-w to n-e</p>

Issue	Assessment	Comments
		<p>along a wide chalk ridge to the south and east of Cambridge.</p> <p>District Character Area</p> <p>Edge of urban area of Cherry Hinton with wide open countryside to the east and north.</p> <p>Cambridge Landscape Character Assessment 2003:</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is divided up into a series of areas. Site A - This site is well contained and on the edge of could be developed from a visual perspective but an appropriate height and density for the context would be required. Site B – The raised domed ground levels makes the site unsuitable for built development, but could be enhanced and developed into open space.</p>
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Covers part of the Norman Cement Pits City Wildlife site designated for habitat mosaic of habitats and position in ecological unit. Southern sites predominantly open water with potentially important populations of waterfowl, aquatic invertebrates, bank side chalk flora and Hymenoptera. Otter have been reported recently, water voles in adjacent Cherry Hinton Brook City Wildlife site. Former Landfill sites on Coldham's land supporting grassland and scrub habitats with potentially important breeding bird and invertebrate populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Amber	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site includes a number of sites that are protected open spaces, including City Wildlife Site Coldham's Lane Old Landfill Sites. Development permissible in line with Cambridge Local Plan 2018: Policy 16: South of</p>

Issue	Assessment	Comments
		Coldham's Lane Area of Major Change.
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Development of site unlikely to have a detrimental impact on designated or non-designated heritage assets, however tall buildings/heights of buildings may affect heritage assets or wider historic environment of the City. Townscape Impact Assessment required to inform development.</p>
Archaeology	Green	The site has been quarried and no archaeology is likely to survive
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>

Issue	Assessment	Comments
Transport and Roads	Amber	<p>The site would be dependent on major transport infrastructure, including a segregated mass transit corridor through, and serving the heart of the site, and linking to the City and Cambridge North station. Due to the sensitivity of the Newmarket Road corridor, Coldhams Lane corridor and other roads surrounding the site (e.g. Mill Road), the Local Highway Network would not be able to accommodate the level of trips generated from this development without a mass public transport and high quality sustainable transport links. In addition to the requirement for a mass transport link, the applicant will have to consider several problem areas such as the Burwell Road/Newmarket Road/Wadloes (McDonald's Roundabout) junction which already experiences capacity issues, as well as being identified as a major accident cluster. Much like the AAP area to the North of Cambridge, the site will need to be designed with unprecedented levels of sustainability and with an emphasis on avoiding car trips to/from the development. A trip budget may be considered. The site must consider committed developments and undertake a cumulative capacity assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Red	Noise from nearby airport activities (ground operations and airborne aircraft) and Norman Way Industrial / Warehouse would have an unacceptable adverse impact on the proposed development.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Red	Former landfill, gross contamination, unstable ground. Not suitable for residential development.

Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 33% Grade 2; 54% Non-Agricultural; 13% Urban</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge

		Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

Development Potential

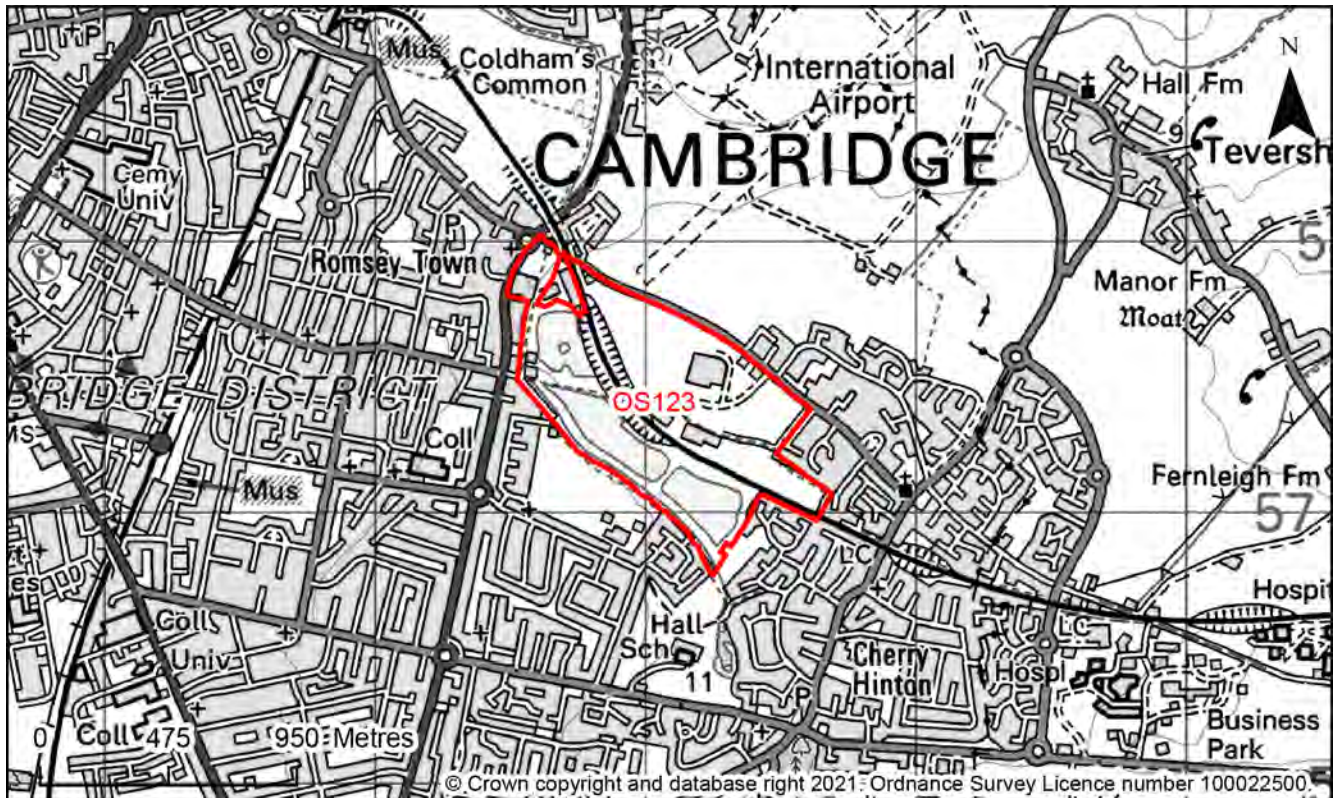
Capacity and Delivery	Response
Estimated dwellings per hectare	14

Estimated dwelling units	420
Estimated employment space (m ²)	9200
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

South of Coldham's Lane Area of Major Change (Policy 16), CB1 3LH

Site Reference: OS123

Map 13: Site description - South of Coldham's Lane Area of Major Change (Policy 16)



Site Details

Criteria	Response
Site area (hectares)	68.04
Parish or Ward	Cherry Hinton; Romsey; Coleridge; Abbey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial, Recreation
Proposed development	Mixed use
Proposed employment floorspace (m ²)	
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within 20m of an Employment Allocation</p> <p>Within or Partially within a Protected Industrial Site</p> <p>Within 200m of the Cambridge Greenbelt</p> <p>Within or Partially within the Cambridge Airport Public Safety Zone</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (2%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 10% lies in a 1 in 30 year event</p> <p>23% lies in a 1 in 100 year event</p> <p>38% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Landscape Character Designations and Assessment</p> <p>Urban edge and beyond on border of National Character Area 87 – East Anglian Chalk and National Character Area 46: The Fens (Fen Edge). This is an open, rolling, arable landscape running s-w to n-e</p>

Issue	Assessment	Comments
		<p>along a wide chalk ridge to the south and east of Cambridge.</p> <p>District Character Area</p> <p>Edge of urban area of Cherry Hinton with wide open countryside to the east and north.</p> <p>Cambridge Landscape Character Assessment 2003:</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>Development heights and density are likely to vary across the site and the context of residential developments in the southeast edge and the southern boundary generally, must be considered in terms of heights, mass and overbearing whilst heights must also be considered against the views from the eastern viewpoints.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland, and protected species including bats and water voles. A considerable proportion of the site is designated as local wildlife site, although currently in poor condition following site clearance. Red assessment given due to potential loss of designated site, although it is acknowledged that the Local Plan Policy 15 seeks to mitigate this loss which has then potential to warrant amber rating.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Amber	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site includes a number of sites that are protected open</p>

Issue	Assessment	Comments
		spaces, including City Wildlife Site Coldham's Lane Old Landfill Sites. Development permissible inline with Cambridge Local Plan 2018: Policy 16: South of Coldham's Lane Area of Major Change.
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>The site abuts the eastern tip of Mill Road Conservation Area and is 150m from St Bede's School which is a BLI; however, any negative impact on either could be reasonably mitigated through careful layout and landscaping measures.</p>
Archaeology	Amber	Mostly previously worked land, but may be some residual archaeological impacts
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying secondary school, local centre / employment provision, primary school and community centre</p>
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	<p>Significant capacity problems on Coldhams Lane and surrounding areas. Delivery likely to require provision of Eastern Corridor Passenger Transport scheme (GCP), along with walking, cycling and other Passenger Transport infrastructure.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Development of site A is acceptable in principle providing commercial operational noise / odour and traffic noise generation from vehicle movements including hours of use is compatible with nearby residential. There are no noise concerns with site B (outdoor recreation)
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Red	Former landfill, gross contamination, unstable ground. Not suitable for residential development. Current application for commercial development 21/02326/FUL

Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 29% Grade 2; 48% Non-Agricultural; 23% Urban</p> <p>Electricity sub stations on site</p> <p>Waterbody on site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>

Employment	-	Provide for light industrial and potentially a wider mix of employment uses that may be displaced from other city employment sites. Retain designation.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site has a recent planning history and is therefore considered to be available for development.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for commercial development (21/02326/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer but has a recent planning history and is therefore being pursued for development by the landowner. The site has a low existing use value and development is likely to be economically viable a

Development Potential

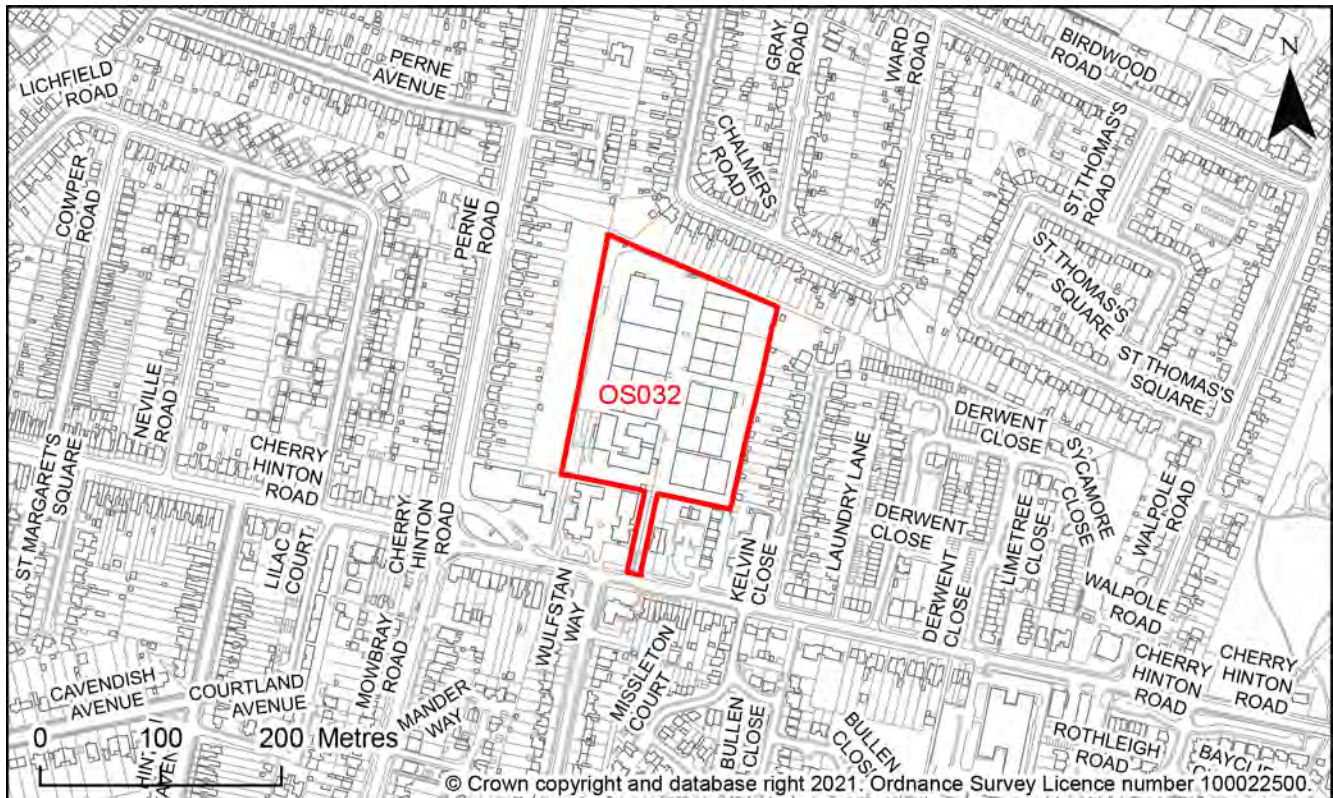
Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	30000
Estimated start date	0-5 Years

Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

The Paddocks, 347 Cherry Hinton Road (Policy 27 - R7), CB1 8DH

Site Reference: OS032

Map 15: Site description - The Paddocks, 347 Cherry Hinton Road (Policy 27 - R7)



Site Details

Criteria	Response
Site area (hectares)	2.80
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	123

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 21% lies in a 1 in 30 year event</p> <p>29% lies in a 1 in 100 year event</p> <p>36% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The Site is currently developed as an industrial estate with warehouse/office and warehouse/retail type units. Effectively the site is a 'backland' site since it has no frontages onto the highway. The only landscape impacts lie in the impacts on the existing trees both non-TPO (offsite) and TPO. Any development should be mindful of avoiding negative impacts on the trees and allow sufficient space for tree planting as part of the development.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise unlikely to be impact on designated sites. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value (as well as being covered by a TPO) and support protected or notable species. Site likely to be of low ecological value although buildings may support bats and nesting birds if suitable.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Known archaeology of prehistoric and Roman date known in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>May require localised highway improvements and walking, cycling and Passenger Transport infrastructure.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Urban</p> <p>Electricity sub station on site</p> <p>Telecommunications pole within the site</p>

Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

Achievable (Outcome = Amber)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

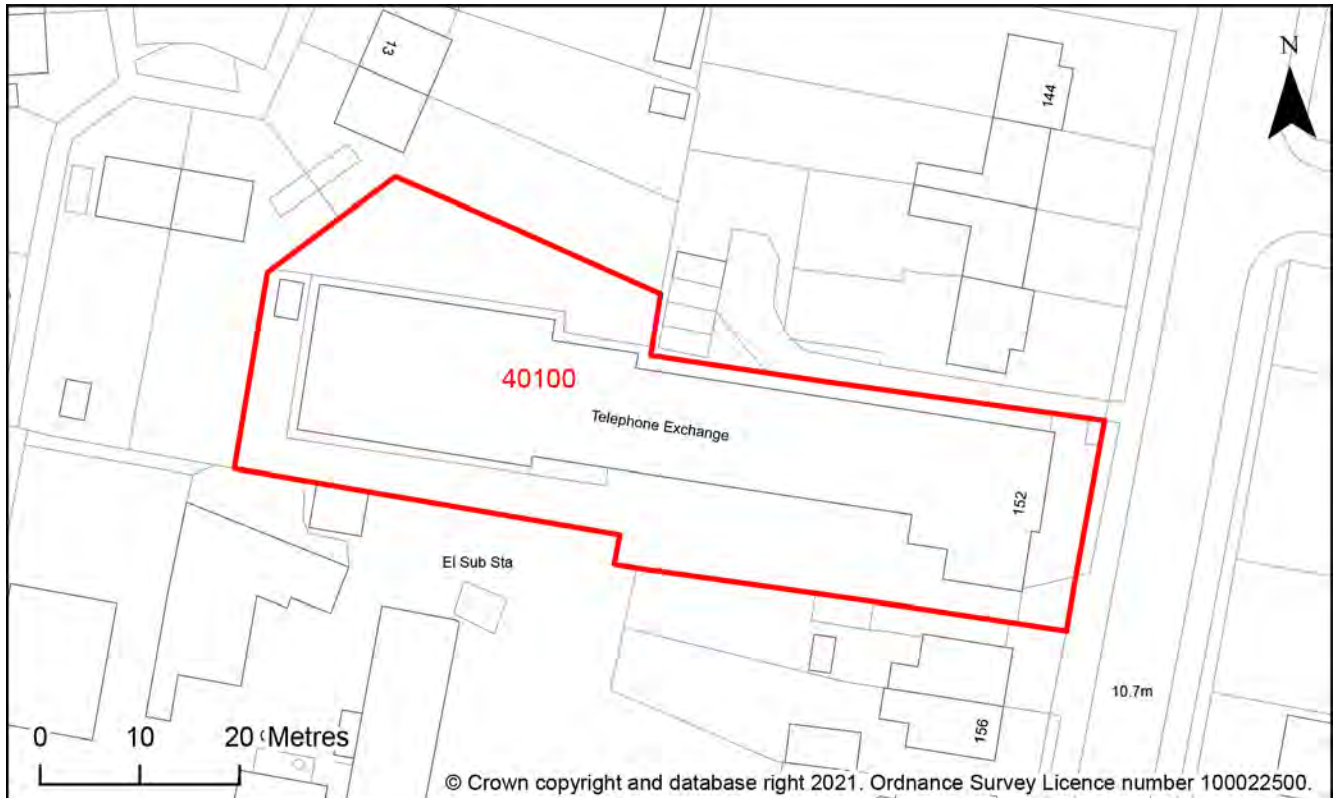
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	44
Estimated dwelling units	123
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Cherry Hinton Telephone Exchange, 152 Coleridge Road, Cambridge, CB1 3PW

Site Reference: 40100

Map 16: Site description - Cherry Hinton Telephone Exchange, 152 Coleridge Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.20
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	33

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 20% lies in a 1 in 30 year event</p> <p>28% lies in a 1 in 100 year event</p> <p>46% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Urban Area</p> <p>Cambridge Landscape Character Assessment 2003 defines the area around and including the Telephone Exchange as post 1900 suburb. There are no Defining Characteristics. These areas present significant opportunities for improvements in intensification, environmental and efficiencies of development.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The impact of removing the industrial/commercial element from this site and converting it to residential would be an improvement to the overall environment of the area. Consideration must given however, to provision of space for the planting of large species trees to achieve, in time, a layered effect of tree tops and roofs.</p>
Biodiversity and Geodiversity	Green	No direct impact on designated sites. Potential for Biodiversity enhancement with appropriate landscaping.

Issue	Assessment	Comments
		Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	Development of the site could have a detrimental impact on the front building which is potentially a non-designated heritage asset. Development is recommended to be restricted to the rear of the site.
Archaeology	Green	No significant archaeology is likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could</p>

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	Nearby Industrial/ Commercial (Swiss laundry/substation -Swiss L likely to part of dev site?) Cherry Hinton Rd traffic noise. The proposed site will be affected by road traffic noise and by noise from nearby industrial/commercial activities , but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	11-15 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	60
Estimated dwelling units	12
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

149 Cherry Hinton Road and Telephone Ex (Policy 27 - R8), CB1 7BX

Site Reference: OS040

Map 17: Site description - 149 Cherry Hinton Road and Telephone Ex (Policy 27 - R8)



Site Details

Criteria	Response
Site area (hectares)	0.75
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	33

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 30 year event 9% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Urban Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type. Landscape Character Assessment (2021) Landscape Character Area - Urban The site is a large industrial/commercial estate with frontages onto both Cherry Hinton Road and Coleridge Road. Landscape impacts are Low. Any development should be mindful of avoiding negative impacts on nearby offsite trees. Adequate space needed for large tree planting.
Biodiversity and Geodiversity	Green	Unlikely to impact on designated sites for nature conservation. Consultation with Natural England unlikely to be required. Boundary trees and hedgerows may be of ecological value. Buildings and hardstanding unlikely to be of ecological value, although buildings may support roosting bats (if suitable). Opportunities to

Issue	Assessment	Comments
		<p>deliver biodiversity net gain.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Previously advised no archaeological interest
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could</p>

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	The site is affected by industrial noise from the telephone exchange to North of Coleridge Rd but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Electricity sub station on site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

Achievable (Outcome = **Amber)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

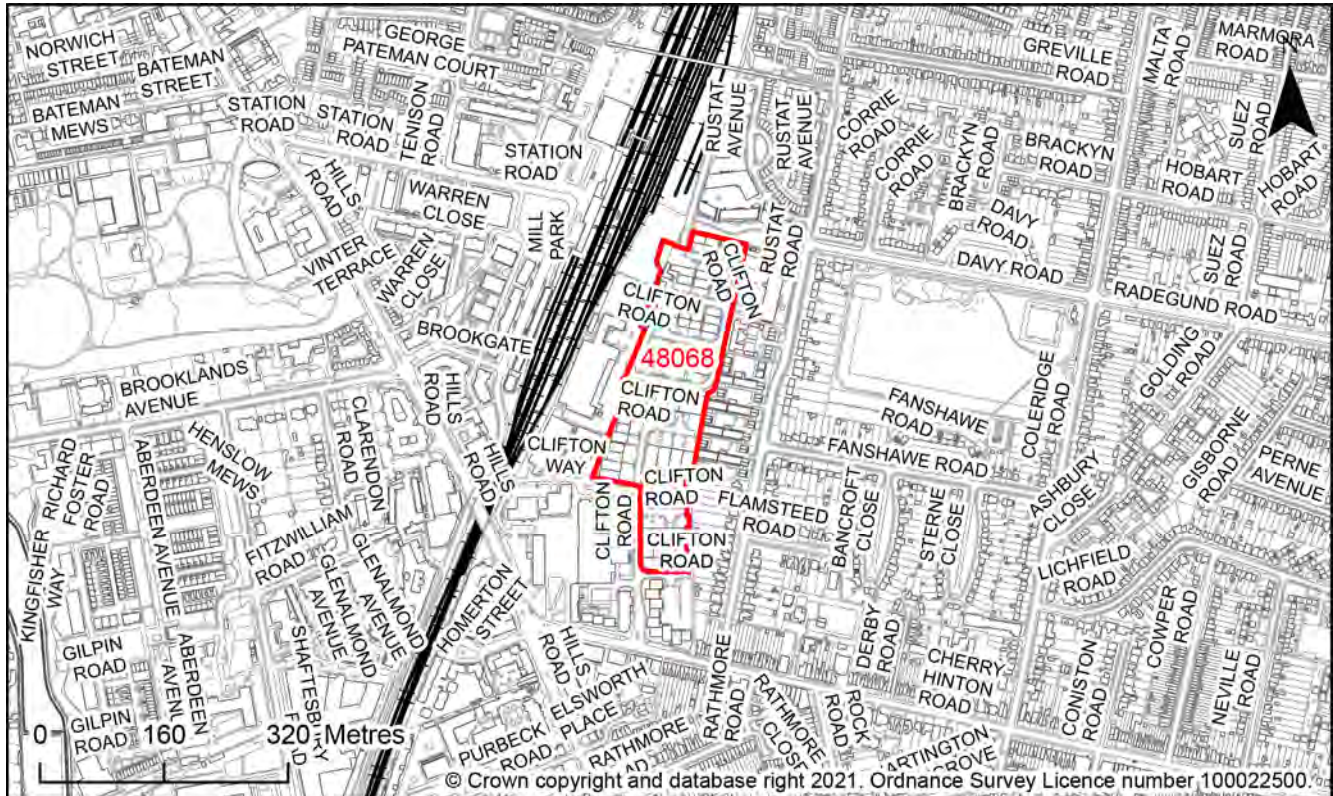
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	44
Estimated dwelling units	33
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Clifton Road Industrial Park, Cambridge, CB1 7EB

Site Reference: 48068

Map 18: Site description - Clifton Road Industrial Park, Cambridge



Site Details

Criteria	Response
Site area (hectares)	4.22
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>15% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is an already developed industrial estate. Development on this site is acceptable in landscape terms. In accordance with the current Local Plan an SPD for the Allocation Site must be prepared prior to any major applications coming forward. Any proposal will be subject to delivery of acceptable Public Open Space and an appropriate landscape buffer.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise site likely to be of low ecological value. Buildings may support roosting bats (if suitable).</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development has the potential to impact on the setting of the Grade II listed Cambridge Station buildings, and surrounding part of Central conservation area. However, given scale and nature of other recent development nearby, this is unlikely to be significant and could be reasonably mitigated.</p>
Archaeology	Amber	Prehistoric and Roman archaeology is recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>This development must achieve a high sustainable mode share. Restricted parking will be required to ensure the development promotes as many car free trips as possible. The development will have to consider the impact onto the local highway network, especially on the A1307 (Hills Road) and Cherry Hinton Road; there are also several major accident clusters located on Hills Road which will need to be considered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Red	<p>Nearby adjacent Railway (Railway Station and New 24/7 Train Stabblings and servicing facilities to West) & Industrial / Commercial (train Stabling and 24/7 Royal Mail depot)- BIG Constraint – Commercial / Leisure Noise Agent for Change Principles) - may be ambitious in terms of numbers acceptable in principle subject to appropriate zoning / layout of residential, detailed design considerations and mitigation. Network Rail future plans for area - All PD</p>
Air Quality	Amber	<p>Site lies within an AQMA - Will require inherent / intrinsic designed in AQ mitigation</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

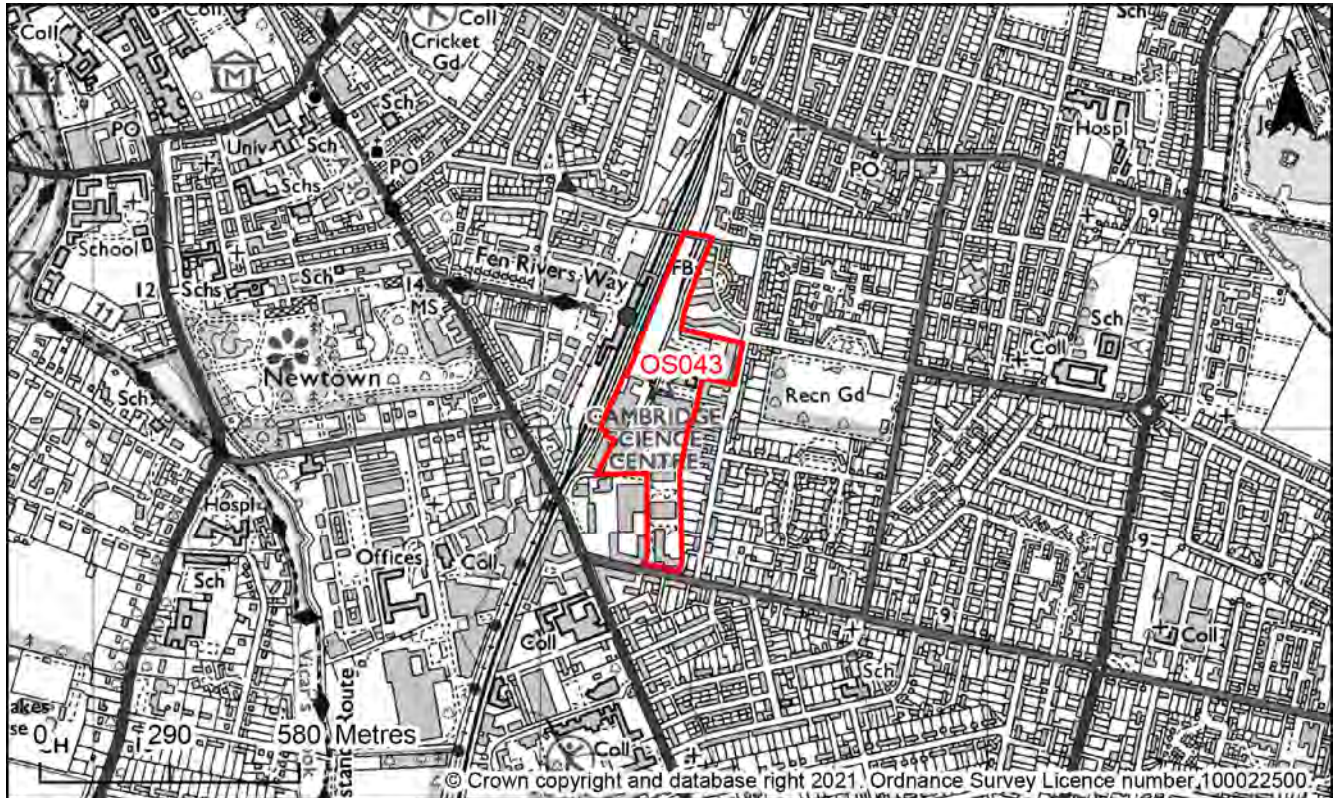
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	19
Estimated dwelling units	80
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Clifton Road Area (Policy 27 - M2), CB1 7PP

Site Reference: OS043

Map 14: Site description - Clifton Road Area (Policy 27 - M2)



Site Details

Criteria	Response
Site area (hectares)	9.43
Parish or Ward	Coleridge
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Office, Recreation and leisure
Proposed employment floorspace (m²)	
Proposed housing units	550

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 6% lies in a 1 in 30 year event</p> <p>12% lies in a 1 in 100 year event</p> <p>27% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a large industrial estate on the south side of the railway line opposite the Cambridge Station (Central). Landscape impacts are low. Buffering or integration with the existing residential development</p>

Issue	Assessment	Comments
		surrounding the site will be critical to the success of the site. Areas of Open Space for residents will also be important for their recreation and amenity needs. These recommendations fall within the parameters of the existing allocation and are supported
Biodiversity and Geodiversity	Amber	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise unlikely to impact on designated sites. Boundary trees, hedgerows and Open Mosaic Habitat (if present e.g. in railway sidings) may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Site likely to be of low ecological value, although buildings may support roosting bats or nesting birds if suitable. Opportunities to enhance ecological networks and deliver biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Cambridge Local Plan Site allocation M2. Site adjacent to Rustat Avenue Amenity Green Space. Development of the site may have a detrimental impact on the open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Potential for archaeology of Roman and 19th century date in the area
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		<p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Would need to provide walking and cycling links to Railway Station/Busway and CBI area. Vehicle trips would need to be minimised, contribution to GCP Schemes in the area.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site will be affected by industrial to rear and traffic noise but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Electricity sub stations on site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	Retain allocation, seek to maximise B1 employment floorspace given city centre location and requirements for office space. The existing Clifton Road Industrial Estate continues to perform well.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

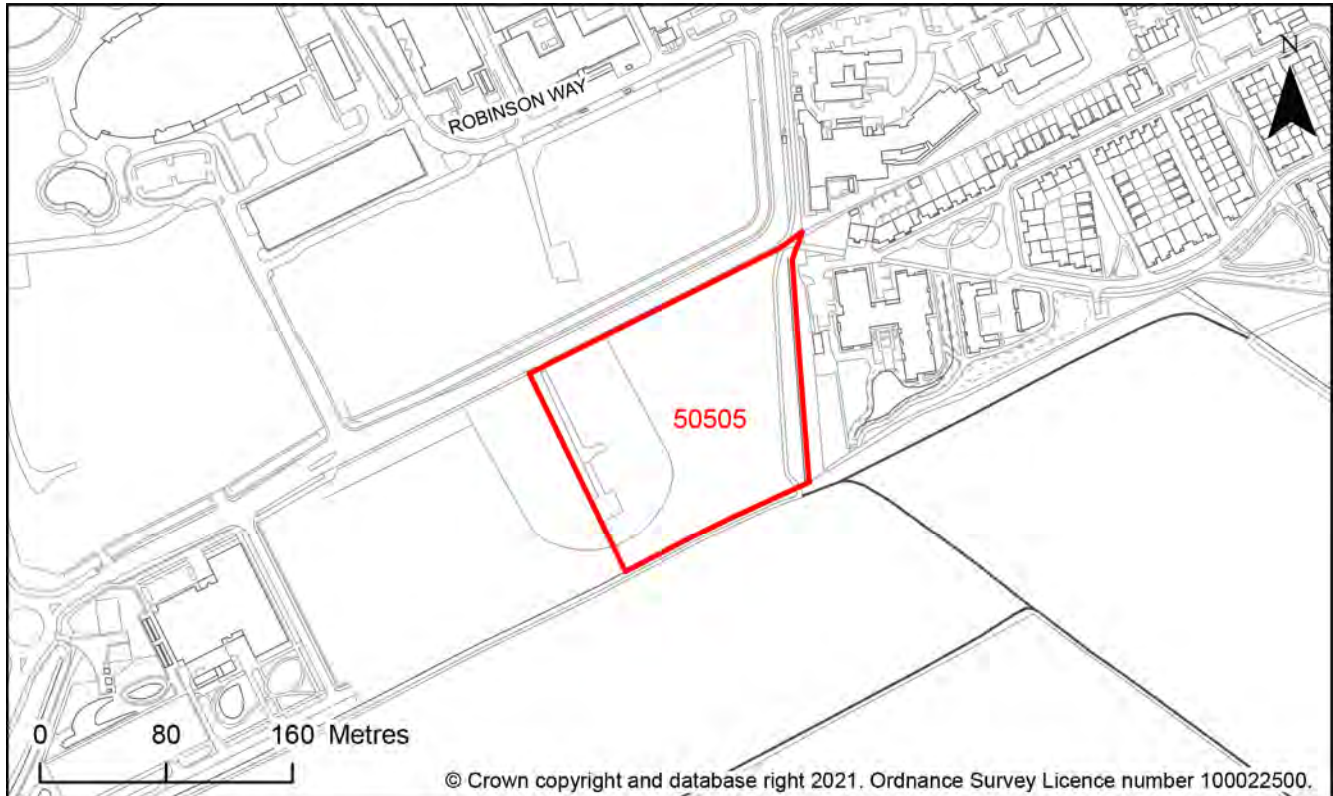
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	58
Estimated dwelling units	550
Estimated employment space (m ²)	8000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	6-10 Years

Addenbrookes Hospital Extension, Cambridge, CB2 0QQ

Site Reference: 50505

Map 19: Site description - Addenbrookes Hospital Extension, Cambridge



Site Details

Criteria	Response
Site area (hectares)	2.21
Parish or Ward	Great Shelford CP; Queen Ediths
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Edge of Cambridge
Current or last use	Paddock/scrub
Proposed development	Residential, Key worker housing
Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within 200m of the Cambridge Greenbelt</p> <p>Within or partially within Mineral and Waste Consultation Area</p>
Flood Risk	Red	<p>Flood zone: Partly in Flood Zone 2 (50%)</p> <p>Partly in Flood Zone 3 (50%)</p> <p>Surface water flooding: 6% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Lies within 10m of a TPO</p> <p>Landscape Character Designations and Assessment</p> <p>National Character Area 87 – East Anglian Chalk. This is an open, rolling, arable landscape to the south and east of Cambridge. The area has generally sparse tree cover, but wooded avenues and hilltop hangers of Beech are a notable features. The area on the edge of the city is a typical example of NCA 87.</p> <p>District Character Area:</p> <p>District Character Area: Chalklands landscape character area.</p>

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is on the south eastern edge of Cambridge and is within the Cambridge Biomedical Campus and on land allocated as an Area of Major Change. The site is in the immediate green foreground to the large hospital complex and requires careful consideration of its sensitive location. The proposal is for residential use which would be incompatible with the backdrop and nearby use of the large hospital buildings and research labs. Some residential development could be achieved with landscape mitigation to accommodate the change of use.</p>
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>All residential developments would require consideration of recreational impact in relation to nearby SSSIs and Nine Wells Local nature reserve, and source of Hobson's Conduit. Site adjacent to 2 City Wildlife sites. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Existing farmland likely to be of low ecological interest but potential to support farmland bird species including corn bunting and grey partridge. Boundary ditch known to support water voles. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. Important habitats should be retained and protected in the first instance.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of a Semi-Natural Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage</p>

Issue	Assessment	Comments
		assets.
Archaeology	Amber	Prehistoric and Roman activity is known to extend into the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	There would be an operational Noise Conflict with JDI (40138 Land at Granham's Road, Cambridge). Will need careful acoustic design and operational controls.

Issue	Assessment	Comments
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

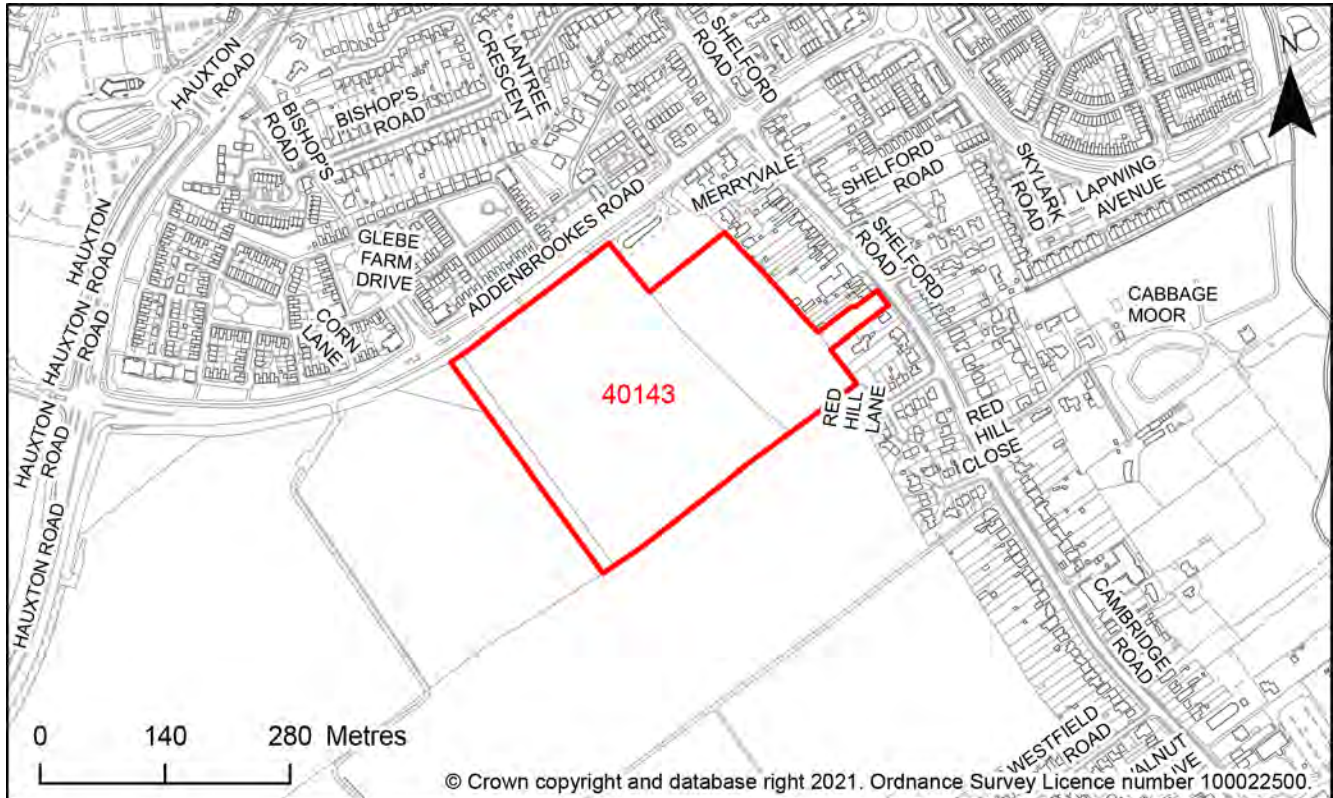
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	66
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Addenbrooke's Road, Trumpington, CB2 9NE

Site Reference: 40143

Map 20: Site description - Land south of Addenbrooke's Road, Trumpington



Site Details

Criteria	Response
Site area (hectares)	9.45
Parish or Ward	Great Shelford CP; Trumpington
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	280

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Partially within the Cambridge Greenbelt (98%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site NCA 87 East Anglian Chalk District Character Area: The Chalklands, the site is typical of the settlement character Landscape Character Assessment (2021) Landscape Character Area - Urban Development of this site would cause irreversible harm to the Landscape Character, setting of the City and long distance views. Reductions or alterations to the proposals are unlikely to alter this finding.
Biodiversity and Geodiversity	Amber	Any residential development above 100 units will require consultation with Natural England. Habitats mostly likely to be of relatively low ecological value (arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for prehistoric and Roman activity is recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>

Issue	Assessment	Comments
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider the capacity issues along the A1301 and A1309 as well as other local junctions. There are accident clusters located on the A1301 by Addenbrooke's Road, and at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider the impact on the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from Addenbrookes, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA - within 1KM of Cambridge East Major Development.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR4; TR5; GS24 Very High; High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

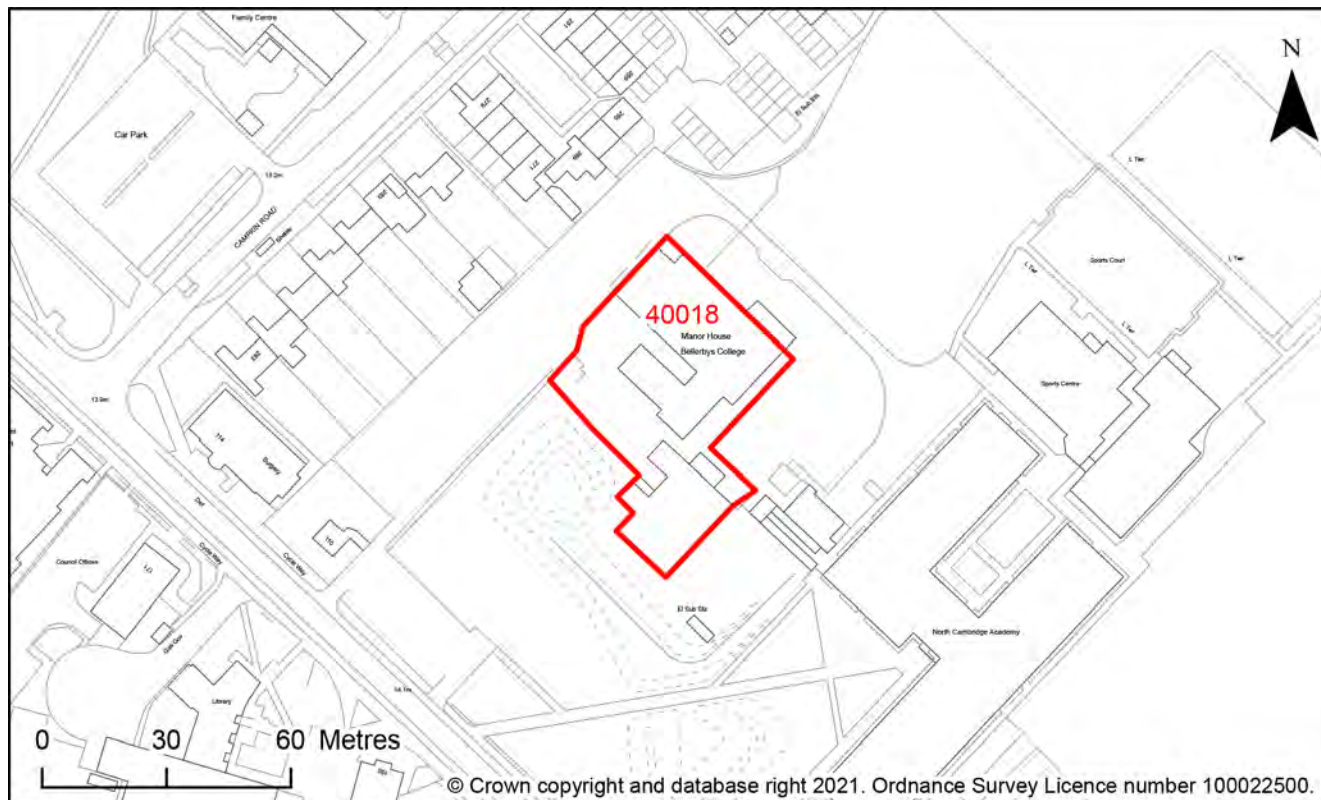
Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	280
Estimated employment space (m ²)	-
Estimated start date	6-10 Years

Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

North Cambridge Academy, Arbury Road, Cambridge, CB4 2JF

Site Reference: 40018

Map 21: Site description - North Cambridge Academy, Arbury Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.24
Parish or Ward	Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community, Car park
Proposed development	Residential, Market and affordable housing, Key worker housing, Education, Public open space, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	-

Proposed housing units	15-20
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Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 27% lies in a 1 in 30 year event</p> <p>39% lies in a 1 in 100 year event</p> <p>56% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Landscape Character Designations and Assessment</p> <p>The site is within the Cambridge urban area with no landscape character area designation. The townscape character area is Northern Suburban Estates between 1950 – 1980's.</p> <p>District Character Area: As above.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site contains 1960s educational institutional buildings and car parking currently undergoing expansion and modernisation. The site forms part of the agreed landscaping scheme for Granta Park. Development of the site for residential use should respect the context in which the site is located which is medium density with large expanses of community open space. Development should be appropriately designed with consideration of appropriate density,</p>

Issue	Assessment	Comments
		height and massing and have its own community open space.
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England Consultation. No apparent priority habitats on site.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology is likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site does not lie within an AQMA.
Contamination and Ground Stability	Amber	Brownfield site, minor contamination expected.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		
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Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

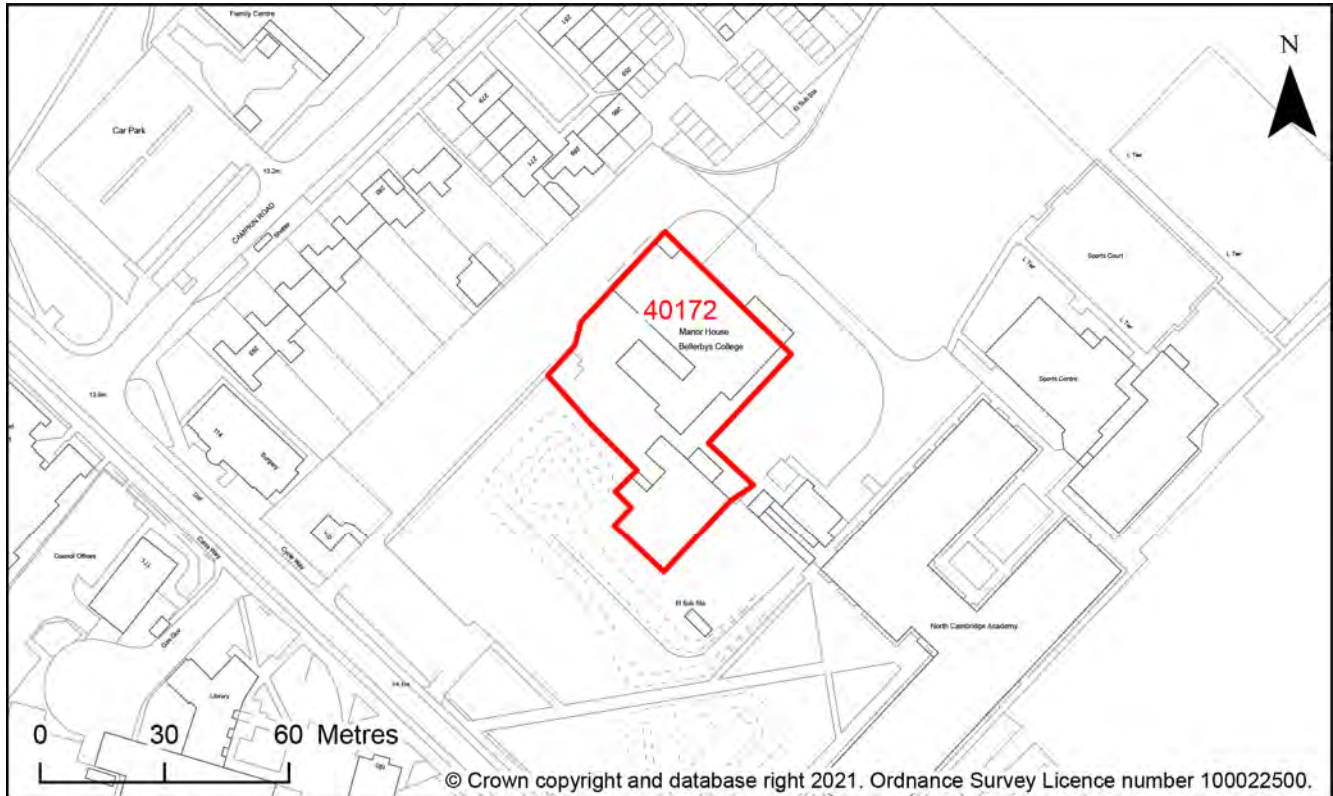
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	60
Estimated dwelling units	14
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Bellerbys College, Arbury Road, Cambridge, CB4 2LE

Site Reference: 40172

Map 22: Site description - Bellerbys College, Arbury Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.24
Parish or Ward	Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	30

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 27% lies in a 1 in 30 year event</p> <p>39% lies in a 1 in 100 year event</p> <p>56% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Landscape Character Designations and Assessment</p> <p>The site is within the Cambridge urban area with no landscape character area designation. The townscape character area is Northern Suburban Estates between 1950 – 1980's.</p> <p>District Character Area: As above.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a part of North Cambridge Academy but was not a part of the recent redevelopment of the school. The site currently is developed with a college building and promoted for use as a flatted, residential development. Adequate buffer planting and trees should be a part of any scheme which allows the residents privacy from the activity of the school grounds.</p>
Biodiversity and Geodiversity	Amber	Any residential development above 100 units will require consultation with Natural England. Habitats mostl likely to be of relatively low ecological value

Issue	Assessment	Comments
		<p>(arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology is unlikely to survive in this area.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	No comment Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	Potential noise from North Cambridge Academy and associated sports centre (possible community uses) but suitably designed development may be acceptable with mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of	-	Parcel ID: -

Harm of Green Belt Release		
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Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

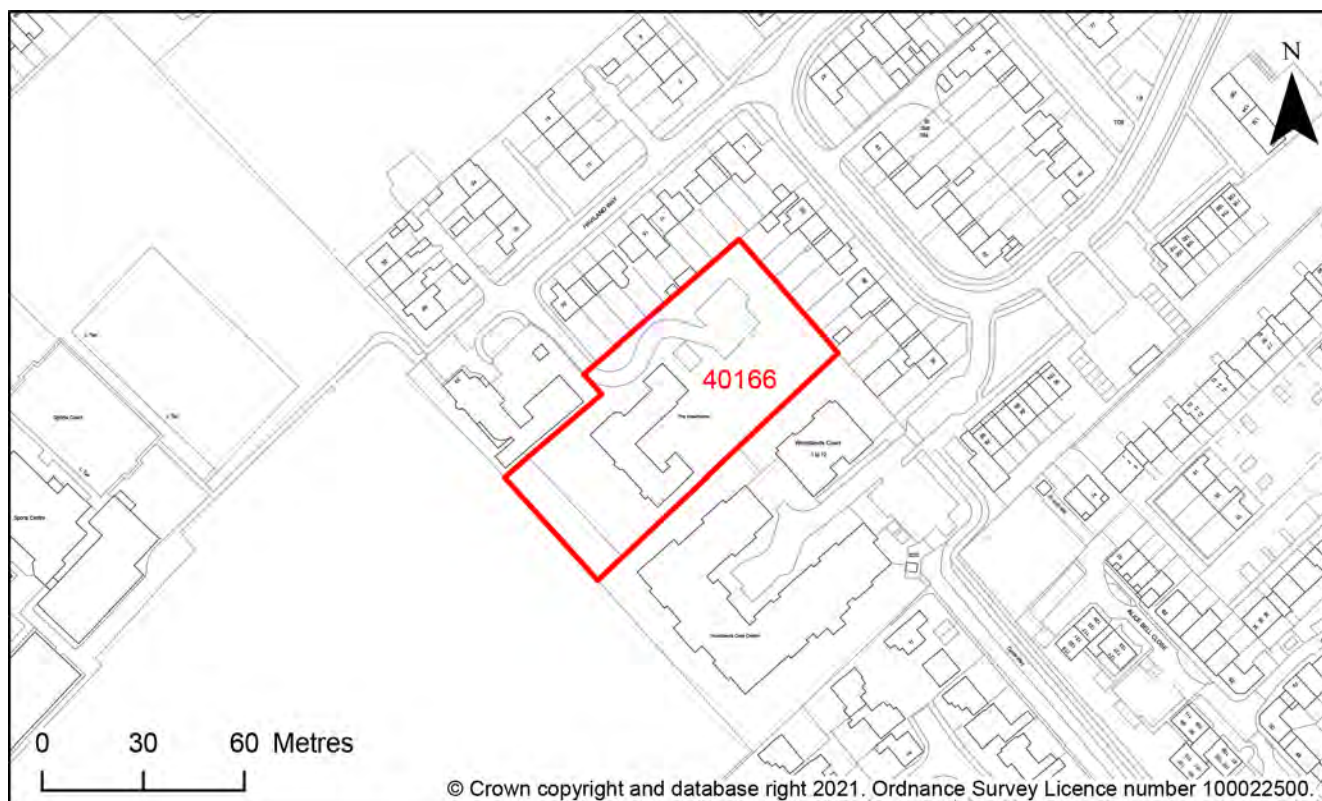
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	60
Estimated dwelling units	14
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Hawthorn Community Centre, Haviland Way, Cambridge, CB4 2RA

Site Reference: 40166

Map 23: Site description - Hawthorn Community Centre, Haviland Way, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.43
Parish or Ward	Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	15

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>17% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>Landscape Character Designations and Assessment</p> <p>Urban area, Kings Hedges Ward</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>As proposed development of the site would be out of context with the low rise and low density surroundings. Development of the site could be achieved at a lower number and if the vegetated boundaries are protected and retained.</p>
Biodiversity and Geodiversity	Green	<p>Existing grounds have amenity grassland and mature trees providing locally important green space in the urban environment. Development should seek to retain connectivity and provide a measurable net gain in biodiversity.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>

Issue	Assessment	Comments
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>There are no known heritage assets in this area. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Green	<p>No significant archaeology is likely to survive in this area</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Red	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>The proposed site does not to have a direct link to the adopted public highway.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is affected by noise from adjacent playing fields but development would be acceptable subject to detailed design considerations and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	35
Estimated dwelling units	15
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Police Station, Parkside (Policy 27 - M4), CB1 1JG

Site Reference: OS037

Map 25: Site description - Police Station, Parkside (Policy 27 - M4)



Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 11% lies in a 1 in 100 year event</p> <p>17% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a highly urbanised site adjacent to the Cambridge Fire Station and the large 3+ story businesses and residences on Parkside. There are TPOs within and adjacent to the site. Any development would need to be sympathetic to Parker's Piece and if a tall building is proposed it will have to consider impacts associated with long distance views of Cambridge in Policy 60/Appendix F. It is considered</p>

Issue	Assessment	Comments
		that landscape impacts are likely to be low to negligible but need to be reconsidered with any proposals.
Biodiversity and Geodiversity	Green	<p>No likely impact on designated sites for nature conservation. Site appears to be of low ecological value, although mature trees may provide some site specific biodiversity value and building may support roosting bats/nesting birds if suitable. Site has potential for biodiversity net gain through appropriate landscaping.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Potential for archaeology of medieval and post medieval date to survive in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Less than or Equal to 900m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads and noise from the nearby fire station but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban

Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

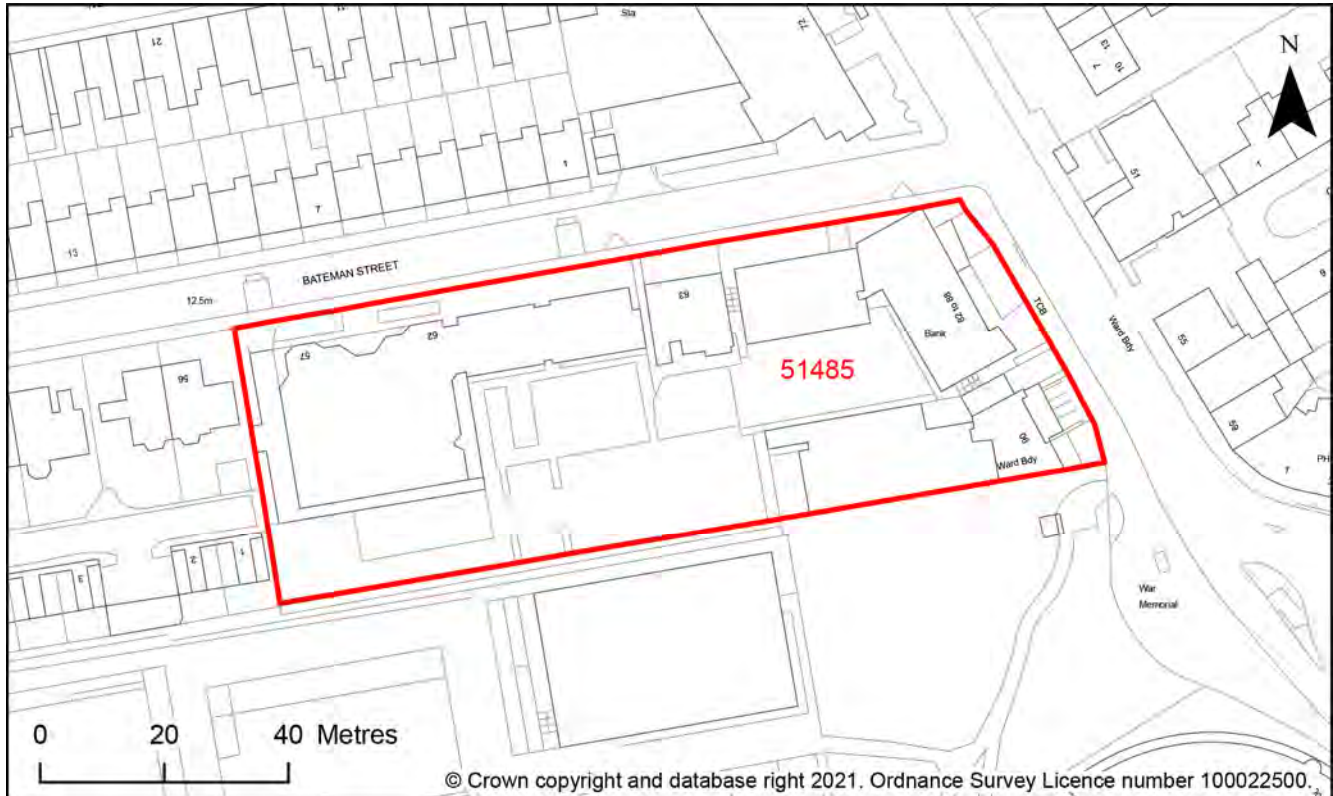
Capacity and Delivery	Response
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Estimated dwellings per hectare	103
Estimated dwelling units	50
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Bateman Street, Cambridge, CB2 1LQ

Site Reference: 51485

Map 29: Site description - Land south of Bateman Street, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.58
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development, Public open space
Proposed employment floorspace (m ²)	No estimate floorspace given
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>14% lies in a 1 in 100 year event</p> <p>22% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a multi-storey office at the junction of Bateman Street and Hills road which backs onto the Cambridge Botanic Garden. The site already an allocated site within the Cambridge Local Plan 2018. Development is acceptable given the site is already</p>

Issue	Assessment	Comments
		developed. Boundaries with the Botanic Garden are highly sensitive and should be sympathetic.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Site adjacent to Botanic Gardens County Wildlife site; bats may be present in suitable buildings</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Cambridge Local Plan Site allocation M5. Site adjacent to Botanic Gardens County Wildlife Site. Development of the site may have a detrimental impact on a designated site, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>This is a sensitive location in terms of constraints, for example the grade II* Historic Park and Garden of the Botanic Garden and Newtown and Glisson Road Conservation Area. Opposite the site, on the corner of Station Road, is a terrace of Buildings of Local Interest. Any development of the site would need to take these into consideration in terms of bulk, scale and massing.</p>
Archaeology	Amber	Evidence for Roman and prehistoric activity is recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Development would be impacted by noise from adjacent Cambridge University Botanic Garden workshops area / service area and by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation as necessary.</p>
Air Quality	Amber	<p>AQ likely to be very poor for receptors fronting directly on to / close to Station Rd / Hills Rd junction may be exposed to unacceptable pollutant levels.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

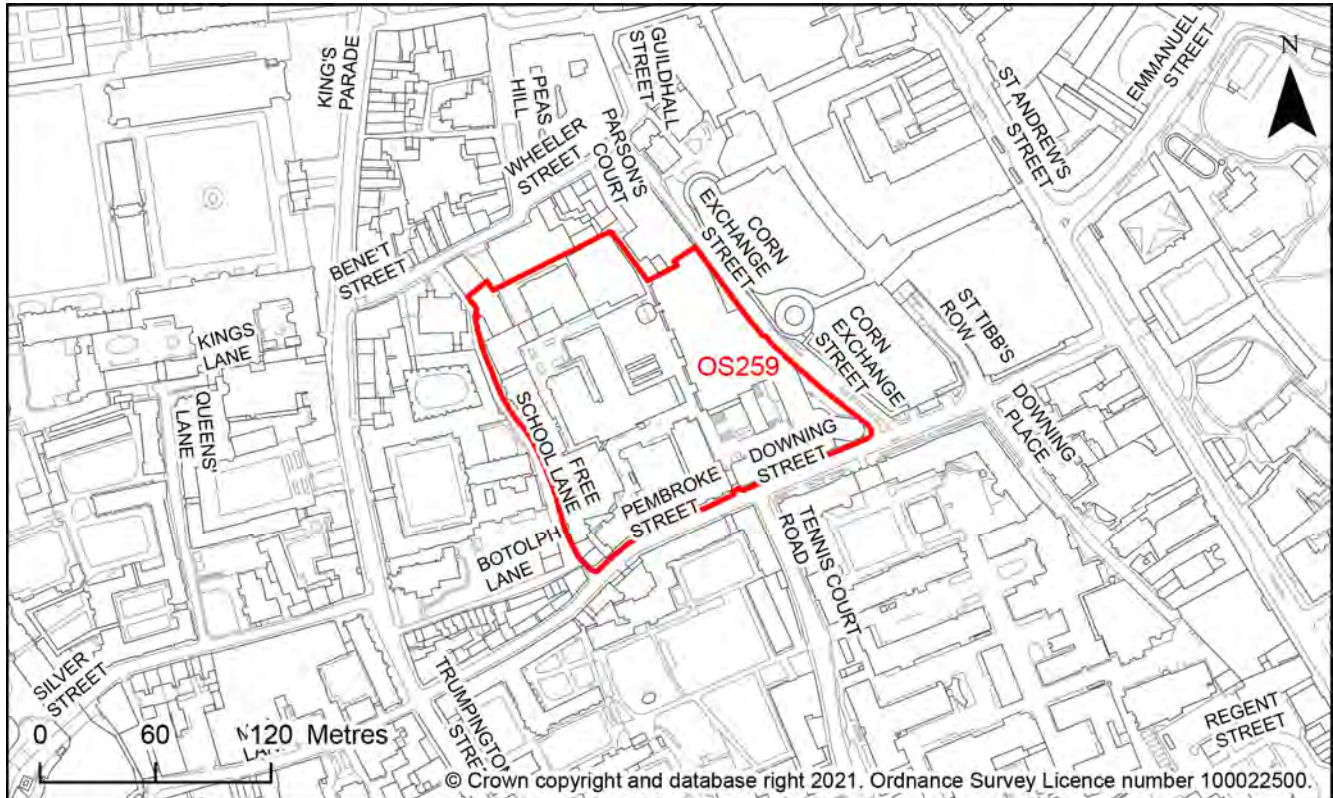
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	3000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

New Museums, Downing Street, Cambridge, CB2 3QY

Site Reference: OS259

Map 26: Site description - New Museums, Downing Street, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.97
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Mixed use, Student accommodation, Office, Education
Proposed employment floorspace (m ²)	
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within or Partially within the Strategic District Heating Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 2% lies in a 1 in 100 year event 9% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site Urban Area within central Cambridge. Landscape Character Assessment (2021) Landscape Character Area - Urban The site is an existing allocation. Landscape and townscape considerations of any tall building proposals would be required to be in line with Policy 60 and Appendix F of the 2018 Local Plan. Opportunity for landscape enhancements through enhanced public realm.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site Site likely to be of low ecological value, although may support roosting bats. Site has potential for biodiversity enhancement through appropriate landscaping.

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>The site is located within the Cambridge City Centre Historic Core and therefore in a sensitive historic environment. The site is subject to an adopted SPD which provides detail of the site constraints and development principles. Redevelopment of the site would be acceptable subject to careful design and mitigation where necessary.</p>
Archaeology	Amber	Known archaeology in the area, needs detailed assessment
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban

Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The University is actively developing sites and therefore the site is known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

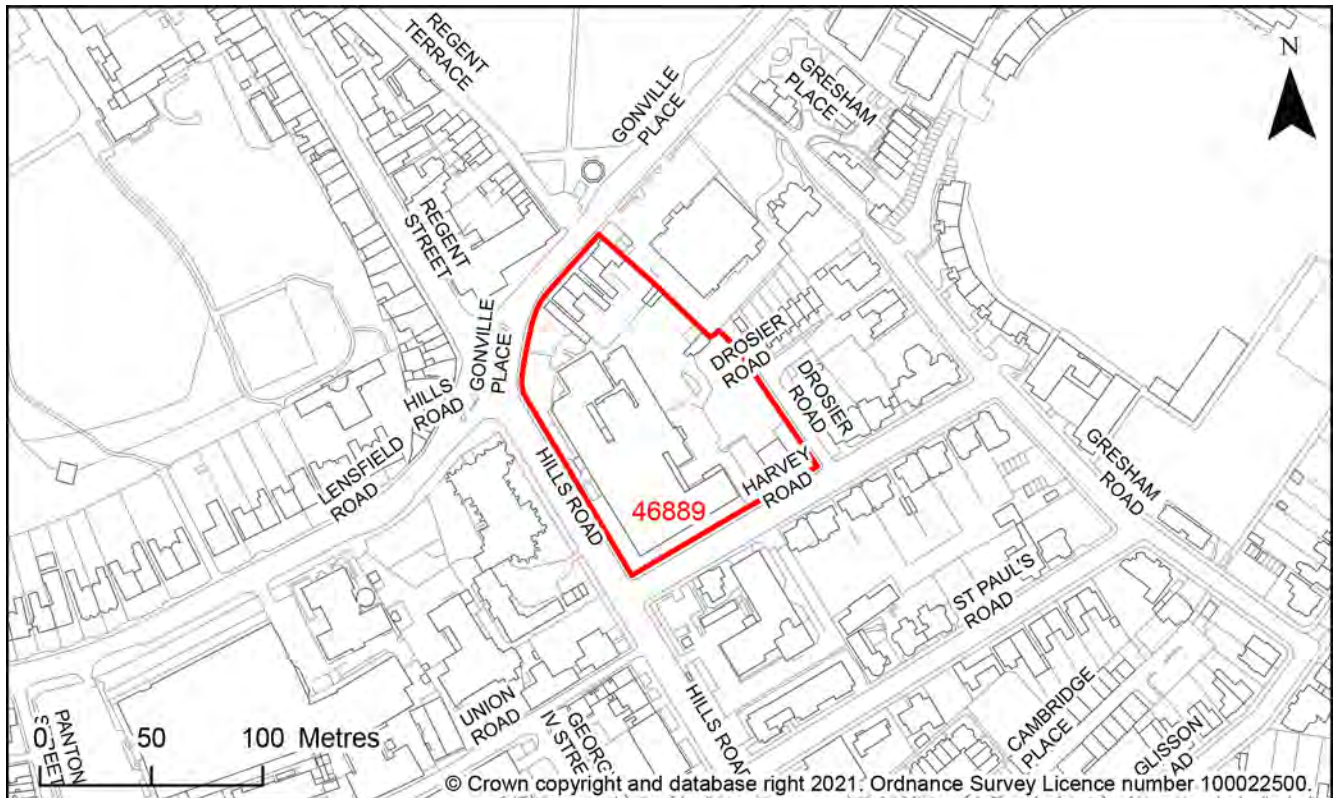
Capacity and Delivery	Response
Estimated dwellings per hectare	

Estimated dwelling units	
Estimated employment space (m ²)	5000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years plus

Cambridge Assessment, 1 Hills Road, Cambridge, CB1 2EU

Site Reference: 46889

Map 24: Site description - Cambridge Assessment, 1 Hills Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.10
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Non-residential, Community facilities, Recreation and leisure
Proposed employment floorspace (m ²)	No estimate floorspace given
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 31% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is an existing allocation. Landscape considerations of any tall building proposals would be required to be in line with Policy 60 and Appendix F of the 2018 Local Plan and should not compete with Our Lady and the English Martyrs Catholic Church opposite. Retention of all existing trees must be considered and trees should be seen as site constraints rather than ephemera to be removed.</p>

Issue	Assessment	Comments
		Additional tree planting must be considered to provide buffers between existing residential units.
Biodiversity and Geodiversity	Green	<p>All residential developments will require consideration of recreational impact on nearby SSSIs. Site likely to be of low ecological value, although may support roosting bats.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on the conservation area, Grade II* Listed church opposite and other listed buildings nearby. The impact could be reasonably mitigated. Need to consider the retention of the old school.</p>
Archaeology	Amber	Human skeletal remains of probable medieval date are recorded in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider major capacity issues along the A1301 and A1309 as well as other local junctions. There are major accident clusters located on the A1301 by Addenbrooke's Road and one located at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider its impact on the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site lies fully in AQMA.
Contamination and Ground Stability	Green	Non- residential use proposed.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	No evidence of landowner support for submission
Are there known legal or ownership impediments to development?	Yes - No evidence of landowner support for submission.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Amber)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

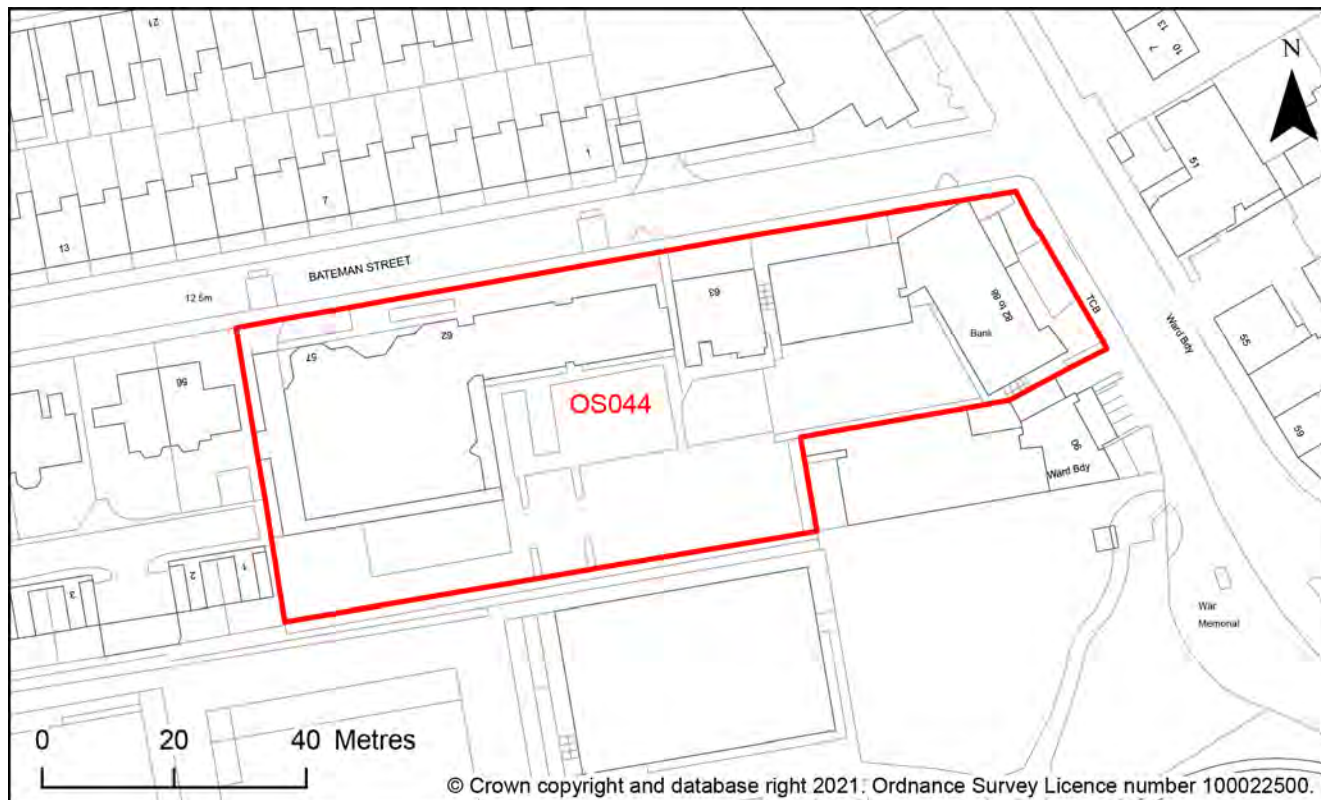
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	5850
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

82 - 90 Hills Road & 57 - 63 Bateman Street (Policy 27 - M5), CB2 1LR

Site Reference: OS044

Map 28: Site description - 82 - 90 Hills Road & 57 - 63 Bateman Street (Policy 27 - M5)



Site Details

Criteria	Response
Site area (hectares)	0.50
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Office
Proposed employment floorspace (m ²)	
Proposed housing units	20

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 30 year event</p> <p>17% lies in a 1 in 100 year event</p> <p>26% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a multi-storey office at the junction of Bateman Street and Hills road which backs onto the Cambridge Botanic Garden. The site already an allocated site within the Cambridge Local Plan 2018.</p>

Issue	Assessment	Comments
		Development is acceptable given the site is already developed. Boundaries with the Botanic Garden are highly sensitive and should be sympathetic.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Cambridge Botanical Gardens County Wildlife site, designated for invertebrates and bryophytes, is immediately to the south. The vegetated southern site boundary may be within the CWS and/or be of ecological importance. Otherwise the site appears to be of low ecological value although buildings may have potential to support bats and nesting birds (if suitable). Opportunities to deliver biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Potential for archaeology of Roman and 19th century date in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Would not generate the need for a Transport Assessment but would require pedestrian links to existing highway.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise and Industrial / Commercial / Noise from Nearby / immediately adjacent Cambridge University Botanic Garden workshops area / service area but is acceptable in principle subject to detailed design considerations and mitigation.</p>
Air Quality	Amber	<p>Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	Consider removing allocation given level of development already on site.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	40
Estimated dwelling units	20
Estimated employment space (m ²)	2000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Parkside Subdivisional Police Headquarters, Parkside, Cambridge, CB1 1JG

Site Reference: 40111

Map 27: Site description - Parkside Subdivisional Police Headquarters, Parkside, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.51
Parish or Ward	Market
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Office, Community facilities, Hotel
Proposed employment floorspace (m ²)	No estimate floorspace given
Proposed housing units	51

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Within or Partially within an Employment Allocation Within or Partially within the Strategic District Heating Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 10% lies in a 1 in 100 year event 16% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site Urban Area which does not conform to nearby character areas outside of Cambridge. The site, adjacent to Parker's Piece, which is defined in the 2003 LCA as part of the defining character of Open Spaces and Green Spaces, should be sympathetic to its prominent location. Landscape Character Assessment (2021) Landscape Character Area - Urban The site is a developed comprising buildings, hard standing and a multistory car park used by the Cambridgeshire Constabulary. In general, it is considered that landscape impacts are likely to be low to negligible but need to be reconsidered with any proposals.

Issue	Assessment	Comments
		Any forthcoming development would need to be sympathetic to it's adjacency to Parker's Piece and if a tall building is proposed will have to consider impacts associated with long distance views of Cambridge in Policy 60/Appendix F.
Biodiversity and Geodiversity	Green	<p>No direct impact on designated site. Site has potential for biodiversity enhancement through appropriate landscaping.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>This is a highly sensitive location adjacent to several Listed Building's and opposite the open green space of Parker's Piece. Limited scope for clearance and development of the whole site due to its significance as a non-designated heritage asset which makes an important contribution to the character of the Conservation Area. There is scope for retention and conversion of the existing building.</p>
Archaeology	Amber	Located in the historic core of Cambridge
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Less than or Equal to 900m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>There are two accident clusters located close to the site at the A603/Parkside/Mill Road junction and at the A603/Dover Street Junction. Both junctions have been identified for improvements due to the safety concerns and the applicant will have to consider this. Mill Road is a busy road in Cambridge and capacity issues at local junctions will have to be considered. A high sustainable mode share will be key.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Parkside traffic noise/Fire Station - The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected and planning conditions required</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

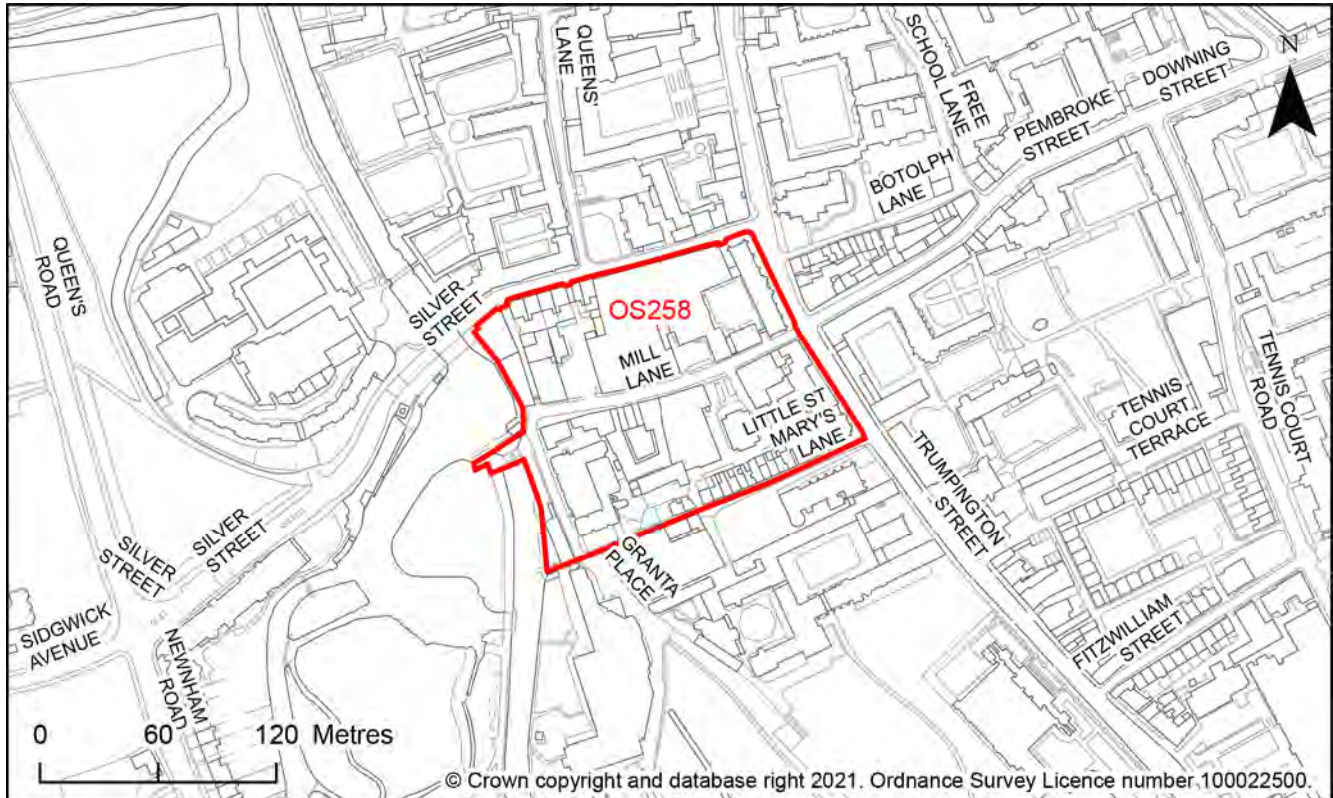
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	100
Estimated dwelling units	51
Estimated employment space (m ²)	1000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Old Press/Mill Lane, Cambridge, CB3 9EP

Site Reference: OS258

Map 30: Site description - Old Press/Mill Lane, Cambridge



Site Details

Criteria	Response
Site area (hectares)	2.00
Parish or Ward	Market; Newnham
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community, Commercial/industrial
Proposed development	Mixed use, Student accommodation, Office, Education
Proposed employment floorspace (m ²)	
Proposed housing units	350

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Partially within the Cambridge Greenbelt (2%)</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (15%)</p> <p>Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>2% lies in a 1 in 100 year event</p> <p>10% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban Area within central Cambridge.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is an existing allocation. Landscape and townscape considerations of any tall building proposals would be required to be in line with Policy 60 and Appendix F of the 2018 Local Plan. Opportunity for landscape enhancements through enhanced public</p>

Issue	Assessment	Comments
		realm.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Local Nature Reserve</p> <p>Within a Wildlife Site</p> <p>Site likely to be of low ecological value, although may support roosting bats. Site has potential for biodiversity enhancement through appropriate landscaping.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>The site is located within the Cambridge City Centre Historic Core and therefore in a sensitive historic environment. The site is subject to an adopted SPD which provides detail of the site constraints and development principles. Redevelopment of the site would be acceptable subject to careful design and mitigation where necessary.</p>
Archaeology	Amber	Known archaeology in the area, needs detailed assessment
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Watercourse crosses the site Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The University is actively developing sites and therefore the site is known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

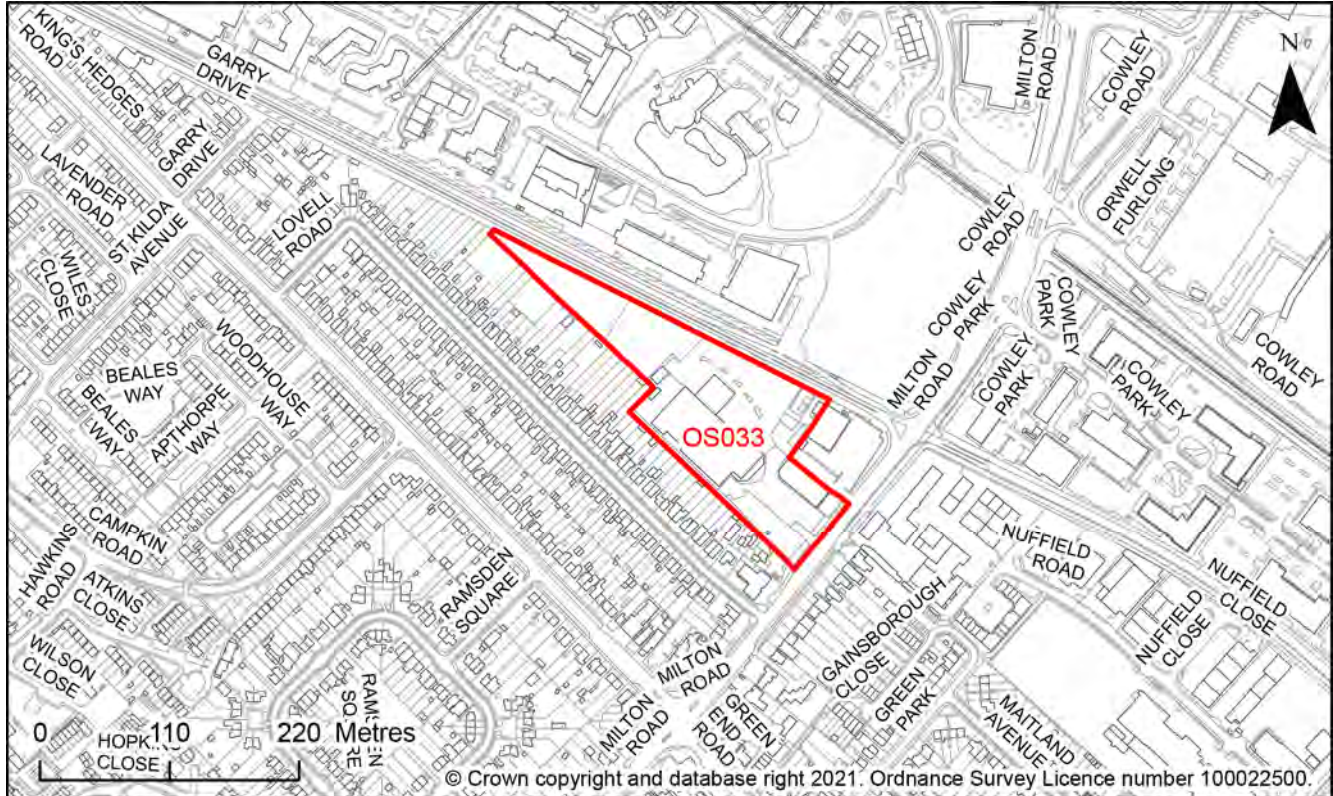
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	175
Estimated dwelling units	350
Estimated employment space (m ²)	6000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

379 - 381 Milton Road (Policy 27 - M1), CB4 1SR

Site Reference: OS033

Map 31: Site description - 379 - 381 Milton Road (Policy 27 - M1)



Site Details

Criteria	Response
Site area (hectares)	2.41
Parish or Ward	Milton CP; Kings Hedges
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing
Proposed employment floorspace (m ²)	
Proposed housing units	95

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation Within or Partially within an Area of Major Change/Opportunity Area Within or Partially within an Employment Allocation
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 100 year event 24% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site Urban Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type. Landscape Character Assessment (2021) Landscape Character Area - Urban The site is a roughly triangular shaped site tucked in just south of the Guided Busway with partial frontage to Milton Road. The site proposals for a mix of housing and employment pose no landscape impacts on this site. It is recommended that space it retained for buffer

Issue	Assessment	Comments
		planting and for additional tree planting within the site.
Biodiversity and Geodiversity	Green	<p>Unlikely to impact on designated sites for nature conservation and consultation with Natural England unlikely to be required. Boundary habitats including trees, wooded margins and hedgerows may qualify as Habitats of Principal Importance/be of ecological value. Remainder of site is likely to be of low ecological value although buildings may support bats and nesting birds if suitable. Records of Birds of Conservation Concern and hedgehog nearby.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Finds of prehistoric date recorded in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads	Amber	The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site. Must consider the context of existing planning permissions and Strategies/Policies within this area. Network is approaching capacity so critical that travel by non car mode and reduced car parking are included with contribution towards GCP/Strategic scheme
Noise, Vibration, Odour and Light Pollution	Amber	The site is affected by noise from the Cambridge Guided Busway, Traffic and Industrial Noise but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 33% Grade 2; 67% Urban Electricity sub station on site

Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	Retain allocation.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

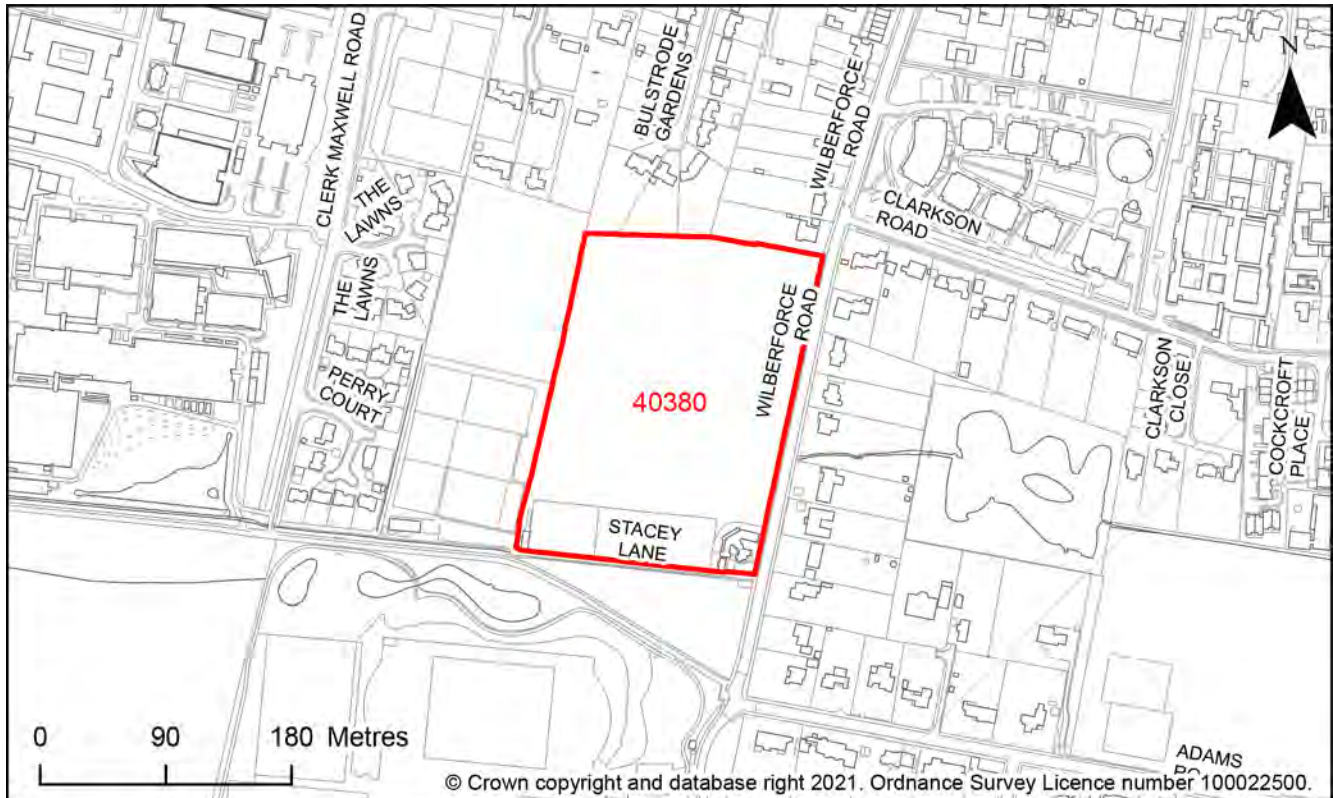
Capacity and Delivery	Response
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Estimated dwellings per hectare	39
Estimated dwelling units	95
Estimated employment space (m ²)	2000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Emmanuel College Sports Ground, 15 Wilberforce Road, Cambridge, CB3 0EQ

Site Reference: 40380

Map 32: Site description - Emmanuel College Sports Ground, 15 Wilberforce Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	4.01
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Student accommodation, Public open space, Community facilities
Proposed employment floorspace (m ²)	-

Proposed housing units	60
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Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 23% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site Urban Area Central Conservation area Landscape Character Assessment (2021) Landscape Character Area - Urban The site is a large sports field, designated as Protected Open Space and located within a Conservation Area. The site forms part of a series of open landscapes within the city which contribute to the sense of openness and provide local views. In landscape terms, development of the site would cause harm to the local openness, character and views in this area, which would be unalterable and not possible to mitigate against.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Red	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is a formal sports playing fields and is protected open space. Its loss will impact on formal sports provision for the University of Cambridge.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>Potential impact to setting and character of the Conservation Area and a Grade II listed college pavilion. The harm could be reasonably mitigated.</p>
Archaeology	Amber	<p>Previous evaluation of the site has identified the course of the Roman road Akeman Street.</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>The proposal is located on a highly congested corridor. Cumulative capacity assessments will be required and significant sustainable transport improvements will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities. Considering separation distances to sports ground the proposal would be unlikely to have unacceptable adverse impacts and it is likely that proposal could be adequately mitigated.</p>
Air Quality	Amber	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	Green	<p>No prior history of development aside from sports ground</p>

Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

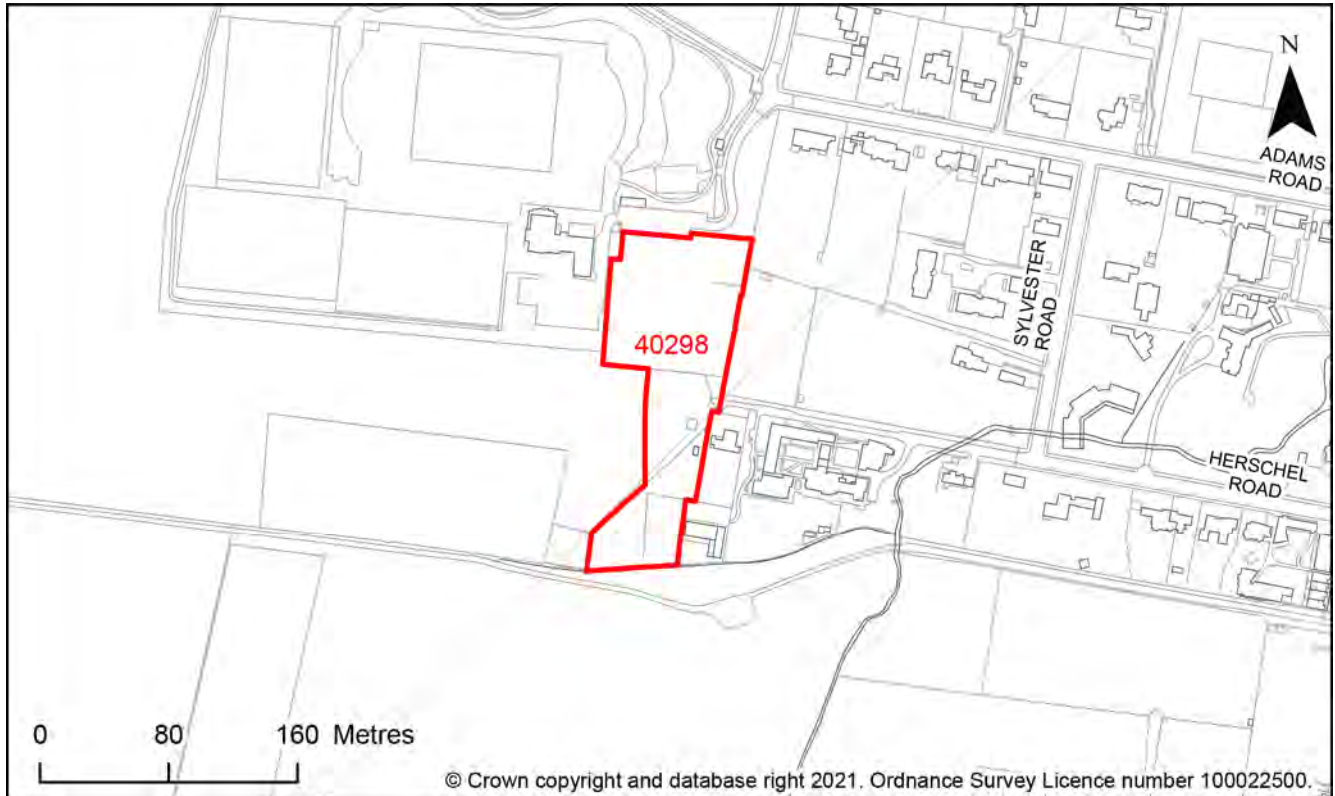
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	15
Estimated dwelling units	60
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Wilberforce Road, Cambridge, CB3 9AD

Site Reference: 40298

Map 33: Site description - Land south of Wilberforce Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.22
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Vacant/derelict land
Proposed development	Residential, Student accommodation
Proposed employment floorspace (m ²)	-
Proposed housing units	120

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Partially within the Cambridge Greenbelt (1%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 19% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. The site is located at the foot of the eastern end of the wooded hills of the Claylands and is typical of character type. District Character Area: Semi-rural, edge of Cambridge western suburbs Landscape Character Assessment (2021) Landscape Character Area - Urban The site is located on the western edge of Cambridge and is semi-rural in character and heavily vegetated. No proposed unit numbers for the suggestion of student housing have been specified but the site has a student housing allocation of 120 units and the assessment is done on that number. This could be achieved if sensitively design with low car numbers and

Issue	Assessment	Comments
		due consideration of the existing vegetation on the site; a landscape strategy is required.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Application unlikely to require Natural England consultation. Some of the southern section of the site has been identified by Natural England as having a traditional orchard, which is a priority habitat; however, this would require verification through survey. If the site assessment confirms the site has priority habitat within it, then the site should be assessed as Red. If the site is assessed as not having priority habitat then the site can be assessed as Green. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate. -----OR-----</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Cambridge Local Plan Site allocation U3. Site adjacent to Green Belt. Development of the site may have a detrimental impact on Green Belt, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on the adjacent West Cambridge conservation area and the Roman Road on site, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Field evaluation has identified the course of the Roman Road Akeman Street

Issue	Assessment	Comments
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The proposal is located on a highly congested corridor. Cumulative capacity assessments will be required and significant sustainable transport improvements will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities and teaching facilities.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NH13; HC9 Very High; High

Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application pending for the demolition of existing buildings/structures and erection of college accommodation (21/02052/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

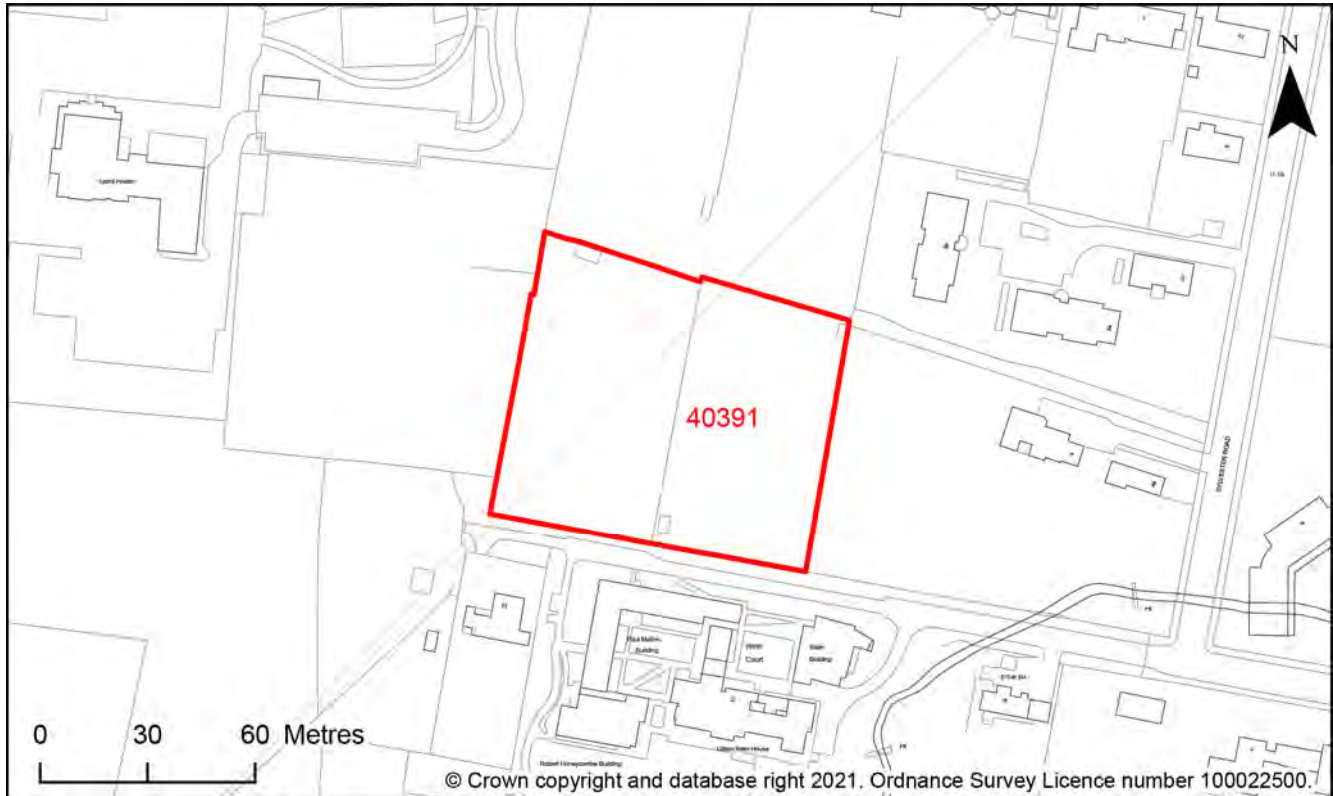
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	54
Estimated dwelling units	66
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of 8-10 Adams Road, Cambridge, CB3 9AD

Site Reference: 40391

Map 36: Site description - Land south of 8-10 Adams Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.67
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5-10

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 7% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. The site is located at the foot of the eastern end of the wooded hills of the Claylands and is typical of character type. District Character Area: Semi-rural, edge of Cambridge western suburbs Landscape Character Assessment (2021) Landscape Character Area - Urban Located on the western edge of Cambridge, the site is heavily vegetated with mature trees, scrub and grassland and is semi-rural in character. The site can be viewed from Red Meadow Hill to the west. The proposed unit numbers would not be in context with the surrounding villa residences set in spacious gardens; however, development could be achieved if sensitively designed in character with the immediate surroundings and taking into consideration the views from elevated

Issue	Assessment	Comments
		vantage points to the west.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Site consists of a mix of woodland, scrub and grassland habitats surrounded by mature gardens with direct links to open countryside and, therefore, represents a significant ecological asset in an urban context. Likely to result in high baseline score for BNG metric and, therefore, 10% BNG unlikely to be viable on site. Potential to negatively impact on the nearby Bin Brook.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>The site looks to have remained undeveloped and was possibly associated with Grange Farm that was close to the University Sports Ground to the west. Development of the site could have a detrimental impact on the West Cambridge Conservation Area but the impact could be reasonably mitigated.</p>
Archaeology	Amber	The site is crossed by the route of the Roman road Akeman Street
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities. Considering separation distances to sports ground the proposal would be unlikely to have unacceptable adverse impacts and it is likely that proposal could be adequately mitigated through good acoustic design.</p>
Air Quality	Amber	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected and planning conditions required</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban

Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

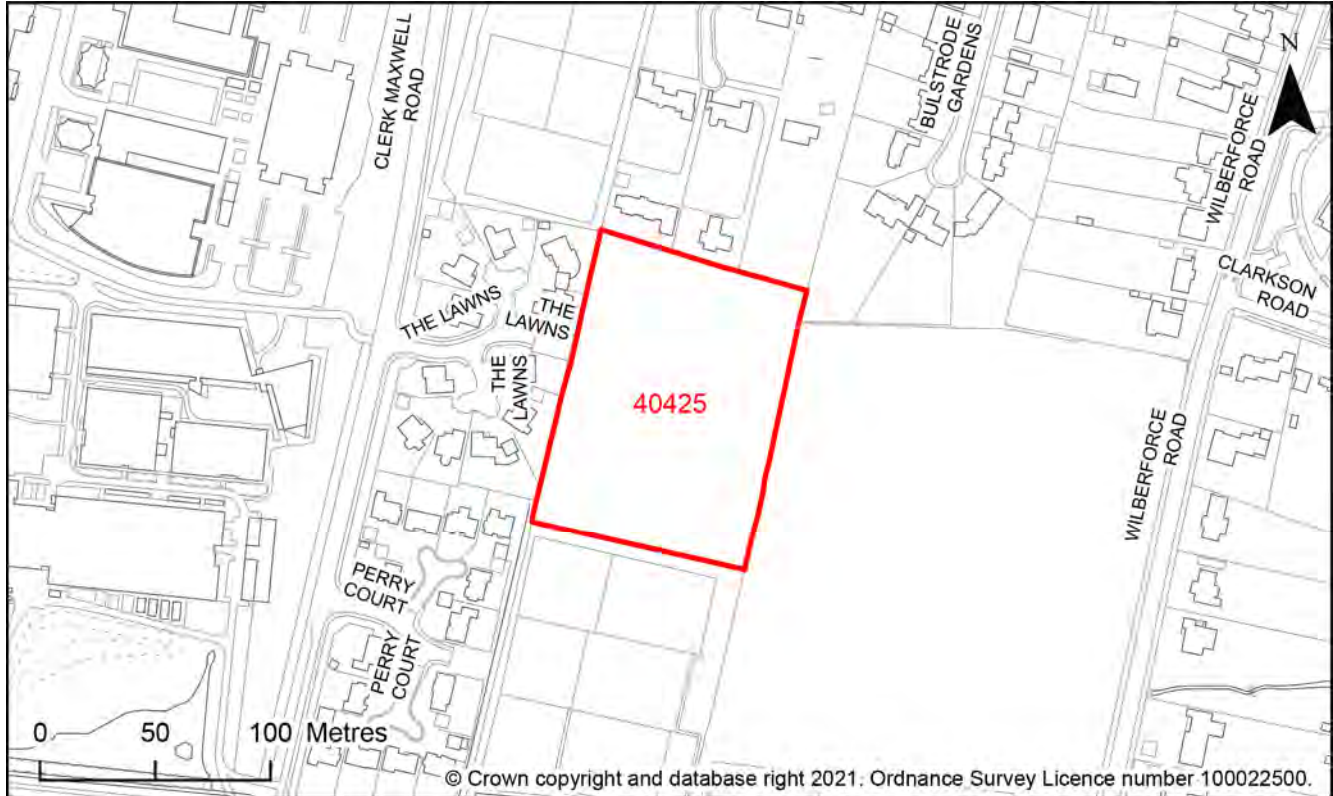
Capacity and Delivery	Response
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Estimated dwellings per hectare	15
Estimated dwelling units	10
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off The Lawns, Cambridge, CB3 0RU

Site Reference: 40425

Map 37: Site description - Land off The Lawns, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.19
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	25

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 8% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Urban Area within central Cambridge. Landscape Character Assessment (2021) Landscape Character Area - Urban The site is a flat open grassed space, formerly used as a hockey pitch. It is disused now. The site is Protected Open Space within the Cambridge area and is also within the Conservation area. This piece of open space is valuable as an open space resource but could contribute to development if large trees and biodiversity enhancement were put in place, if all other Policy constraints could be overcome.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site All residential development will require an assessment of recreational impacts on nearby SSSIs. Boundray habitats including hedgerows and trees may qualify as Habitats of Principle Importance/be of high ecological value and support protected or notable species. The current grassland habitat forms part of a wider green

Issue	Assessment	Comments
		<p>corridor into the City in association with adjoining sports pitches and mature gardens.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Red	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Site is a formal sports field and is protected open space. Its loss will impact on formal sports provision for the University of Cambridge.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Views of this site from Wilberforce Road are important to the character of the conservation area, especially in winter. Without very careful design, development would harm the character of the conservation area and the setting of nearby statutorily and locally listed buildings, especially Emmanuel Sports Pavilion, to which this site forms part of the background.</p>
Archaeology	Amber	Extensive Roman settlement recorded to the north west
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		Distance to Cycle Network: Less than or Equal to 800m Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	Potential commercial / education / recreational noise and artificial lighting impacts from Cambridge Tennis Club Wilberforce Road immediately to South. Housing immediately next to tennis club unlikely to be considered good acoustic design / layout. Development would be possible with appropriate siting, layout and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Green	Greenfield site - no history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -
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Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

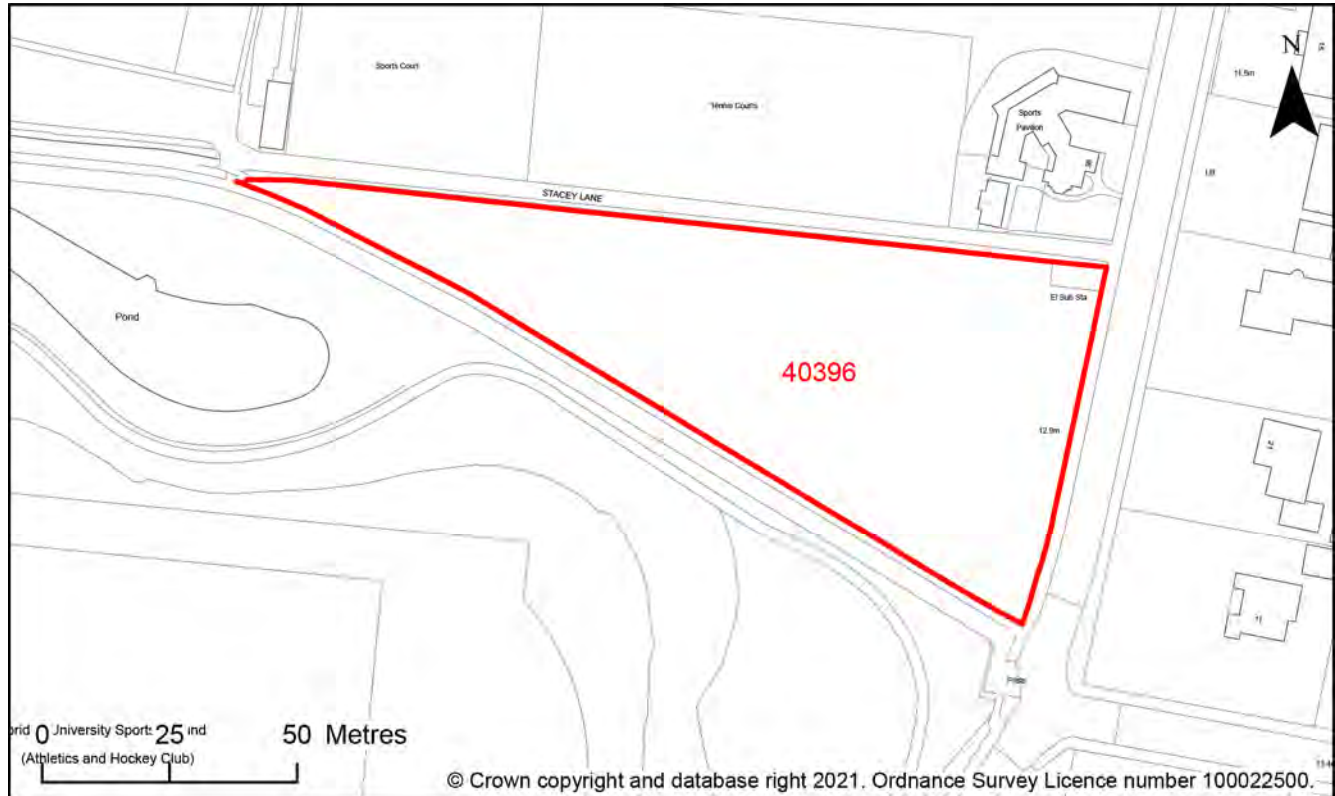
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	25
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Triangle Site, Stacey Lane, Cambridge, CB3 9AD

Site Reference: 40396

Map 38: Site description - Triangle Site, Stacey Lane, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.60
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Vacant/derelict land
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Red	TPO on-site Urban Area Central Conservation area Landscape Character Assessment (2021) Landscape Character Area - Urban The site is a triangular shaped piece of land bounded by a foot/cycleway along the diagonal edge, Stacey Lane to the north and Adams Road to the east. A group TPO covers the whole site. The site provides a connection between the series of Protected Open Spaces to the south and west with the Protected Open Spaces to the north. Any development on this site would break the openness of this corridor of green and open spaces within Cambridge. It is more associated with the larger University sports ground to the south and is only separated from it by virtue of the cycle path connection.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site

Issue	Assessment	Comments
		<p>Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Red	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Whole site is protected open space therefore development is not acceptable in principle.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>This is a small triangle of land on the edge of playing fields. The character of West Cambridge Conservation Area is large houses with generous gardens and so any development would need to reflect the surrounding built context. It would also need to respect the setting of the Grade II Emmanuel College Sports Pavilion. The impacts of development can be reasonably mitigated.</p>
Archaeology	Amber	<p>Located in a landscape of extensive Roman activity, close to the route of the Roman road Akeman Street.</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities. Considering separation distances to sports ground the proposal would be unlikely to have unacceptable adverse impacts and it is likely that proposal could be adequately mitigated.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Green	Greenfield site - no history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban

		Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HC9 High

Available (Outcome = **Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

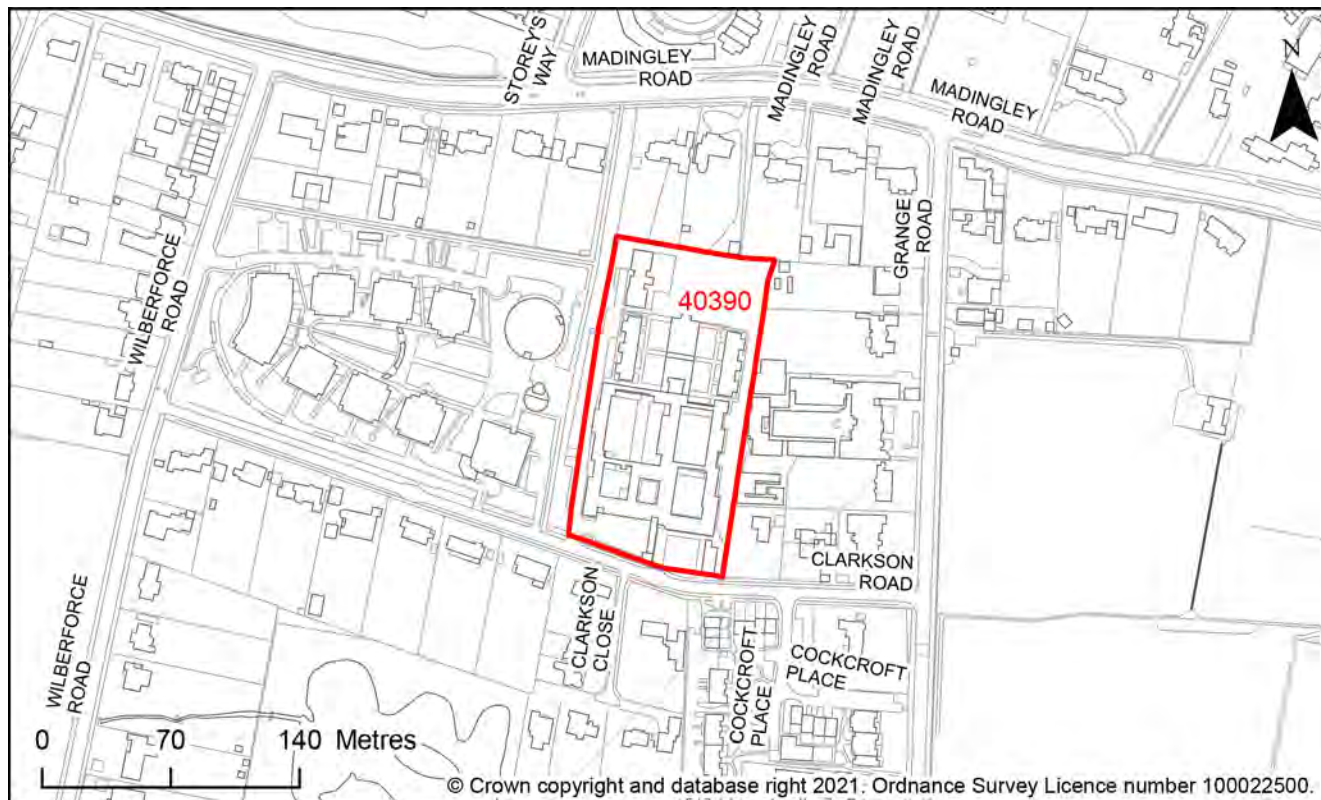
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	8
Estimated dwelling units	5
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Wolfson Court, Clarkson Road, Cambridge, CB3 0HD

Site Reference: 40390

Map 34: Site description - Land at Wolfson Court, Clarkson Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.48
Parish or Ward	Newnham
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Residential, Education/community
Proposed development	Residential, Student accommodation, Education
Proposed employment floorspace (m ²)	-
Proposed housing units	400

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban Area</p> <p>Central Conservation area</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>Landscape impacts of redevelopment of this site for the same uses would be low, providing the scale of the development remains similar. There are opportunities to diversify the arrangement of buildings on the site to allow more vegetation, and particularly trees, to populate the site which should be achieved in line with Canopy Cover policies.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Natural England consultation unlikely to be required. Site has no apparent priority habitats but is located within the Cambridge Backs and river Cam corridor with mature trees and garden supporting a high bat population. Bat roosts likely in existing suitable buildings.</p>

Issue	Assessment	Comments
		Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development for the university/college would be in keeping with the current use. Care would have to be taken to ensure that any new development would not negatively impact on the setting of the listed building opposite the site, and that it was appropriate to the character and appearance of the conservation area. The impact of development could be reasonably mitigated.</p>
Archaeology	Amber	Located adjacent to the route of the Roman road Akeman Street. The site is also crossed by the route of Trinity Conduit
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Madingley Road is a congested corridor in Cambridge which is subject to improvements by the GCP. Existing junctions are over or close to capacity. Due to the city location, walking and cycling links will be very important to ensure a high sustainable mode share. Cumulative assessments will be required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposal will be affected by commercial / academic noise from the academic uses at either side but is capable of being developed subject to detailed design considerations and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, minor contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road</p>

		Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

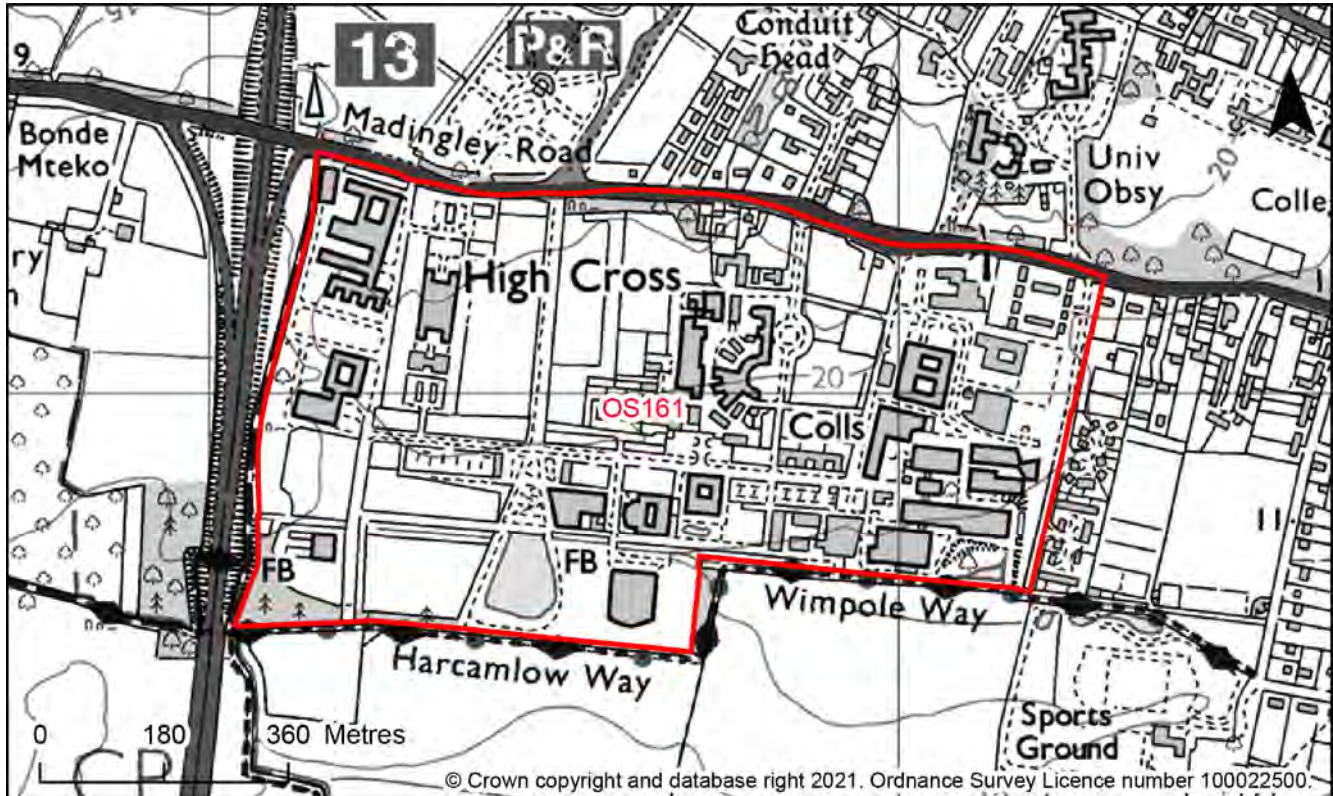
Capacity and Delivery	Response
Estimated dwellings per hectare	113
Estimated dwelling units	166

Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

West Cambridge (M13 Designated Site), CB3 0EL

Site Reference: OS161

Map 39: Site description - West Cambridge (M13 Designated Site)



Site Details

Criteria	Response
Site area (hectares)	66.90
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge – non-Green Belt
Category of settlement	Cambridge City
Current or last use	Commercial/industrial, Education/community, Recreation
Proposed development	Mixed use, Research and Development, Research and Development, Research and Development, Research and Development, Education, Recreation and leisure
Proposed employment floorspace (m ²)	

Proposed housing units	-
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Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within 200m of the Cambridge Greenbelt</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 2% lies in a 1 in 30 year event</p> <p>5% lies in a 1 in 100 year event</p> <p>15% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>National character Area 88 – The site and its surroundings represent a typical example of this landscape type.</p> <p>District Character Area: Western Claylands. The general description of landscape features accords with the national character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p>

Issue	Assessment	Comments
		<p>The site currently consists of university research facilities and is undergoing the construction of additional buildings/facilities under its existing permission. All these facilities are large buildings set in a strategic landscape. The site is proposed for densification and to include some residential use which is appropriate and would improve the site generally. Landscape buffers and limiting building heights will be important.</p>
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. The west of the site includes the Scrub East of M11 Verge City Wildlife site, which is cited for its scrub habitat and hedgerows. The southern boundary of the site is adjacent to the Coton Path Hedgerow CWS which is sited for two nationally rare vascular plants. The site contains areas registered under the 2014 National Forest Inventory as deciduous woodland and, therefore, may qualify as priority habitat. Other habitats within the site include buildings, ponds/lakes, grasslands, hedges, standing trees, and wooded boundaries that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Cambridge Local Plan Site allocation M13. Site adjacent to Semi Natural Green Space (M11 Verge and Scrub East of M11). Development of the site in line with any outline planning consent should have a positive</p>

Issue	Assessment	Comments
		impact on a designated site.
Historic Environment	Green	<p>Listed Asset on-site</p> <p>Within a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Extensive archaeological remains known from previous investigations. Some localised impacts from development may be anticipated
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would require accompanying secondary school, local centre / employment provision, primary school and community centre</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could</p>

Issue	Assessment	Comments
		be overcome through development.
Transport and Roads	Amber	<p>The development will have to consider the impact of committed/allocated sites onto the local highway network and conduct capacity assessments at local junctions. The site must promote sustainable travel to local services and provide high quality walking and cycling routes to the Cambridgeshire Guided Busway.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site will be affected by industrial / commercial / academic noise and heavy engineering in places.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 3% Grade 2; 97% Grade 3</p> <p>Electricity sub station onsite</p> <p>Watercourse crosses the site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>
Employment	-	Major University research and development expansion area supporting commercial R&D, existing policy should be retained given development is ongoing.
Green Belt – Assessment of	-	<p>Parcel ID: HC8; HC6; HC5; CT7</p> <p>Very High; Moderate</p>

Harm of Green Belt Release		
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Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for a number of commercial/research developments (19/1763/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The University is actively developing sites and therefore the site is known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

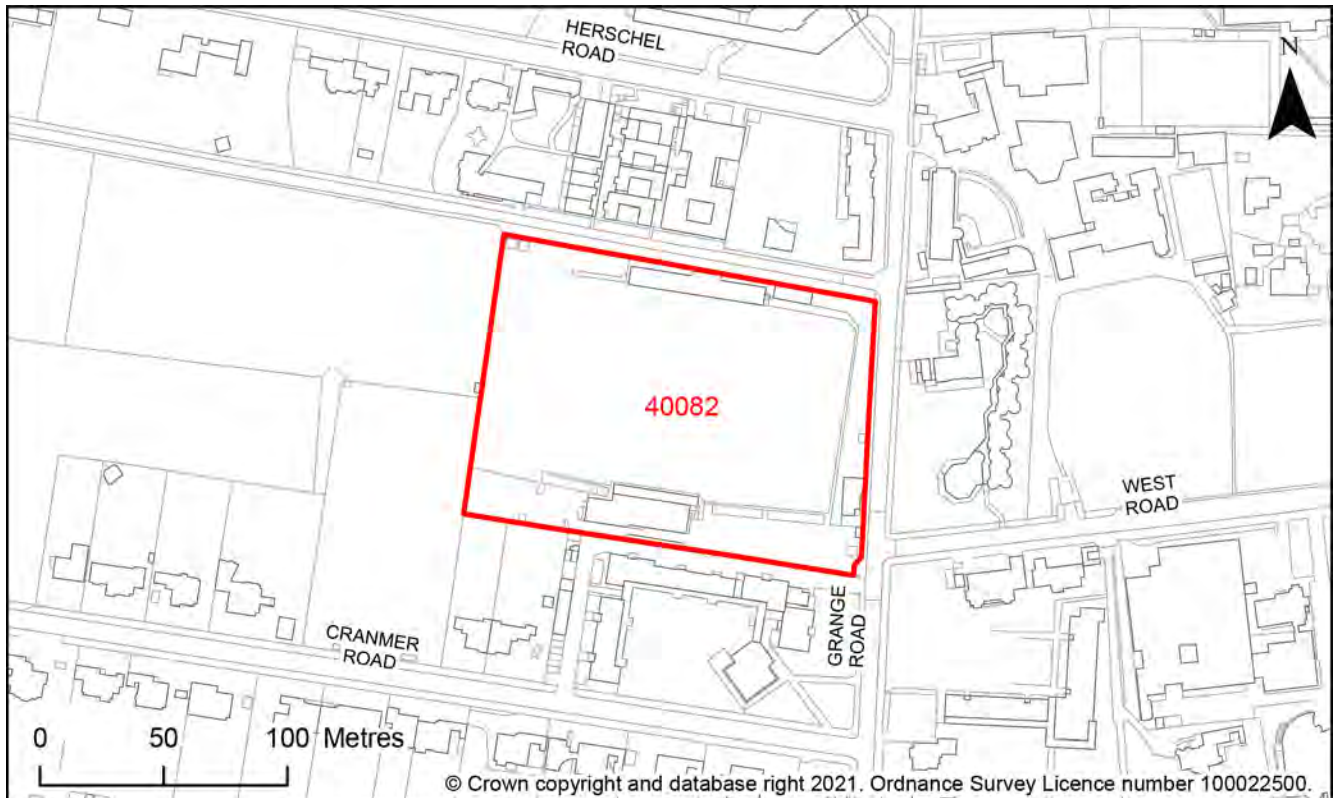
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	250000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

University Football Ground, Grange Road, Cambridge, CB3 9BN

Site Reference: 40082

Map 35: Site description - University Football Ground, Grange Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.76
Parish or Ward	Newnham
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Student accommodation, Recreation and leisure (sports stadium)
Proposed employment floorspace (m ²)	No estimate floorspace given

Proposed housing units	No estimate given
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Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Urban Area but adjacent to National Character Area 88: Bedfordshire and Cambridgeshire Claylands Generally described as a broad, gently undulating, lowland plateau dissected by shallow river valleys District Character Area: Rural Lowland Mosaic - West Cambridge Claylands The site provides Key Defining Character features for this character type: * Hedgerows and enclosed fields * Mixed uses including playing fields and soft, well-treed edges which separates the city from its rural hinterland Landscape Character Assessment (2021) Landscape Character Area - Urban Development of this site would have a harmful impact

Issue	Assessment	Comments
		on the green links and Protected Open Space in this sensitive area. Development would degrade the tip of the Greenfinger which reaches from open country side through to Grange Road. the green link then continues without designation through treed grounds and sport fields to the Backs. Visual impacts would be observed from outside of the site looking towards the city and from the site towards the hinterland.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Site within 200m of Adam's Road Sanctuary County Wildlife site. This is a private site, accessible to the public through membership. Habitats include pond with reedbed, woodland and hedgerows. The site is managed by a group with advice from the BCN Wildlife Trust. The watercourse that flows from this site continues along the boundary of the proposed site.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Red	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is located on a formal Sports Ground which is protected open space. Its loss will impact on formal sports provision for the University of Cambridge. Any proposal for a new University Stadium will be considered as part fo the Playing Pitch Strategy update and not part of the HELAA process.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Sensitive location close to Listed Buildings and within the Conservation Aread, but these could be overcome depending on design scale and massing. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage</p>

Issue	Assessment	Comments
		asset, but the impact could be reasonably mitigated.
Archaeology	Amber	Evidence for Saxon activity in the vicinity, including a cemetery to the south east
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>No comment</p> <p>This falls below the threshold for a Transport Assessment</p>
Noise, Vibration, Odour and Light Pollution	Red	Proposed numbers will depend upon design of the facility and would be secondary to the Sports Stadium requirements. If residential to coexist with Stadium there is a potential conflict.

Issue	Assessment	Comments
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NH14 Very High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	57
Estimated dwelling units	100
Estimated employment space (m ²)	7500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge, CB1 2LT

Site Reference: 44108

Map 40: Site description - Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.09
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Car park
Proposed development	Residential, Market and affordable housing, Key worker housing, Specialist/other forms of housing
Proposed employment floorspace (m ²)	-

Proposed housing units	No estimate given
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Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within or Partially within the Strategic District Heating Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 15% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment Landscape Character Assessment (2021) Landscape Character Area - Urban The site is currently a garage and parking site. Any development on the site should seek to integrate landscape space and trees with adequate space for landscape buffers. Development scale should be context driven and retain the domestic, though dense, scale of the local area.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site All residential developments will require an assessment of recreational impacts on nearby SSSIs. Applications

Issue	Assessment	Comments
		<p>may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Green	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p>

Issue	Assessment	Comments
		Good accessibility to key local services, transport, and employment opportunities Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Amber	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site lies within an AQMA
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

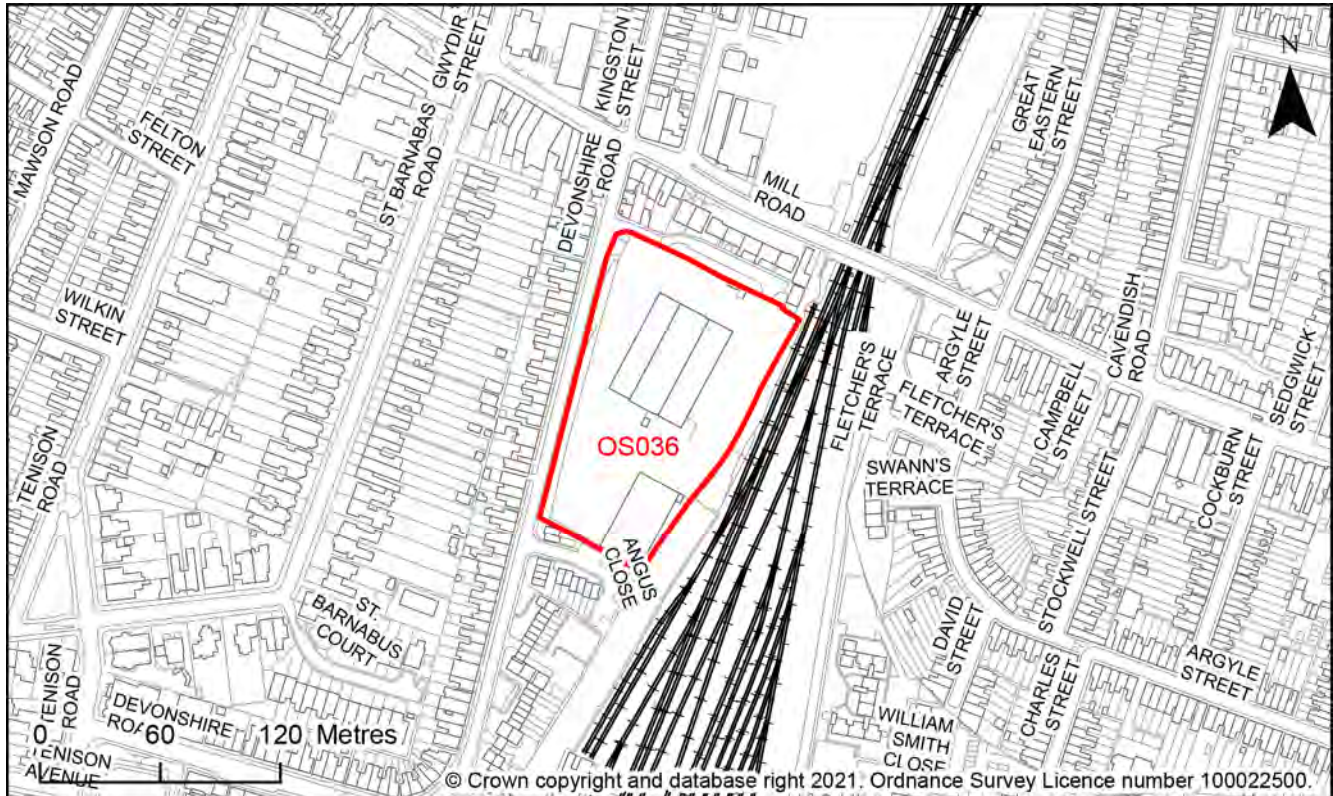
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	53
Estimated dwelling units	5
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Travis Perkins, Devonshire Road (Policy 27 - R9), CB1 2BJ

Site Reference: OS036

Map 42: Site description - Travis Perkins, Devonshire Road (Policy 27 - R9)



Site Details

Criteria	Response
Site area (hectares)	1.23
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	43

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>5% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban</p> <p>Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is a builders merchants site adjacent to the Cambridge Railway Station and Railway line. There is dense line of TPO trees kept as a tall and overgrown hedge between the site and Devonshire Road. Additional large trees are dotted around the remaining boundaries Landscape impacts are minimal. Existing trees are recommended to be retained and treated as a site constraint and space need for additional tree</p>

Issue	Assessment	Comments
		planting as part of the development.
Biodiversity and Geodiversity	Amber	<p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise, impact on designated sites are unlikely. Boundary vegetation such as trees and native hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Hardstanding and buildings of low ecological value, although buildings may support roosting bats (if suitable). Opportunities to deliver biodiversity net gain, especially along railway edge.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Potential for archaeology of post medieval and 19th century date to survive in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Contribute towards/instigate Devonshire Road closure. Reserved land for Chisholm Trail and potential contributions towards the trail as a whole. Other walking and cycling connections required.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is affected by noise from the nearby adjacent Railway Line, train Stabblings and servicing facilities and Industrial / Commercial (train Stabling) noise but is acceptable in principle subject to appropriate zoning / layout of residential, detailed design considerations and mitigation. Network Rail future plans for area - All PD</p>
Air Quality	Amber	<p>Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = **Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	35
Estimated dwelling units	43
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Garages between 20 St. Matthews Street and the Blue Moon Public House, Cambridge, CB1 2LF

Site Reference: 44108a

Map 43: Site description - Garages between 20 St. Matthews Street and the Blue Moon Public House, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.10
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Car park
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within or Partially within the Strategic District Heating Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 13% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment Landscape Character Assessment (2021) Landscape Character Area - Urban The site is currently a garage and parking site. Any development on the site should seek to integrate landscape space and trees with adequate space for landscape buffers. Development scale should be context driven and retain the domestic, though dense, scale of the local area.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site All residential developments will require an assessment of recreational impacts on nearby SSSIs. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.

Issue	Assessment	Comments
		Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within 100m of a Conservation Area</p> <p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Green	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p>

Issue	Assessment	Comments
		Proposed development would not require delivery of accompanying key services
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is owned by Cambridge City Council and there is an intention to develop the site.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and therefore it is available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

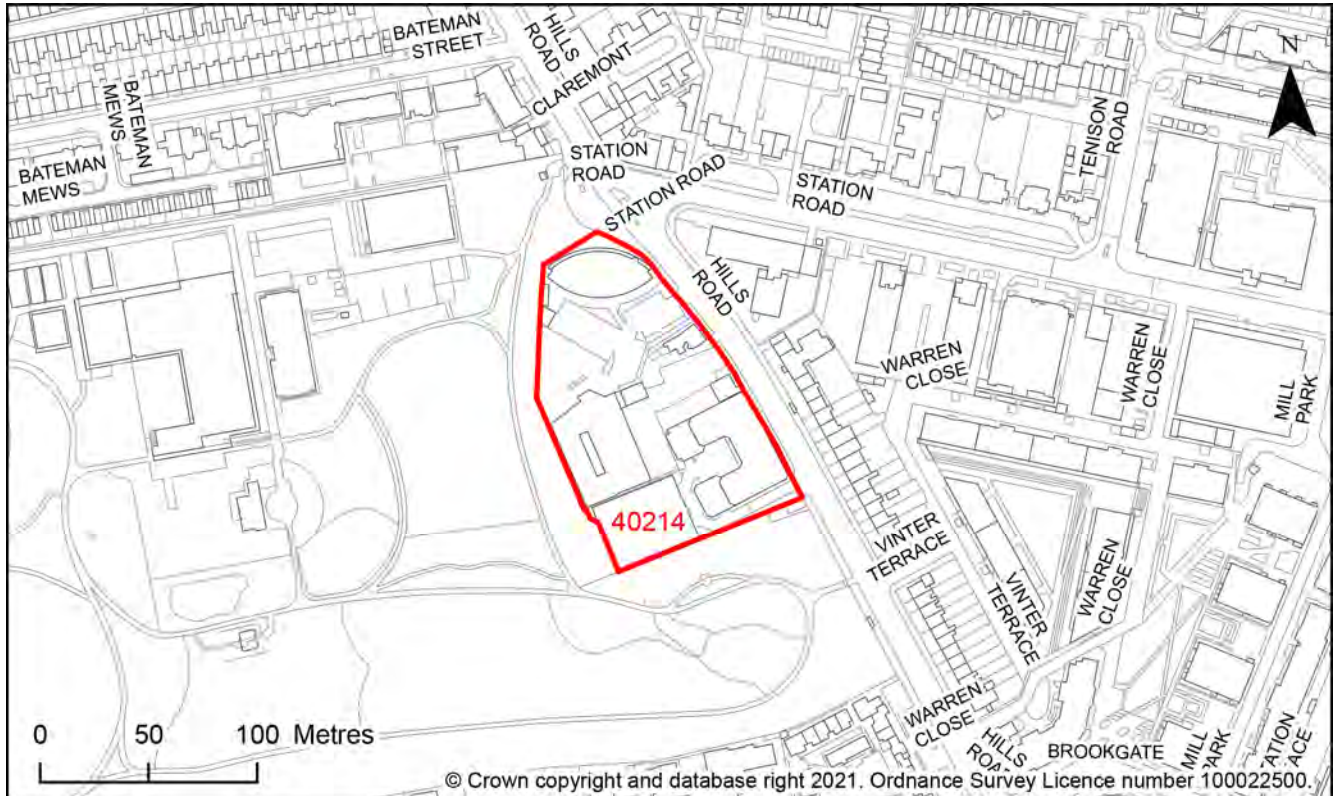
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	120
Estimated dwelling units	12
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

100-112 Hills Road, Cambridge, CB2 1LQ

Site Reference: 40214

Map 44: Site description - 100-112 Hills Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.14
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities, Recreation and leisure, Retail
Proposed employment floorspace (m ²)	5750

Proposed housing units	-
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Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 8% lies in a 1 in 100 year event</p> <p>28% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>Cambridge Landscape Character Assessment 2003: Pre-1900 Residential Terraces and Large Terraces; and Borrowed Landscapes - Botanic Garden</p> <p>the site is Atypical of the character area being historically a commercial/industrial site at the edge of the Botanic Garden</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is adjacent to the Cambridge Botanic Garden. The site has an extant permission in place for a residential scheme but is also currently progressing an application</p>

Issue	Assessment	Comments
		for a full site redevelopment as office buildings. The site is acceptable but it is critical that proposals are sympathetic to the Botanic Garden and long distance views (policy 60 of the Cambridge Local Plan). Street planting and meaningful public realm must be included. Care needed around root protect zones from adjacent trees.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Site adjacent to Botanic Gardens County Wildlife site.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Cambridge Local Plan Site allocation M44. Site adjacent to Botanic Gardens County Wildlife Site. Development of the site may have a detrimental impact on a designated site, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	In addition to evidence for Roman activity in the vicinity, the site is of importance for the post medieval/early modern industry of the City of Cambridge
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider major capacity issues along the A1301 and A1309 as well as other local junctions. There are major accident clusters located on the A1301 by Addenbrooke's Road and one located at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider the impact onto the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is affected by operational Noise but development is acceptable in principle subject to</p>

Issue	Assessment	Comments
		appropriate detailed design considerations and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning permission expired for redevelopment of the site for commercial and residential uses (06/0552/FUL)

Question	Response
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

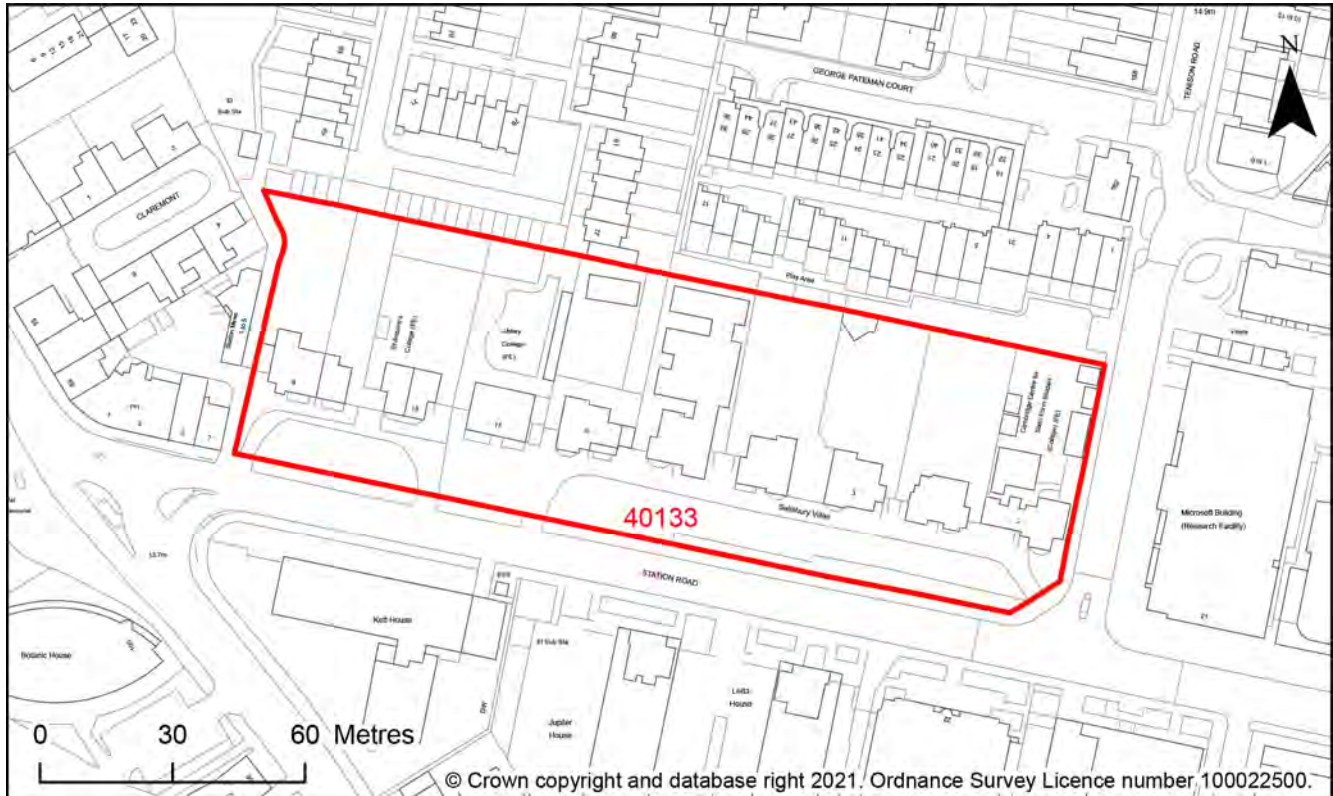
Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	5750
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land on north side of Station Road, Cambridge, CB1 2JB
Site Reference: 40133

Map 45: Site description - Land on north side of Station Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.12
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Residential, Commercial/industrial, Education/community
Proposed development	Non-residential, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education, Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail

Proposed employment floorspace (m²)	No estimate floorspace given
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within 20m of an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 3% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is an already developed site with a series of historic villa style houses which have been converted in a number of different uses, including educational.</p>

Issue	Assessment	Comments
		Development would need to maintain a significant amount of open frontage and separation and landscape buffering to the rear, as well as protecting and enhancing the existing tree canopy.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>Site in close proximity to Botanic Garden County Wildlife site. Mature tree stock on site represents main existing biodiversity value. Potential for biodiversity enhancement through appropriate landscape scheme.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Red	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>This site is within the Conservation Area and all the villas are buildings of local interest. Development to the rear or demolition of the villas and redevelopment of the site would harm the character of the Conservation Area. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.</p>
Archaeology	Amber	Evidence for prehistoric and Roman archaeology in the vicinity
Accessibility to Services and Facilities	Green	Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m

Issue	Assessment	Comments
		<p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected and planning conditions required</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

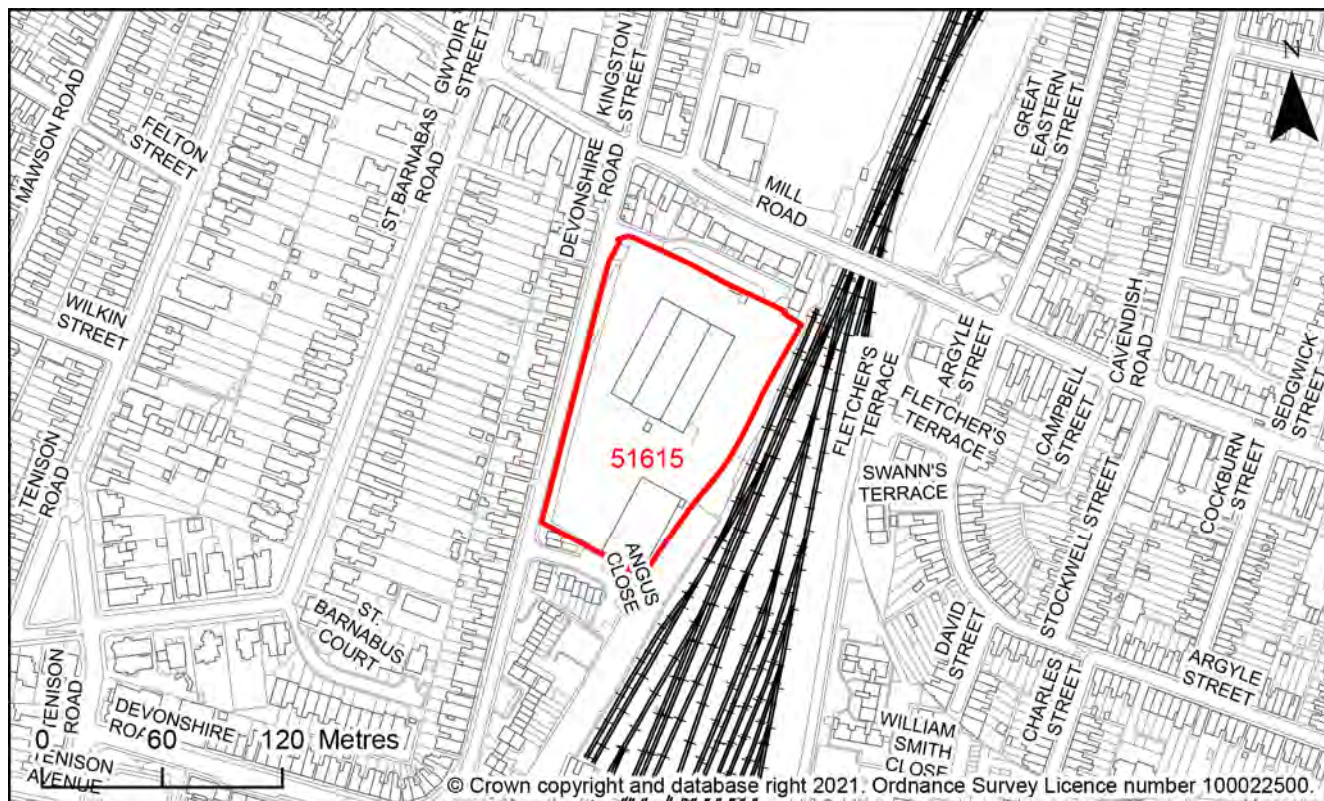
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	7400
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Travis Perkins, Devonshire Road, Cambridge, CB1 2BJ

Site Reference: 51615

Map 41: Site description - Travis Perkins, Devonshire Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	1.23
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Key worker housing, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Public open space, Community facilities

Proposed employment floorspace (m²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Amber
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within or Partially within an Area of Major Change/Opportunity Area Within or Partially within the Strategic District Heating Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Landscape Character Designations and Assessment National Character Area 88 – Bedfordshire and Cambridgeshire Claylands. District Character Area: The site is located in a distinctly tight urban area surrounded by retail, residential, railway uses. Landscape Character Assessment (2021) Landscape Character Area - Urban All boundaries of this urban site have some degree of

Issue	Assessment	Comments
		vegetation, but the most notable is the western boundary with Devonshire Road which contains tree and shrub planting and helps to screen the activity of the current use from the residential properties opposite. This vegetation has a group TPO. Residential use would be appropriate; however, a masterplan and a design that is sensitive to context will be required. An appropriate landscape, open space, drainage and tree strategy would be required together in close partnership with architectural design, height and density. The TPO vegetation along Devonshire Road would need to be retained and managed. The remaining boundary should have a soft landscape treatment as buffers to neighbours and the site should include and open space suitable to accommodate large species trees.
Biodiversity and Geodiversity	Green	<p>All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise site likely to be of low ecological value. Building may support roosting bats (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>The Mill Road Conservation Area wraps around two sides of the site. An application for this site was approved in 2015 and the Conservation Team worked closely with Urban Design and the DM Team to get an appropriate scheme for this site that is adjacent to a heritage asset.</p>
Archaeology	Amber	Evidence for prehistoric and Roman activity in the vicinity

Issue	Assessment	Comments
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Nearby adjacent Railway Line - Train Stabblings and servicing facilities & Industrial / Commercial (train Stabling)- acceptable in principle subject to appropriate zoning / layout of residential, detailed design considerations and mitigation. Network Rail future plans for area - All PD</p>

Issue	Assessment	Comments
Air Quality	Amber	Lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Amber)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - There is an existing tenant on the site.
Is there planning permission to develop the site?	Yes, Planning permission granted for 43 dwellings, but this application was not implemented and has lapsed. (11/1294/FUL)
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

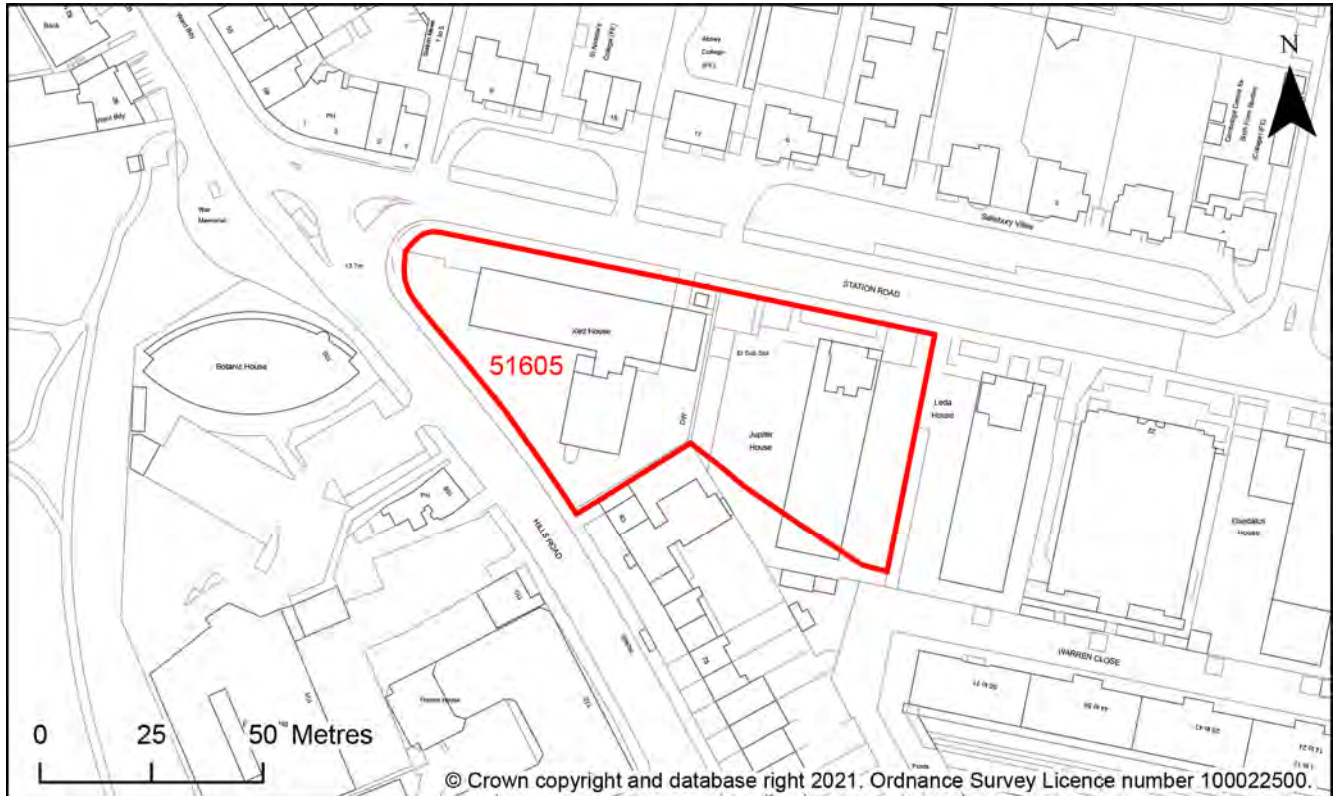
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	24
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Kett House and 10 Station Road, Cambridge, CB1 2BJ

Site Reference: 51605

Map 46: Site description - Kett House and 10 Station Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.49
Parish or Ward	Petersfield
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Non-residential, Office, Retail
Proposed employment floorspace (m ²)	No estimate floorspace given
Proposed housing units	-

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within 20m of an Employment Allocation</p> <p>Within or Partially within the Strategic District Heating Area</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 4% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is currently developed as office space in multi-storey buildings. Kett House occupies a prominent piece of land at the junction of Station Road and Hills Road and is part of a larger Opportunity Area for the Station area. Land around the buildings is predominantly car parking with some significant tree planting along the Station Road. At the junction of the two roads, more ornamental planting and ornamental</p>

Issue	Assessment	Comments
		trees are present. A bank of TPO trees lines the eastern boundary in the carpark between Jupiter House and Leda House which must be retained.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Registered Park and Garden</p> <p>Within a Conservation Area</p> <p>Any proposed development of this site should be considerate of the local designated and non-designated heritage assets. The bulk scale and massing should ensure that it does not negatively impact on the historic buildings in the locality. The height of any tall buildings should be tested against the relevant policy.</p>
Archaeology	Amber	Evidence for Roman activity is recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>Flying Pig opposite (entertainment noise - Agent of Change) Station Rd / Hills Rd junction high level traffic noise -The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.?</p>
Air Quality	Amber	<p>AQ likely to be very poor for receptors fronting directly on to / close to Station Rd / Hills Rd junction may be exposed to unacceptable pollutant levels.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected, conditions required</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	Retain existing policy designation given site is not yet fully developed.
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

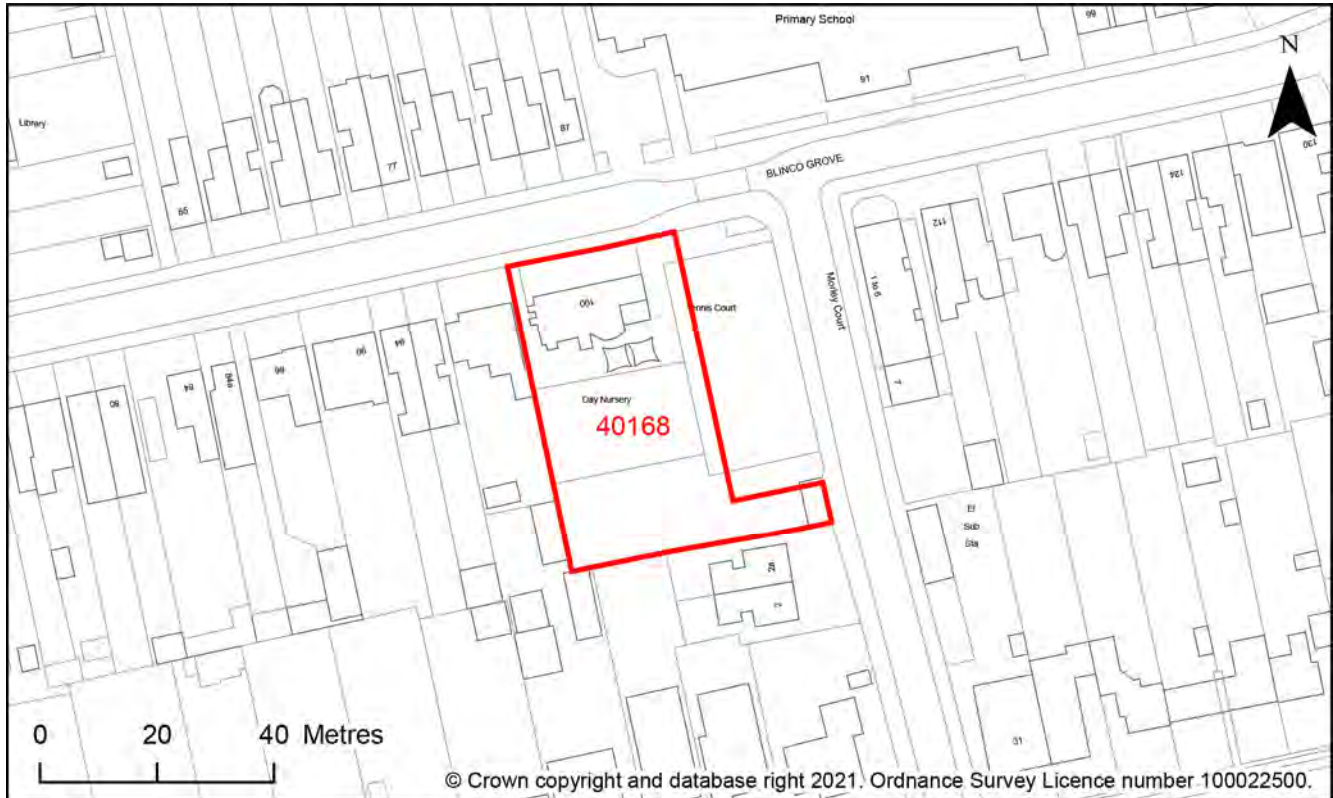
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	1600
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Baldock Way, Cambridge, CB1 7TX

Site Reference: 40168

Map 47: Site description - Land west of Baldock Way, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.17
Parish or Ward	Queen Ediths
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	5

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 26% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Green	<p>TPO on-site</p> <p>Urban Area.</p> <p>Pre-1900 Residential Terraces and Large Terraces character area for City of Cambridge. The site is a reasonable example of this character type. The double site area allows for a much larger garden area than a standard house on the street.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site was originally a large house but has been used most recently as a nursery as part of the nearly Morley Primary School. The building fills the space of two house and two back gardens. Proposals on this site should aim to be contextual with the surrounding character. Ideally, an effective reuse of the existing building should be considered.</p>
Biodiversity and Geodiversity	Amber	Any residential development above 100 units will require consultation with Natural England. Habitats mostly likely to be of relatively low ecological value (arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and

Issue	Assessment	Comments
		<p>may be pockets of scrub/woodland/mosaic habitat in northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	No significant archaeology likely to survive in this area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	The proposed site is acceptable in principle subject to detailed design.

Issue	Assessment	Comments
		There are potential access constraints, but these could be overcome through development.
Transport and Roads	Green	No comment Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

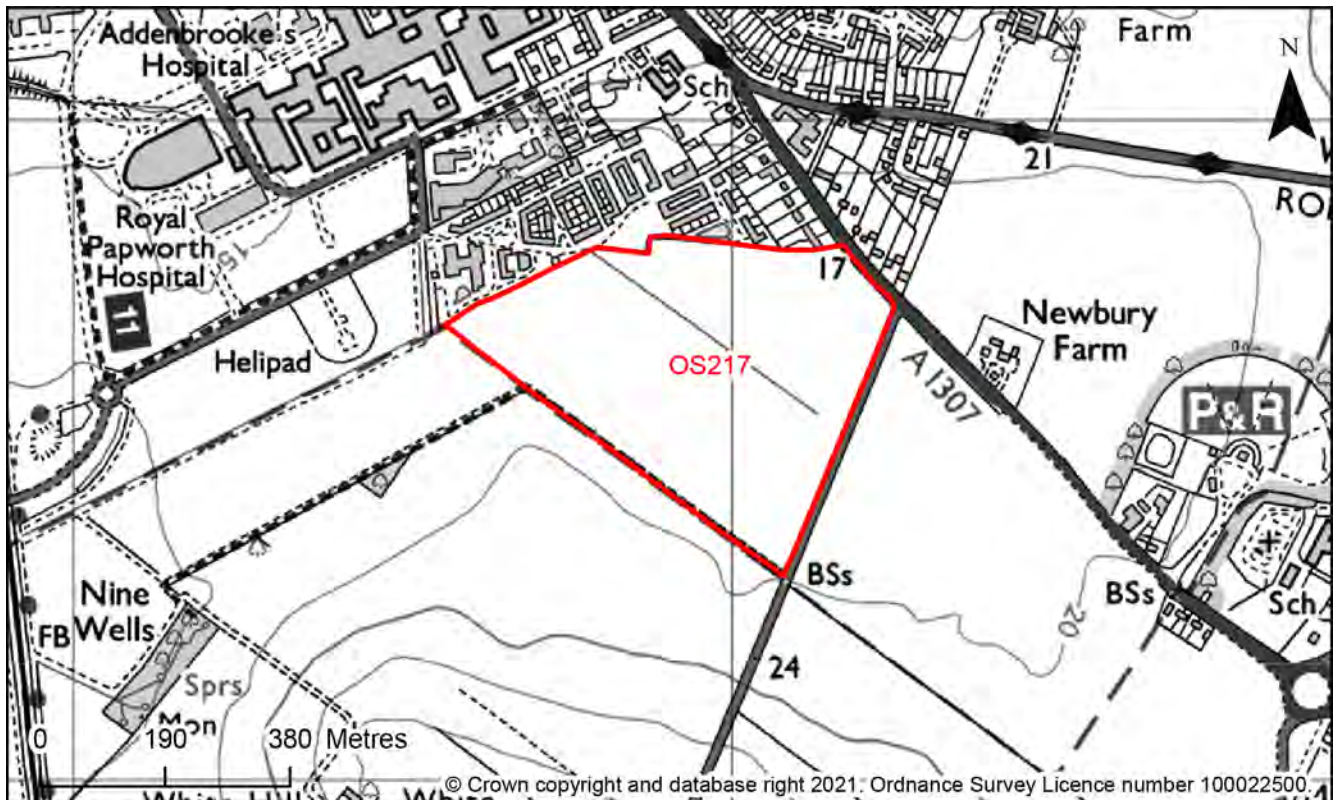
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	5
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Cambridge Biomedical Campus Extension (North of Granham's Road), CB2 0SL

Site Reference: OS217

Map 48: Site description - Cambridge Biomedical Campus Extension (North of Granham's Road)



Site Details

Criteria	Response
Site area (hectares)	19.43
Parish or Ward	Queen Ediths
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Cambridge City
Current or last use	Agricultural land/building
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Research and Development, Research and Development, Research and Development, Research and Development, Research and Development

Proposed employment floorspace (m²)	
Proposed housing units	Unknown

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework but within Cambridge</p> <p>Within or Partially within an Area of Major Change/Opportunity Area</p> <p>Within or Partially within an Employment Allocation</p> <p>Wholly within the Cambridge Greenbelt</p> <p>Within or partially within Mineral and Waste Consultation Area</p>
Flood Risk	Amber	<p>Flood zone: Partly in Flood Zone 2 (23%)</p> <p>Partly in Flood Zone 3 (23%)</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>25% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Red	<p>Landscape Character Designations and Assessment</p> <p>NCA 87 East Anglian Chalk</p> <p>District Character Area:</p> <p>The Chalklands</p> <p>The site is typical of the settlement character</p>

Issue	Assessment	Comments
		<p>Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands</p> <p>Development would push the urban edge of the city to Granham's Road and thereby significantly altering and weakening the strong divide between urban and rural landscape and creating significant harm to the landscape character and the setting of the City. The visibility from elevated views to the east and south make this area particularly sensitive. However, if development were considered appropriate in this area, it should have regard of the effect of the further encroachment into the countryside and be sympathetic to the rural landscape character and the setting of the city. A sensitive approach to development would mean the inclusion of extensive landscape buffering</p>
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Within 40m of Improved Landscaping</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	<p>Located on the west side of the historic village core</p>

Issue	Assessment	Comments
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Maintain and improve links into existing Biomedical Campus and controls on new parking provision. Requires links to the proposed new Station and potentially CSET route with appropriate provision of land in order that these schemes can be delivered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site will be affected by possible industrial / Commercial Noise and Helicopter noise from Addenbrookes Hospital / Cambridge Biomedical Campus to North and Transport Noise from emerging CSET transport route to SW and by railway noise (and possibly vibration) but is acceptable in principle subject</p>

Issue	Assessment	Comments
		to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	No prior history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 95% Grade 2; 5% Urban Public Right of Way is on or crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC11 High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Question	Response
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	
Estimated dwelling units	
Estimated employment space (m ²)	57000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years plus

Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge, CB1 8NQ

Site Reference: 40528

Map 49: Site description - Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.88
Parish or Ward	Queen Ediths; Cherry Hinton
Greenfield or previously developed land	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Cambridge City
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	14

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Partially within the Cambridge Greenbelt (94%)
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	TPO on-site Landscape Character Designations and Assessment Urban edge on border of National Character Area 87 – East Anglian Chalk and National Character Area 88: Bedfordshire and Cambridgeshire Claylands. This is an open, rolling, arable landscape progressing along a wide chalk ridge to the south and east of Cambridge. District Character Area Urban edge of east Cambridge and within the Eastern Green Corridor identified in the Cambridge LCA 2003. Landscape Character Assessment (2021) Landscape Character Area - 7B: Gog Magog Chalk Hills The site consists of an isolated grassed field at the base of steep northwest facing slope of Lime Kiln Hill, Cherry Hinton. The site is surrounded by mature thick hedges or rear garden vegetation. Development of the site could be achieved but possibly not with numbers proposed as the boundary hedges and the central copse would need to be retained making a tight layout

Issue	Assessment	Comments
		challenging.
Biodiversity and Geodiversity	Red	<p>Within 200m of a SSSI</p> <p>Within 200m of a Local Nature Reserve</p> <p>Within 200m of a Wildlife Site</p> <p>The site is directly opposite the Cherry Hinton Chalk Pits SSSI and residential development is likely to significantly impact on the recreational pressure on these Local Nature Reserves. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Grassland, hedges and wooded boundaries on site that are likely to have ecological value and may qualify as Habitats of Principle Importance/be of high ecological value and support protected and/or notable species. The site is currently a natural green space which forms part of a key green corridor on the edge of the chalk slope, offering opportunities for enhanced management for biodiversity.</p> <p>Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for late prehistoric and Roman activity is known from the War Ditches site to the south

Issue	Assessment	Comments
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site would be impacted by industrial type noise from a Builders Yard to the rear of 210 Queen Ediths Way, immediately to West, and noise from recreation and sports pitches at the Netherhall School. There is also potential for dust, odour and artificial lighting, however, with appropriate detailed design considerations and mitigation, the site is acceptable in principle.</p>

Issue	Assessment	Comments
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Green	Greenfield site - no history of development

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: RC2; RC3 Moderate; Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

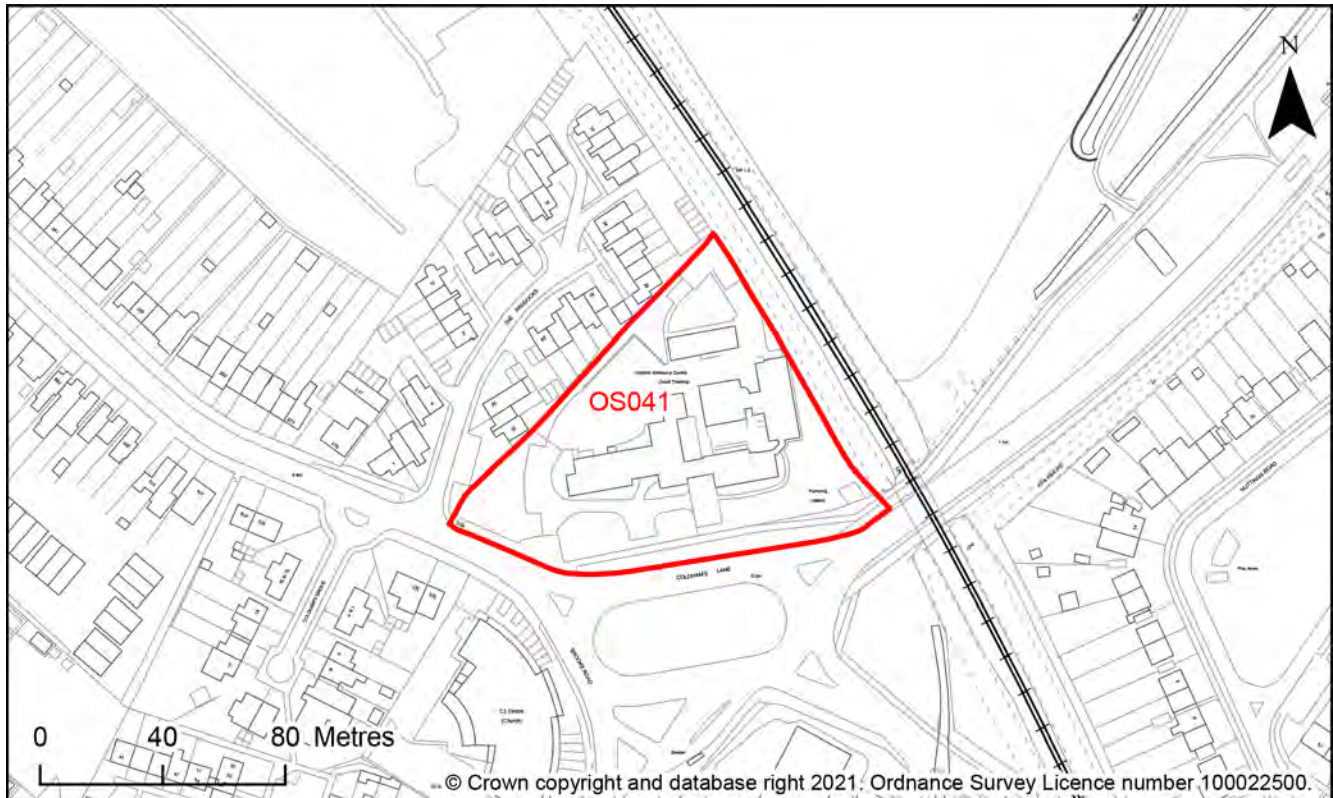
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	16
Estimated dwelling units	14
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Horizons Resource Centre, 285 Coldham's Lane (Policy 27 - R11), CB1 3HY

Site Reference: OS041

Map 50: Site description - Horizons Resource Centre, 285 Coldham's Lane (Policy 27 - R11)



Site Details

Criteria	Response
Site area (hectares)	0.82
Parish or Ward	Romsey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	40

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (3%) Surface water flooding: 8% lies in a 1 in 30 year event 16% lies in a 1 in 100 year event 24% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type. Landscape Character Assessment (2021) Landscape Character Area - Urban Landscape impacts are low, but visual impacts on Coldham's Common must be mitigated within any forthcoming proposals.
Biodiversity and Geodiversity	Amber	Within 200m of a Local Nature Reserve Within 200m of a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically nearby Coldham's Commons, Barnwell LNRS and Coldham's Brook CiWS. The site does not appear to support priority habitats but

Issue	Assessment	Comments
		<p>buildings may host protected species. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of a Semi-Natural Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Green	<p>Archaeology is unlikely to survive in this area.</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>No comment</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is affected by traffic and railway noise but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 66% Non-Agricultural; 34% Urban</p> <p>Pumping Station on site</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network</p>

Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

Achievable (Outcome = Amber)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

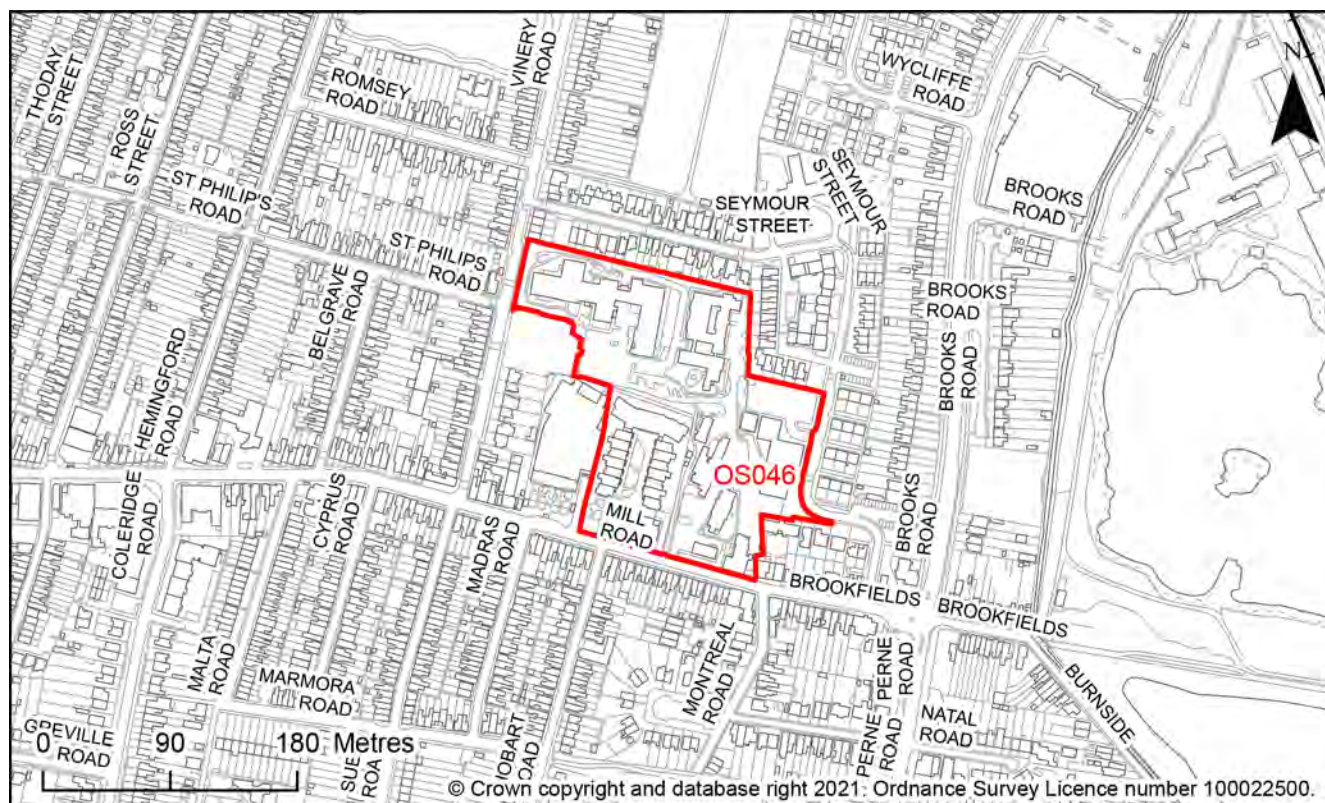
Capacity and Delivery	Response
Estimated dwellings per hectare	49
Estimated dwelling units	40
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	0-5 Years
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315 - 349 Mill Road and Brookfields (Policy 27 - R21), CB1 3DP

Site Reference: OS046

Map 51: Site description - 315 - 349 Mill Road and Brookfields (Policy 27 - R21)



Site Details

Criteria	Response
Site area (hectares)	2.93
Parish or Ward	Romsey
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Student accommodation
Proposed employment floorspace (m ²)	
Proposed housing units	348

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within or Partially within an Area of Major Change/Opportunity Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 17% lies in a 1 in 30 year event 24% lies in a 1 in 100 year event 35% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Urban Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type Landscape Character Assessment (2021) Landscape Character Area - Urban The Site has already been partially developed in line with the current allocation and consideration should be given to reducing the allocation area. Remaining elements of the existing allocation call for 78 dwellings and 1ha of employment including healthcare. Given the distribution of existing vegetation and tree stock, there is a concern that the constraints might challenge the numbers a little. Review of the unit numbers may need to be considered to allow for tree retentions and

Issue	Assessment	Comments
		buffers.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new residential developments will require an assessment of recreational impact on nearby SSSIs. 160m from Cherry Hinton Brook City Wildlife site (chalk stream) and CU Officer Training Corps Pit City Wildlife site (neutral/calcareous grassland). Unlikely to be impacted. Scattered trees and hedgerows may be of ecological value. Otherwise site likely to be of low ecological value, although buildings may support roosting bats and nesting birds (if suitable). Opportunities to achieve biodiversity net gain.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Locally Listed Building on-site</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Green	Previously developed industrial site - no significant archaeology anticipated
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>No comment</p> <p>Under Construction.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban

Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

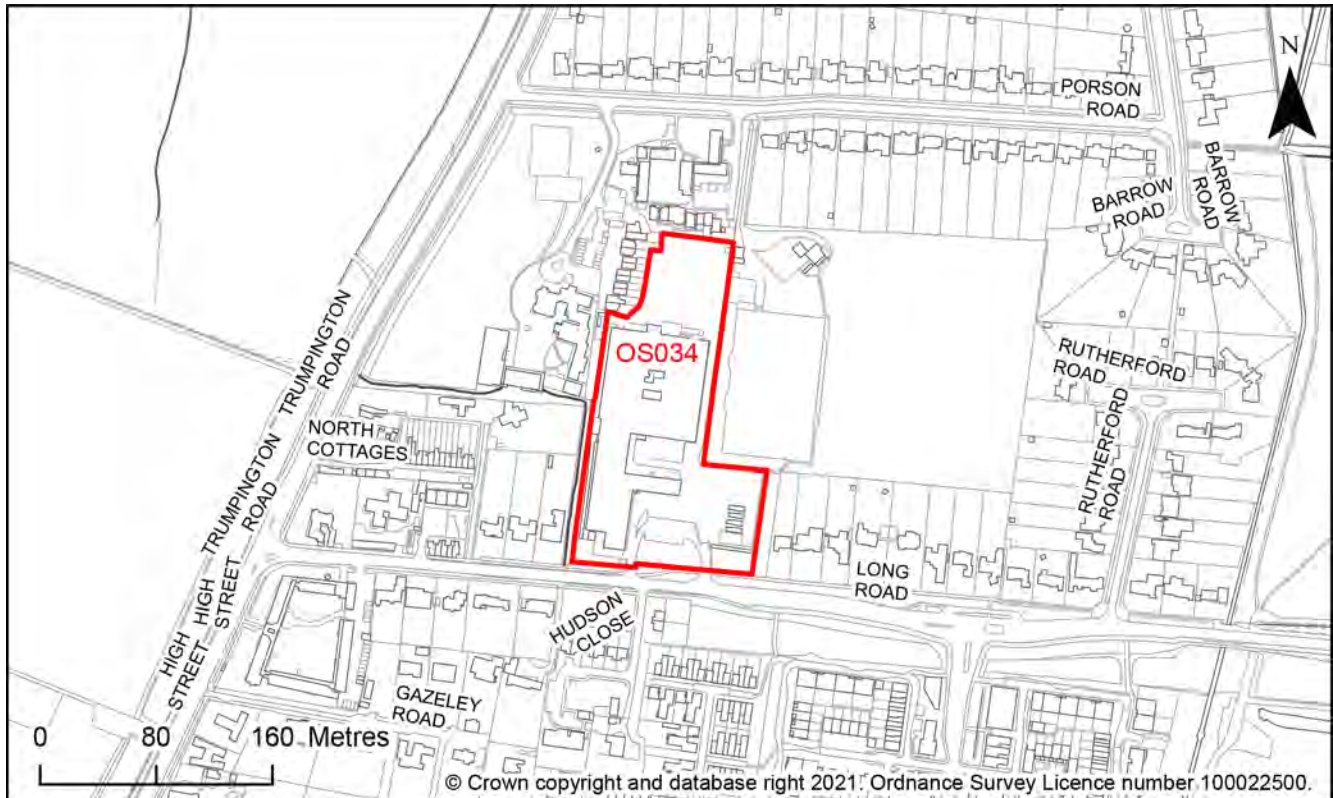
Capacity and Delivery	Response
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Estimated dwellings per hectare	119
Estimated dwelling units	348
Estimated employment space (m ²)	4000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

BT Telephone Exchange & Car Park, Long Road (Policy 27 - R14), CB2 8HG

Site Reference: OS034

Map 52: Site description - BT Telephone Exchange & Car Park, Long Road (Policy 27 - R14)



Site Details

Criteria	Response
Site area (hectares)	2.01
Parish or Ward	Trumpington
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	76

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within 20m of an Area of Major Change/Opportunity Area Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 6% lies in a 1 in 1000 year event
Landscape and Townscape	Green	TPO on-site Urban Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type. Landscape Character Assessment (2021) Landscape Character Area - Urban The site is currently developed as a single large and aging block of office development with extensive surface car parking to the east and north of the building. There are TPOs within and adjacent to the site. The site has potential to link some disparate developments around it's boundaries as well as provide residential housing. It is considered that the unit numbers suit the characteristic housing development in the area. Need space for landscape buffers and

Issue	Assessment	Comments
		additional tree planting within the development.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>New residential developments will require an assessment of recreational impact on nearby SSSIs. No other likely impact on statutory designated sites. Long Road Plantation Woodland City Wildlife site and Trumpington Road City Wildlife site are 145m from site. Impact unlikely although boundaries/trees may contribute to ecological network. Wooded boundaries, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, buildings and hardstanding likely to be of low ecological value, although buildings may be suitable for roosting bats and nesting birds.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive archaeology of prehistoric and Roman date known in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority recognises that this site is already allocated within other Local Plans, which would have had a strategic transport test. The site will still require a full Transport Assessment at the planning application stage. The site will also need to deliver strategic transport infrastructure in order to allow the local highway network to accommodate the growth on the network caused by the site.</p> <p>May require localised highway improvements and walking, cycling and Passenger Transport infrastructure links to Clay Farm.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise, noise from the nearby Perse School Playing Fields and all weather MUGA, Commercial / Leisure Noise (Agent for Change Principles) and Long Road traffic</p>

Issue	Assessment	Comments
		noise but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Electricity sub station on site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

Question	Response
When will the site be available for development?	Unknown

Achievable (Outcome = **Amber)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

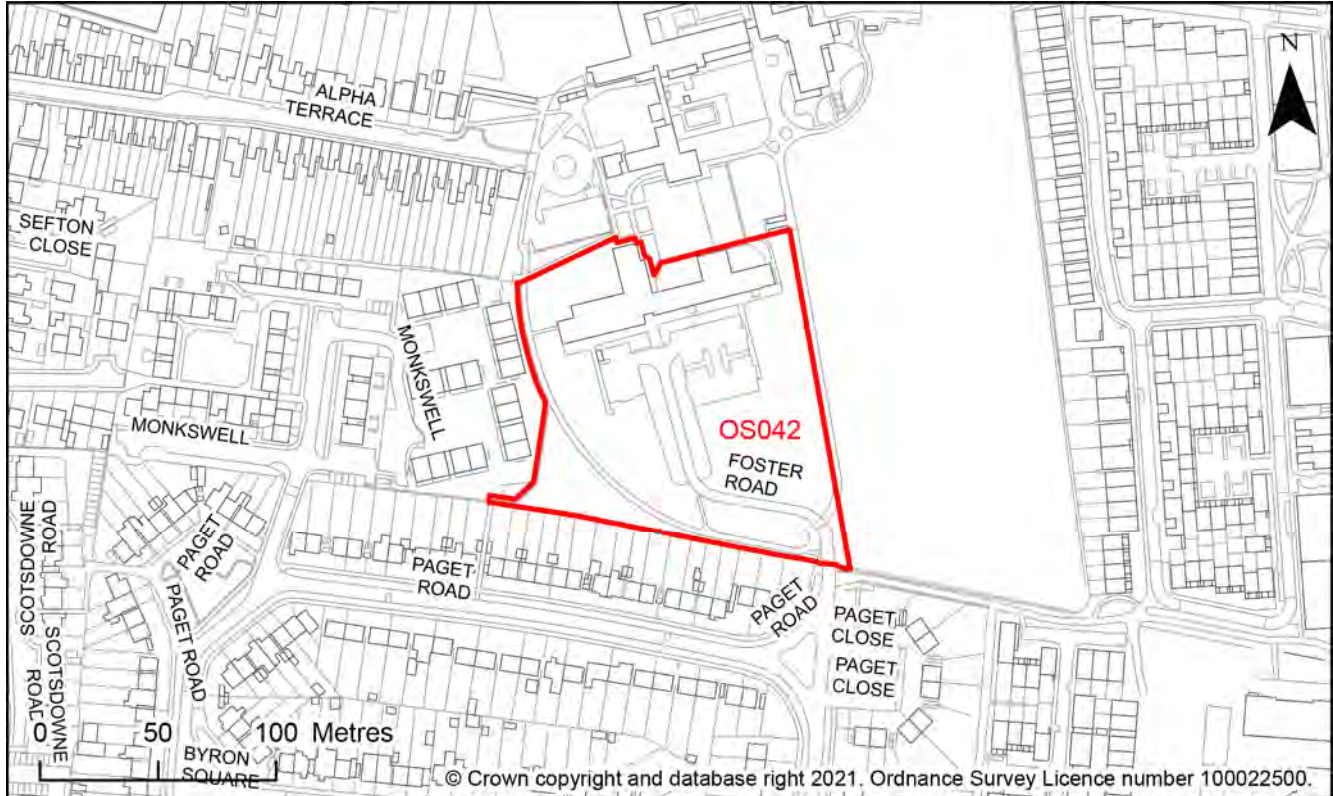
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	38
Estimated dwelling units	76
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

CPDC, Foster Road (Policy 27 - R16), CB2 9NL

Site Reference: OS042

Map 53: Site description - CPDC, Foster Road (Policy 27 - R16)



Site Details

Criteria	Response
Site area (hectares)	1.49
Parish or Ward	Trumpington
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Education/community, Recreation
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	67

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Red
Achievable	Amber

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 5% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site Urban Cambridge Landscape Character Assessment 2003 - The area is defined as Residential Post-1900 Suburb There are no defining characteristics and the site is not an example of this character type. Landscape Character Assessment (2021) Landscape Character Area - Urban The Site is part of the grounds around the Fawcett primary school and the CPDC. Part of the site on the eastern edge is part of the Protected Open Space placed over the school playing fields. It is recommended that the POS around the eastern edge of the site is preserved and a reasonable landscape buffer is placed between the proposed development and the playing fields. Unit number may need to be amended to accommodate the retention of the POS and buffer planting.
Biodiversity and Geodiversity	Amber	All residential developments will require an assessment of recreational impact on nearby SSSIs. Otherwise, unlikely to impact on designated sites. Trees and

Issue	Assessment	Comments
		<p>boundary hedgerow may be of some ecological value at the site level. Site likely to be of low ecological value, although buildings may support roosting bats or nesting birds if suitable.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within or Partially within Protected Open Space</p> <p>Cambridge Local Plan Site allocation R16. Part of site is protected open space. Site is adjacent to protected open space. Development of the site should have positive impact on adjacent designated site and provide high quality open space on-site as part of the residential development.</p>
Historic Environment	Amber	<p>Within 100m of a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Significant archaeology of prehistoric and Roman date recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>Need for enhanced Passenger Transport Infrastructure.</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The site is affected by School Noise but is acceptable in principle subject to detailed design considerations and mitigation.
Air Quality	Amber	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Urban</p> <p>Public Right of Way is on or crosses the site</p>
Strategic Highways Impact	Green	<p>Within Highways England Zone 1 - Cambridge</p> <p>Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road</p>

		Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Red)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation but there is no evidence it is currently available.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	Unknown

Achievable (Outcome = Amber)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	45
Estimated dwelling units	67
Estimated employment space (m ²)	-

Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Cambridge 'D' Telephone Exchange, High Street, Trumpington, CB2 9HR

Site Reference: 40099

Map 55: Site description - Cambridge 'D' Telephone Exchange, High Street, Trumpington



Site Details

Criteria	Response
Site area (hectares)	0.48
Parish or Ward	Trumpington
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	50

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within 200m of the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment Landscape Character Assessment (2021) Landscape Character Area - Urban The site is a currently developed piece of back land behind houses along Wingate Way, Alpha Terrace and Trumpington High Street. Consideration of interlooking between proposed and existing houses needed. The scale of development must be contextual. The proposed density seems high and requires testing.
Biodiversity and Geodiversity	Green	Within 200m of a Wildlife Site No direct impact on designated sites. Mature surrounding gardens and proximity to open farmland means site has potential to support Protected Species and opportunity for biodiversity enhancement through appropriate landscaping. Development of the site would not have a detrimental

Issue	Assessment	Comments
		impact on any designated site, or those with a regional or local protection.
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Creating access to the site could have detrimental impact on character of Conservation Area and setting of locally listed building. Alpha Terrace section of conservation area could suffer detrimental impact depending on the scale and position of development.</p>
Archaeology	Amber	An earthwork of probable Roman date is recorded in the area
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>

Issue	Assessment	Comments
Site Access	Red	The access link to the public highway is unsuitable to serve the number of units that are being proposed. No possibility of creating a safe access.
Transport and Roads	Amber	The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider the capacity issues along the A1301 and A1309 as well as other local junctions. There are accident clusters located on the A1301 by Addenbrooke's Road, and at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes, as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider its impact onto the M11, with M11 junction 11 previously identified as requiring improvements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	Industrial / commercial type use located within a wholly residential use area – No concerns
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-

Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -
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Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

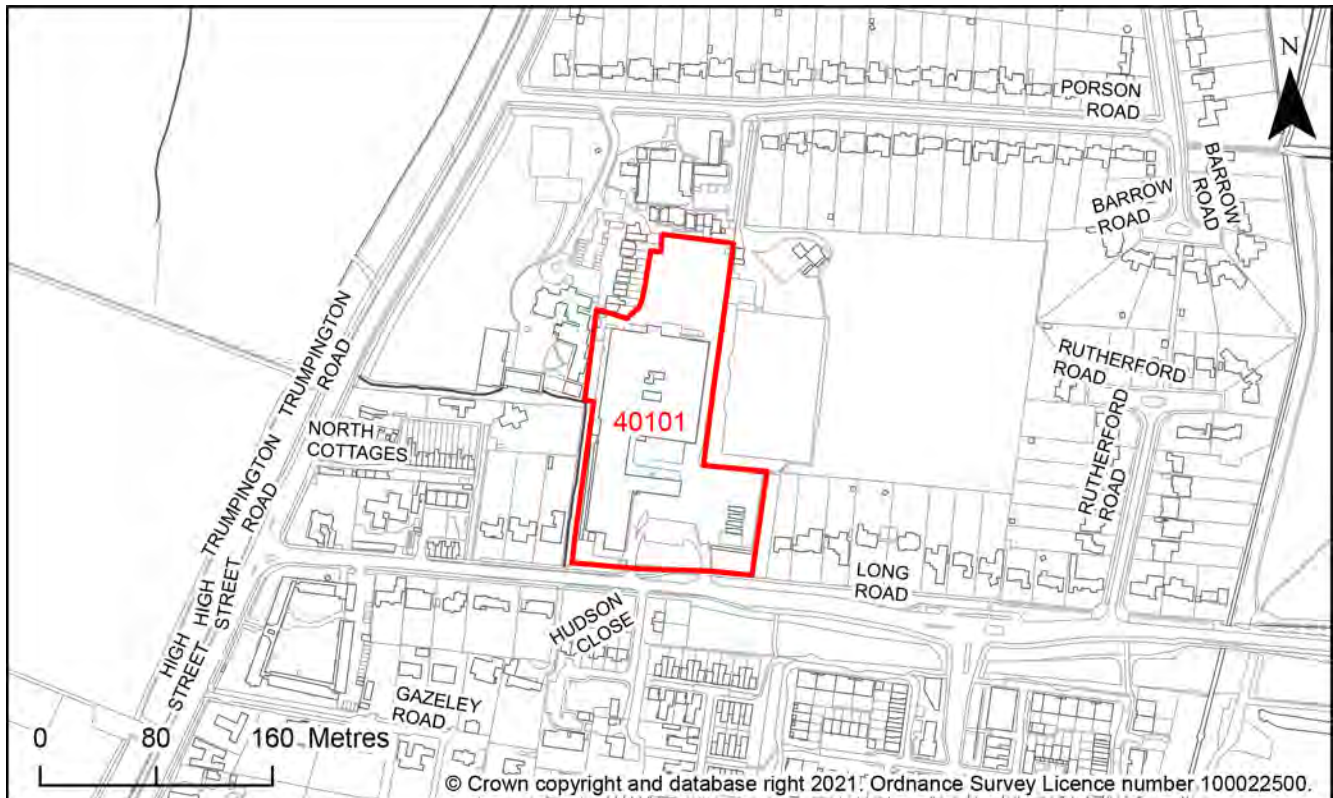
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	60
Estimated dwelling units	29
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Telephone Exchange and Car Park, Long Road, Cambridge, CB2 8HG

Site Reference: 40101

Map 56: Site description - Telephone Exchange and Car Park, Long Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	2.06
Parish or Ward	Trumpington
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Infrastructure
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	100

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	<p>Outside Development Framework but within Cambridge</p> <p>Within 20m of an Area of Major Change/Opportunity Area</p> <p>Within 200m of the Cambridge Greenbelt</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 100 year event</p> <p>6% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>Urban Area which does not conform to nearby character areas outside of Cambridge. The site does not contribute to any of the defined character area types in the 2003 Landscape Character Assessment other than its contribution to significant vegetation along Long Road</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is currently a telephone exchange with car park. It is allocated within the Cambridge Local Plan (R14). Any forthcoming development would need to consider the context of the surrounding development and maintain vegetation wherever possible. The Allocation is for 76 units at 38dph, the proposals at this stage are for 100 units which may require reduction in</p>

Issue	Assessment	Comments
		to achieve the balance of context and green space.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>No direct impact on designated sites. Mature tree boundaries, surrounding gardens and proximity to playing field and open farmland means site has potential to support Protected Species and opportunity for biodiversity enhancement through appropriate landscaping.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Site is not protected open space.</p>
Historic Environment	Green	Not likely to have significant impact on setting of nearby locally listed buildings. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Extensive evidence for prehistoric and Roman activity is recorded in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site should be aiming to achieve a high sustainable mode share as the site is accessible to Cambridge. The site will have to consider the capacity issues along the A1301 and A1309 as well as other local junctions. There are accident clusters located on the A1301 by Addenbrooke's Road, and at Maris Lane. The site will have to consider the existing GCP Phase 1 Cross City schemes as well as other schemes such as cycling improvements onto the A1301. The development will also have to consider its impact onto the M11, with M11 junction 11 previously identified as requiring improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Noise from the nearby Perse School Playing Fields and all weather MUGA and Long Road traffic noise would have an unacceptable adverse impact on the development.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	11-15 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

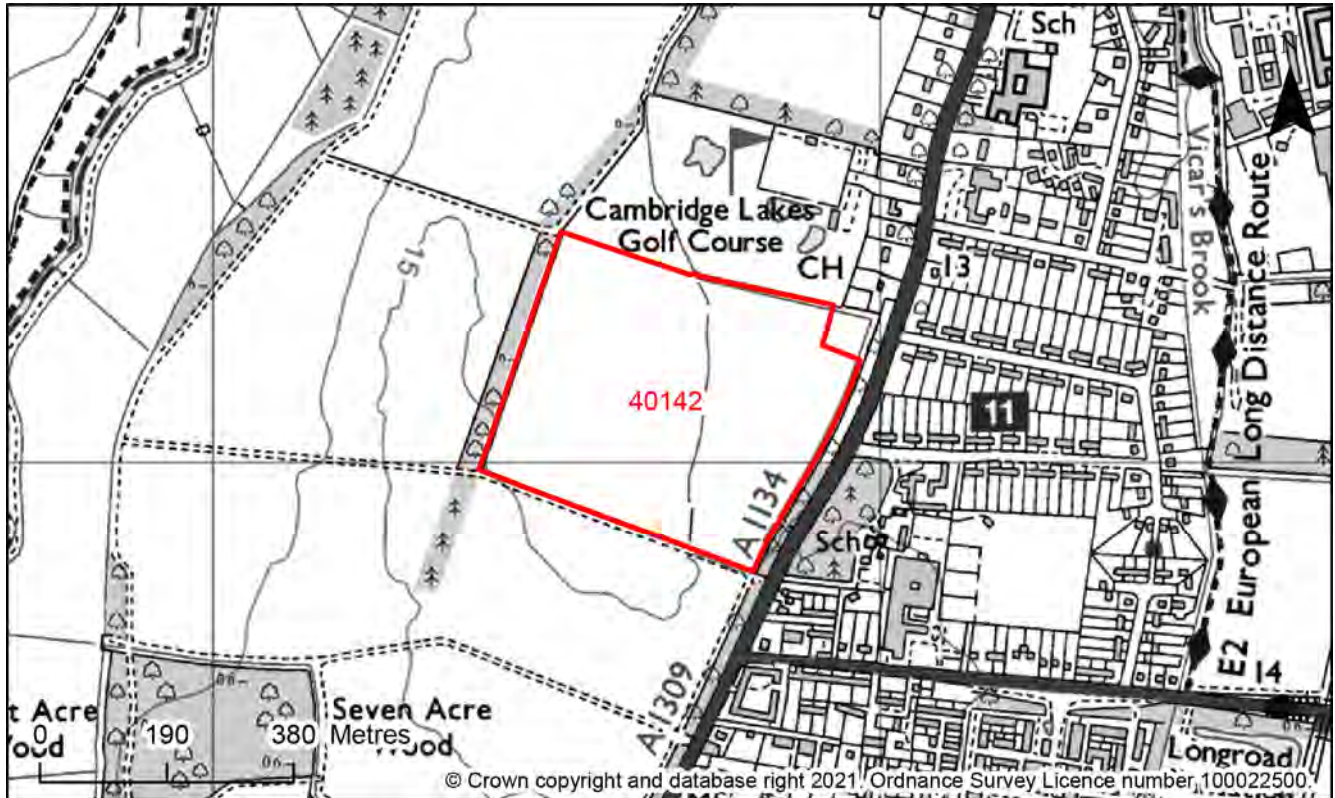
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	48
Estimated dwelling units	100
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Trumpington Road, Cambridge, CB2 8FA

Site Reference: 40142

Map 54: Site description - Land west of Trumpington Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	18.10
Parish or Ward	Trumpington
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Cambridge City
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	540

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site Landscape Character Designations and Assessment The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA88) is a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach. The site is located on the western valley side of the River Cam. District Character Area : The site is within the River Cam corridor highlighted in the Cambridge Landscape character Assessment 2003 and categorised as being of a Defining Character of the city. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development of the site in any form would be wholly visible from the River Cam corridor and Grantchester Meadows. It would also have an urbanising effect on the currently well treed and green Trumpington Road which is one the best presented and unspoilt approach roads into the city proving a distinctive landscape and

Issue	Assessment	Comments
		townscape and a key corridor into Cambridge.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. A single ditch crosses the site from north to south that will require further assessment and possible mitigation. There are no other apparent priority habitats within the site; however, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Within 50m of Protected Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>development of the site would not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Extensive evidence for Roman activity is recorded in the vicinity.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Green	<p>Requires links to existing cycleways/footways and Passenger Transport infrastructure provision.</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main road but is acceptable in principle subject to appropriate mitigation.
Air Quality	Amber	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 95% Grade 2; 5% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NE7; NE6; NE4 Very High; High

Available (Outcome = **Green)**

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	540
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Clare College Sports Ground, Bentley Road, Cambridge, CB2 8AW

Site Reference: 48066

Map 57: Site description - Clare College Sports Ground, Bentley Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	7.78
Parish or Ward	Trumpington; Petersfield
Greenfield or previously developed land	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Recreation, Residential
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	No estimate given
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Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework but within Cambridge Wholly within the Cambridge Greenbelt
Flood Risk	Red	Flood zone: Partly in Flood Zone 2 (3%) Partly in Flood Zone 3 (3%) Surface water flooding: 1% lies in a 1 in 100 year event 16% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment Semi rural area within the city. District Character Area: Hobson's Conduit / Vicar's Brook Green Corridor is identified in The Cambridge Landscape Character Assessment 2003 as part of the 'Cambridge defining character' and therefore a 'sacrosanct' area and to be protected Landscape Character Assessment (2021) Landscape Character Area - Urban The site is located midway along the north/south green corridor penetrating the City from the south and joining the River Cam corridor at Coe Fen. It is protected open space and Green Belt. Although adjacent to a

Issue	Assessment	Comments
		suburb of the City, the area is tranquil, rural in character and where nature is dominant. Development of the site and the access through the Hobson's Conduit / Vicar's Brook Green Corridor would do significant harm to the landscape character of this part of the City which could not be mitigated.
Biodiversity and Geodiversity	Amber	<p>Within a Wildlife Site</p> <p>Potential to impact on adjacent Hobson's Brook and Bentley Road Paddock and Clare Wood City wildlife sites. Boundary trees, watercourse and hedges may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Red	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Within 50m of a Semi-Natural Green Space</p> <p>Within or Partially within Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is a formal Sports Ground / Playing Field and is protected open space. Its loss will impact on formal sports provision for the University of Cambridge/Clare College.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>development of the site would not have a detrimental impact on any designated or non-designated heritage assets.</p>
Archaeology	Amber	Cropmarks recorded to the south indicating boundaries and enclosures of probable late prehistoric date

Issue	Assessment	Comments
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>Remote from public highway although the site is in a sustainable location. Would require links into existing walking and cycle route to Cambridge Station.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by industrial type noise from University Printing House and Recreational noise from Sports Ground Pavilion, and railway noise to the east. Housing immediately next to tennis club courts to north unlikely to be considered good acoustic design. Due to size of the site should be possible to mitigate noise.</p>

Issue	Assessment	Comments
Air Quality	Amber	Site does not lie within City AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Green	No prior history of development aside from sports ground

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban Watercourse crosses the site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: NE8 Very High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

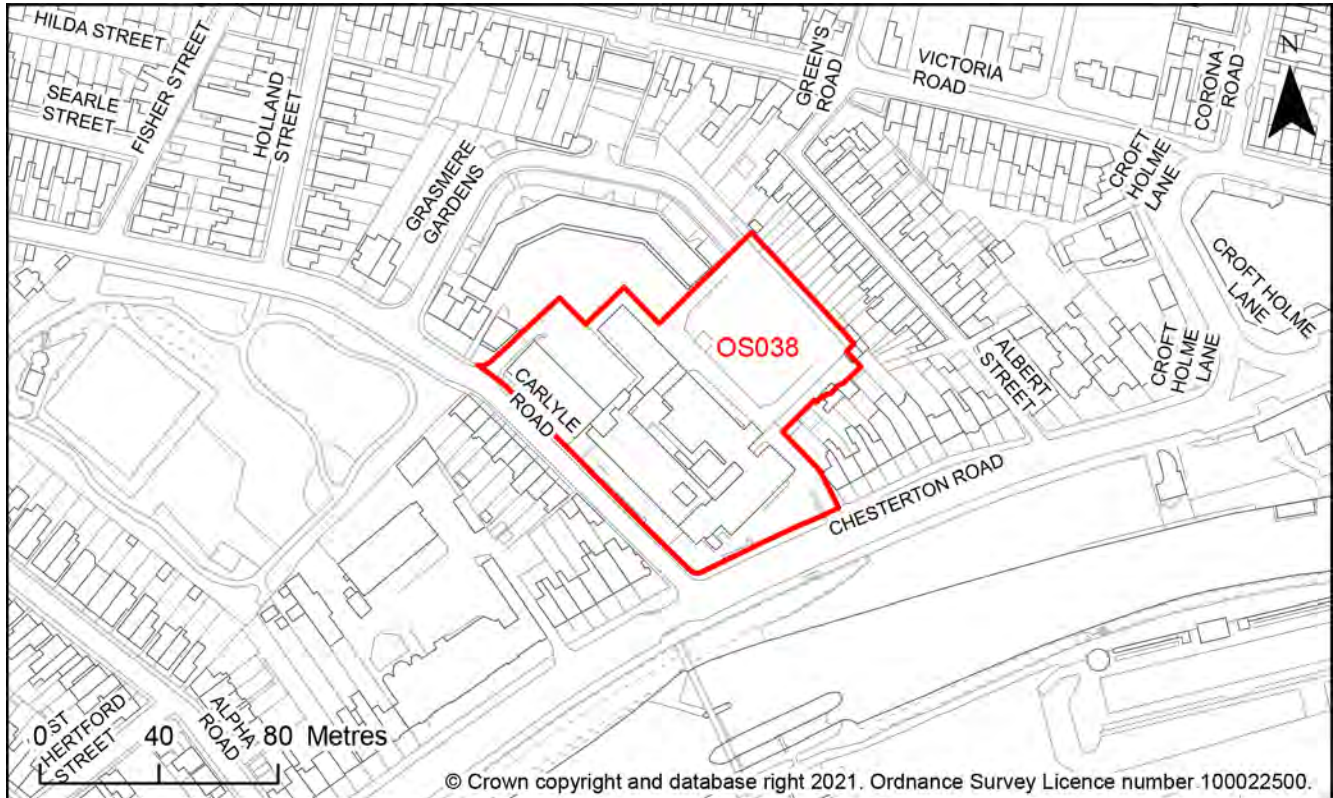
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	21
Estimated dwelling units	160
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Henry Giles House, 73-79 Chesterton Road (Policy 27 - R4), CB4 3AP

Site Reference: OS038

Map 58: Site description - Henry Giles House, 73-79 Chesterton Road (Policy 27 - R4)



Site Details

Criteria	Response
Site area (hectares)	0.77
Parish or Ward	West Chesterton
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-
Proposed housing units	48

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within or Partially within an Area of Major Change/Opportunity Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 7% lies in a 1 in 1000 year event
Landscape and Townscape	Green	Lies within 10m of a TPO Urban Cambridge landscape Character Assessment 2003 - The area is defined as pre-1900 Residential Terraces and Large Terraces. The building does not represent a defining characteristic of this character type Landscape Character Assessment (2021) Landscape Character Area - Urban The site is a collection of outdated office blocks and car parking located within the Mitcham's Corner Opportunity Area. The landscape impacts are low. Should retain trees where possible. Additional landscape must be included in any proposals. The unit numbers suggest potential for flatted or multi-story development though we foresee it may not exceed the triggers of Policy 60.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>25m north of River Cam County Wildlife site, designated due to riparian habitat including pollarded willows. No direct impact on riverbank or watercourse envisaged - avoidance measures and habitat enhancements likely to be possible. Potential indirect effect of artificial lighting changes on site. May be potential for bat/nesting bird species to be using existing buildings. Trees may have ecological value in the site context.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	<p>Located to the east of historic Castle Hill area with potential for archaeology of Roman, Medieval and post medieval date to survive in the area</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>Need for enhanced Passenger Transport Infrastructure.</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Amber	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Air Quality	Amber	Site lies within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contamination and Ground Stability	Amber	Brownfield site, contamination expected, conditions required

Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 100% Urban Electricity sub station on site
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for additional floorspace (20/03843/FUL)
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.

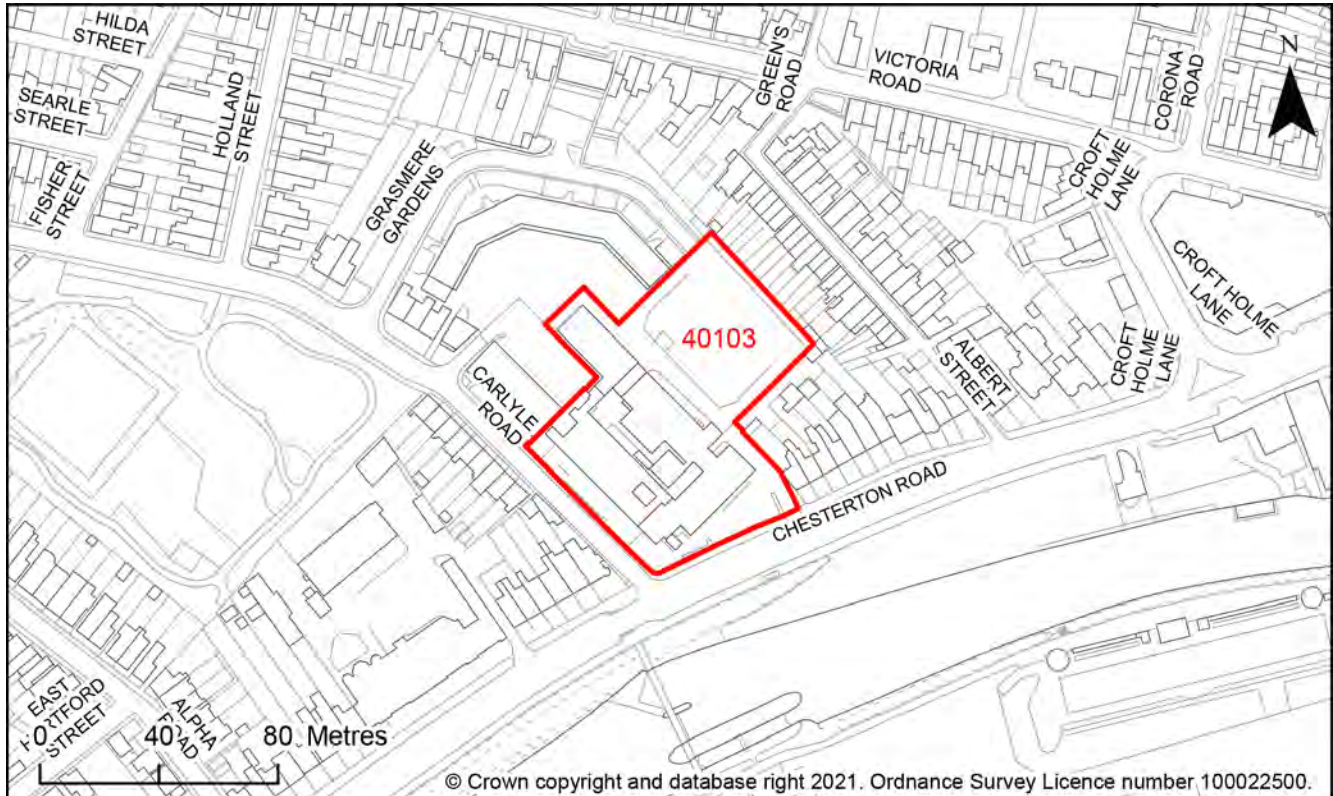
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	62
Estimated dwelling units	48
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Henry Giles House, 73-79 Chesterton Road, Cambridge, CB4 3AP

Site Reference: 40103

Map 59: Site description - Henry Giles House, 73-79 Chesterton Road, Cambridge



Site Details

Criteria	Response
Site area (hectares)	0.63
Parish or Ward	West Chesterton
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	80

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge Within or Partially within an Area of Major Change/Opportunity Area
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Lies within 10m of a TPO Urban Area which does not conform to nearby character areas outside of Cambridge. The site contributes to the defined River and Green Corridor character area types in the 2003 Landscape Character Assessment Landscape Character Assessment (2021) Landscape Character Area - Urban The is part of a larger Allocation site within Chesterton. The Allocation site itself is part of a larger Mitcham's Corner Opportunity Area designation. The proposals suggest a unit number higher than the Allocation recommendation. For this reason we recommend a score of Amber with the understanding that adjustments will likely need to be made to accommodate adequate green space.
Biodiversity and Geodiversity	Amber	Within 200m of a Wildlife Site Site close to River Cam County Wildlife site. No direct

Issue	Assessment	Comments
		<p>impact on riverbank or watercourse envisaged. Potential indirect effect of artificial lighting changes on site. Potential for bat species to be using existing buildings.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within Amenity Green Space</p> <p>Within 50m of Protected Open Space</p> <p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>Any development here would have significant impacts on conservation area, townscape and setting of listed buildings, but impact of existing building is negative, so there is an opportunity for enhancement.</p>
Archaeology	Amber	<p>Located in an area with potential for Roman and medieval archaeology</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Due to the city centre location, the site has an opportunity to deliver a high sustainable mode share, with walking and cycling being the primary focus. The development will have to consider capacity issues at several junctions within the area including The A1303/Castle Street junction and Mitcham's Corner. In addition to the capacity assessments, there are several accident clusters near to the site which will need to be assessed and mitigated as required. These are located at, A1303/Castle Street Junction, Chesterton Road/Carlyle Road Junction, Chesterton Road/Elizabeth Road/High Street Roundabout.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main road (Chesterton Rd), but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Amber	<p>Will require inherent / intrinsic designed in AQ mitigation.</p>
Contamination and Ground Stability	Amber	<p>Brownfield site, contamination expected and planning conditions required</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

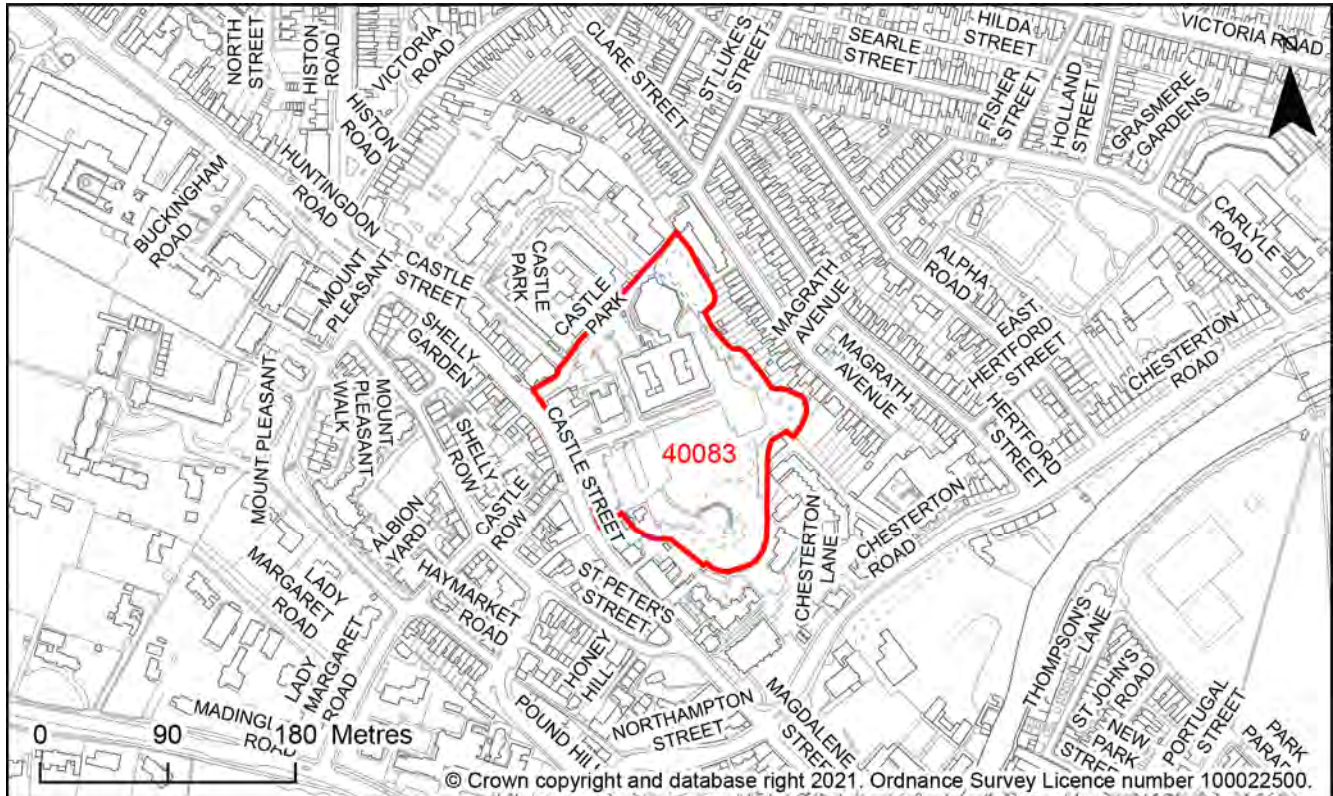
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	127
Estimated dwelling units	80
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Shire Hall, Castle Street, Cambridge, CB3 0AJ

Site Reference: 40083

Map 60: Site description - Shire Hall, Castle Street, Cambridge



Site Details

Criteria	Response
Site area (hectares)	2.46
Parish or Ward	West Chesterton; Castle
Greenfield or previously developed land	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current or last use	Commercial/industrial
Proposed development	Mixed use, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Student accommodation, Specialist/other forms of housing, Office, Research and Development, Research and Development, Research and Development, Research and Development, Education,

	Public open space, Community facilities, Recreation and leisure, Healthcare, Hotel, Retail
Proposed employment floorspace (m²)	11200
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Green	Outside Development Framework but within Cambridge
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 1% lies in a 1 in 30 year event</p> <p>1% lies in a 1 in 100 year event</p> <p>5% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>The urban site is made up of two very different characters; the developed area and the green space. The green space is surrounded by a mix of dense residential and commercial development. The site is in the Castle and Victoria Road Conservation Area. It is affected by surface water flooding.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - Urban</p> <p>The site is roughly divided into two parts: one comprising of large office buildings, car and cycle</p>

Issue	Assessment	Comments
		parking, access roads, and one comprising protected open space including a scheduled monument. The open space and mound are valued locally; it is the highest point in the city and is well-used as a panoramic viewing point. Development would need to be focused to the already developed parts of the site and the protected open space and viewpoints retained.
Biodiversity and Geodiversity	Green	<p>Within 200m of a Wildlife Site</p> <p>No direct impact on designated sites. However, the motte and surrounds has potential to support historic grassland flora and invertebrate species and should be assessed against appropriate City Wildlife site criteria.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Amber	<p>Within or Partially within Protected Open Space</p> <p>Within or Partially within Country Park - Parks and Gardens</p> <p>Castle Mound is protected open space. The retention of open space with public access will not have an impact on the availability of local open spaces. However, development on the remainder of the site which is not open space may have a detrimental impact on the open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Listed Asset on-site</p> <p>Scheduled Monument on-site</p> <p>Within a Conservation Area</p> <p>The site boundary includes a Scheduled Monument and Listed Buildings as well as the Shire Hall buildings, but the Response Form indicates the change of use for the existing buildings and possible extensions which may not cover the whole site. Change of use and extensions may be acceptable subject to design, scale and massing.</p>
Archaeology	Amber	Significant archaeology of Roman and medieval date is known in the area. Consideration must be given to the

Issue	Assessment	Comments
		protection and enhancement of the scheduled Castle Mound and Civil War earthworks
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The site is located in central Cambridge which has potential for sustainable transport. The development must be aware of capacity issues on the local highway network and should promote sustainable transport over private vehicle use.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	Existing and proposed mixed residential/commercial & road noise etc. The proposed site is acceptable in

Issue	Assessment	Comments
		principle subject to detailed design considerations and appropriate mitigation, if necessary.
Air Quality	Amber	Will require inherent / intrinsic designed in AQ mitigation.
Contamination and Ground Stability	Amber	Brownfield site, contamination expected and planning conditions required

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Green	Within Highways England Zone 1 - Cambridge Assumed 'trip budget' approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

Question	Response
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green)**

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	49
Estimated employment space (m ²)	11200
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years