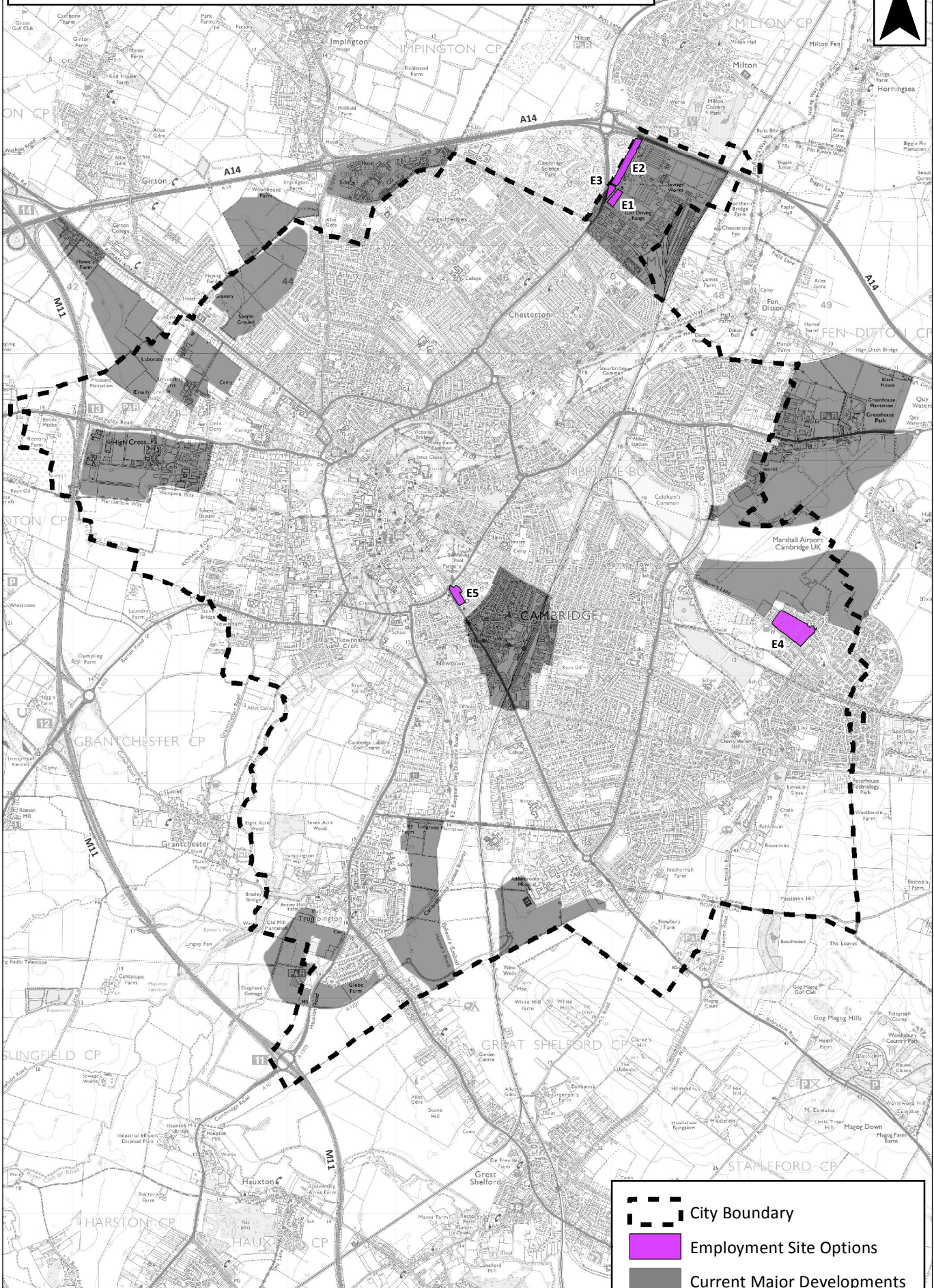





# Map 5: Employment Site Options within Cambridge



	City Boundary
	Employment Site Options
	Current Major Developments

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**Cambridge City Sites Assessment Pro Forma**

<b>Site Information</b>	
<b>Site reference number(s):</b> E1 (Employment Land Review)	
<b>Site name/address:</b> Orwell House Orwell Furlong	
<b>Functional area (taken from SA Scoping Report):</b> North Cambridge (East Chesterton)	
<b>Map</b>	
<p><b>Site description:</b> Orwell House is located immediately to the east of Cowley Road (near its junction with Milton Road) and is bounded to the east and north of the site by Orwell Furlong. It is located next to the western border of Cambridge Northern Fringe East proposals site and there is potential for the site to form part of a high quality employment led development, supporting a vibrant new employment centre, around Cambridge Science Park Train Station. The site is currently being used as an office and day centre but its last permitted use was light industrial.</p>	
<p><b>Current use (s):</b> The site is currently being used as an office and day centre but its last permitted use was light industrial</p>	
<p><b>Proposed use(s):</b> Employment</p>	
<p><b>Site size (ha):</b> 0.999</p>	
<p><b>Assumed net developable area:</b></p>	
<p><b>Assumed residential density:</b> N/A</p>	
<p><b>Potential residential capacity:</b> N/A</p>	
<p><b>Existing Gross Floorspace:</b> -</p>	
<p><b>Proposed Gross Floorspace:</b> -</p>	
<p><b>Site owner/promoter:</b></p>	
<p><b>Landowner has agreed to promote site for development?</b></p>	
<p><b>Site origin:</b> Employment Land Review</p>	
<p><b>Relevant planning history:</b> None relevant (though it is located next to the western border of Cambridge Northern Fringe East proposals site)</p>	

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

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

<p><i>Scheduled Ancient Monument (SAM) or its setting should be avoided.</i></p>		
<p>Would development impact upon Listed Buildings?</p> <p><i>Listed buildings are categorised as either Grade 1(most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.</i></p>	<p><b>R</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for significant negative impacts incapable of appropriate mitigation</p> <p><b>A</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation</p> <p><b>G</b> = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p><b>Part B: Deliverability and Viability Criteria</b></p>		
<p><b>Criteria</b></p>	<p><b>Performance</b></p>	<p><b>Comments</b></p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p><b>R</b> = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts</p> <p><b>A</b> = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts</p> <p><b>G</b> = Site is not within an allocated or safeguarded area.</p>	<p>Amber: This site lies adjacent an Area of Search for waste management facilities for the Cambridge Northern Fringe East (Policy W1F). It also lies entirely within the Waste Consultation Area (Policy W8I) which is associated with the Area of Search. Development within this area must not prejudice existing / future planned waste management operations.</p> <p>This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Policy W7I). Within this area it must be demonstrated that the proposed development will not prejudice the continued operation of the WWTW (Policy CS31).</p> <p>The site does not fall within a Minerals Safeguarding Area; a Transport Safeguarding Area; or a Minerals Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p><b>R</b> = Site is within the PSZ or is designated as an area where no development should occur</p> <p><b>A</b> = Site or part of site within the SZ (add building height restriction in comments)</p> <p><b>G</b> = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to</p>	<p><b>R</b> = No</p>	<p>Amber: Yes, with mitigation</p>

<p>the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p><b>A</b> = Yes, with mitigation <b>G</b> = Yes</p>	
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p><b>R</b> = Insufficient capacity. Negative effects incapable of appropriate mitigation. <b>A</b> = Insufficient capacity. Negative effects capable of appropriate mitigation. <b>G</b> = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p><b>R</b> = Insufficient capacity. Negative effects incapable of appropriate mitigation. <b>A</b> = Insufficient capacity. Negative effects capable of appropriate mitigation. <b>G</b> = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: With regard to the A14, the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p> <p>As it stands the A14 corridor</p>

		cannot accommodate any significant additional levels of new development traffic. There are proposed minor improvements to the A14 in the short term (within 2 years), which are expected to release a limited amount of capacity, however the nature and scale of these are yet to be determined. The Department for Transport are also carrying out a study looking at improving things longer term, in the wake of the withdrawn Ellington to Fen Ditton Scheme.
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>	<p><b>R = Yes</b> <b>G = No</b></p>	<p>Green: Site is not part of an existing allocation, however it lies adjacent to a site that was allocated for residential in the 2006 Local Plan, Northern Fringe East. This site could potentially form part of an enlarged strategic site.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p><b>R = Yes</b> <b>G = No</b></p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p><b>R = Beyond 2031 (beyond plan period)</b> <b>A = Start of construction between 2017 and 2031</b> <b>G = Start of construction between 2011 and 2016</b></p>	<p>N/A</p>
<p>Would development of the site</p>	<p><b>R = Yes, significant upgrades</b></p>	<p>Amber: Significant new /</p>

require significant new / upgraded utility infrastructure?	likely to be required but constraints incapable of appropriate mitigation <b>A</b> = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation <b>G</b> = No, existing infrastructure likely to be sufficient	upgraded utility infrastructure (assuming site forms part of a larger site / strategic allocation)
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	<b>G</b> = Yes <b>A</b> = No	Amber: No
Would development of the site be likely to require new education provision?	<b>R</b> = School capacity not sufficient, constraints cannot be appropriately mitigated. <b>A</b> = School capacity not sufficient, constraints can be appropriately mitigated <b>G</b> = Non-residential development / surplus school places	N/A
<b>Level 1 Conclusion</b>		
Level 1 Conclusion (after allowing scope for mitigation)  <i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	<b>RR</b> = Very significant constraints or adverse impacts <b>R</b> = Significant constraints or adverse impacts <b>A</b> = Some constraints or adverse impacts <b>G</b> = Minor constraints or adverse impacts <b>GG</b> = None or negligible constraints or adverse impacts	Amber: <ul style="list-style-type: none"> <li>There are surface water flooding issues towards the centre of the site possible to mitigate with careful consideration to site layout;</li> <li>This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Minerals and Waste Local Development Framework Policy W7I), where it must be demonstrated that the proposed development will not prejudice the continued operation of the WWTW.</li> </ul>

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



<p><i>located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.</i></p>		
<p>How far is the site from the nearest District or Local centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>	<p><b>R</b> = &gt;800m  <b>A</b> = 400-800m  <b>G</b> = &lt;400m</p>	<p>Amber: Site is within 800m of Kings Hedges Road local centre catchment area.</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>	<p><b>R</b> = &gt;800m  <b>A</b> = 400-800m  <b>G</b> = &lt;400m</p>	<p>Amber: Site is within 800m of Nuffield Road Medical Centre, Nuffield Road, CB4 1GL</p>
<p>Would development lead to a loss of community facilities?</p>	<p><b>R</b> = Allocation would lead to loss of community facilities  <b>G</b> = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a</i></p>	<p><b>R</b> = &gt;3km  <b>A</b> = 1-3km  <b>G</b> = &lt;1km or non-housing allocation</p>	<p>Green: Non housing allocation.</p>

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

<p>sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p><b>A</b> = 1 - 3km  <b>G</b> = &lt;1km; or allocation is not housing</p>	<p>housing.</p>
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions</i></p>	<p><b>A</b> = &gt;400m from children and teenager's play space  <b>G</b> = &lt;400m; or allocation is not housing</p>	<p>Green: Allocation is not for housing.</p>
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional</i></p>	<p><b>R</b> = &gt;400m  <b>G</b> = &lt;400m; or allocation is not housing or employment</p>	<p>Red: Approximately 50% of site is less than 400m from nearest area of accessible natural greenspace of 2ha.</p>

<p>greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</p>		
<b>Supporting Economic Growth</b>		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p><b>R</b> = &gt;3km  <b>A</b> = 1-3km  <b>G</b> = &lt;1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p><b>R</b> = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (&gt; 50%)  <b>A</b> = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (&lt; 50%).  <b>G</b> = No loss of employment land / allocation is for employment development</p>	<p>Green: The proposed allocation is for employment.</p>
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple</i></p>	<p><b>A</b> = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  <b>G</b> = Within or adjacent to the</p>	<p>Green: Site in East Chesterton LSOA 7971: 30.55 (within 40% most deprived LSOA)</p>

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

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

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

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



setting.		
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p><b>R</b> = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation</p> <p><b>A</b> = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation</p> <p><b>G</b> = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> <li>- <i>The building is demonstrably incapable of beneficial use or reuse;</i></li> <li>- <i>or there are clear public benefits arising from redevelopment.</i></li> </ul> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p><b>A</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation</p> <p><b>G</b> = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p><b>A</b> = Known archaeology on site or in vicinity</p> <p><b>G</b> = No known archaeology on site or in vicinity</p>	<p>Amber: Prehistoric to Medieval remains to south (MCB15907), site of Medieval cross to north-east (MCB6354). Archaeological Condition recommended for any consented scheme.</p>
<b>Biodiversity and Green Infrastructure</b>		
Criteria	Performance	Comments
Would development impact	<b>R</b> = Contains or is adjacent to	Amber: Southern end of

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

<p><i>species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p><b>R</b> = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p><b>A</b> = Any adverse impact on protected trees capable of appropriate mitigation</p> <p><b>G</b> = Site does not contain or adjoin any protected trees</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>
<p><b>Any other information not captured above?</b></p>		
<p><b>Level 2 Conclusion</b></p>		
<p><b>Level 2 Conclusion</b> (after allowing scope for mitigation)</p>	<p><b>R</b> = Significant constraints or adverse impacts</p> <p><b>A</b> = Some constraints or adverse impacts</p> <p><b>G</b> = Minor constraints or adverse impacts</p>	<p>Green: Minor constraints or adverse impacts</p> <ul style="list-style-type: none"> <li>• &gt;800m from City Centre</li> <li>• Site within 1000m of A14</li> </ul>
<p><b>Overall Conclusion</b></p>	<p><b>R</b> = Site with no significant development potential (significant constraints and adverse impacts)</p> <p><b>A</b> = Site with development potential (some constraints or adverse impacts)</p> <p><b>G</b> = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>• Existing employment site;</li> <li>• Potential for site to form part of a high quality employment led development, supporting a vibrant new employment</li> </ul>

		<p>centre, around the train station; and</p> <ul style="list-style-type: none"> <li>• Area will be subject to significant public transport improvement with new Cambridge Science Park railway station and links to guided bus.</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>• There are surface water flooding issues towards the centre of the site possible to mitigate with careful consideration to site layout;</li> <li>• This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Minerals and Waste Local Development Framework Policy W71), where it must be demonstrated that the proposed development will not prejudice the continued operation of the WWTW.</li> </ul>
<p><b>Viability feedback (from consultants)</b></p>	<p><b>R</b> = Unlikely to be viable,  <b>A</b> = May be viable  <b>G</b> = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

**Cambridge City Sites Assessment Pro Forma**

<b>Site Information</b>	
<b>Site reference number(s):</b> E2 (Employment Land Review)	
<b>Site name/address:</b> St Johns Innovation Park	
<b>Functional area (taken from SA Scoping Report):</b> North Cambridge (East Chesterton)	
<b>Map</b>	
<p><b>Site description:</b> This site consists of a series of commercial buildings located to the west of the sewerage plant on Cowley Road. The site is bounded to the east by Milton Road, and to the north by the A14. It is located adjacent to the Cambridge Northern Fringe East proposals site and there is potential for the site to form part of a high quality employment led development, supporting a vibrant new employment centre, around Cambridge Science Park Train Station.</p>	
<b>Current use (s):</b> Commercial Buildings	
<b>Proposed use(s):</b> Employment	
<b>Site size (ha):</b> 3.148	
<b>Assumed net developable area:</b>	
<b>Assumed residential density:</b> N/A	
<b>Potential residential capacity:</b> N/A	
<b>Existing Gross Floorspace:</b>	
<b>Proposed Gross Floorspace:</b>	
<b>Site owner/promoter:</b>	
<b>Landowner has agreed to promote site for development?:</b>	
<b>Site origin:</b> Employment Land Review	
<b>Relevant planning history:</b> None relevant. However, located close to the western border of proposals site Northern Fringe East.	

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

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

<p><i>Scheduled Ancient Monument (SAM) or its setting should be avoided.</i></p>		
<p>Would development impact upon Listed Buildings?</p> <p><i>Listed buildings are categorised as either Grade 1(most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.</i></p>	<p><b>R</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for significant negative impacts incapable of appropriate mitigation</p> <p><b>A</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation</p> <p><b>G</b> = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green - Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p><b>Part B: Deliverability and Viability Criteria</b></p>		
<p><b>Criteria</b></p>	<p><b>Performance</b></p>	<p><b>Comments</b></p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p><b>R</b> = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts</p> <p><b>A</b> = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts</p> <p><b>G</b> = Site is not within an allocated or safeguarded area.</p>	<p>Amber: This site lies adjacent an Area of Search for waste management facilities for the Cambridge Northern Fringe East (Policy W1F). It also lies entirely within the Waste Consultation Area (Policy W8I) which is associated with the Area of Search. Development within this area must not prejudice existing / future planned waste management operations.</p> <p>This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Policy W7I). Within this area it must be demonstrated that the proposed development will not prejudice the continued operation of the WWTW (Policy CS31).</p> <p>The site does not fall within a Minerals Safeguarding Area; a Transport Safeguarding Area; or a Minerals Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p><b>R</b> = Site is within the PSZ or is designated as an area where no development should occur</p> <p><b>A</b> = Site or part of site within the SZ (add building height restriction in comments)</p> <p><b>G</b> = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to</p>	<p><b>R</b> = No</p>	<p>Amber: Yes, with mitigation</p>



<p>the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p><b>A</b> = Yes, with mitigation <b>G</b> = Yes</p>	
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p><b>R</b> = Insufficient capacity. Negative effects incapable of appropriate mitigation. <b>A</b> = Insufficient capacity. Negative effects capable of appropriate mitigation. <b>G</b> = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p><b>R</b> = Insufficient capacity. Negative effects incapable of appropriate mitigation. <b>A</b> = Insufficient capacity. Negative effects capable of appropriate mitigation. <b>G</b> = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: With regard to the A14, the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p> <p>As it stands the A14 corridor</p>

		cannot accommodate any significant additional levels of new development traffic. There are proposed minor improvements to the A14 in the short term (within 2 years), which are expected to release a limited amount of capacity, however the nature and scale of these are yet to be determined. The Department for Transport are also carrying out a study looking at improving things longer term, in the wake of the withdrawn Ellington to Fen Ditton Scheme.
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>	<p><b>R = Yes</b> <b>G = No</b></p>	<p>Green: Site is not part of an existing allocation, however it lies adjacent to a site that was allocated for residential in the 2006 Local Plan, Northern Fringe East. This site could potentially form part of an enlarged strategic site.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p><b>R = Yes</b> <b>G = No</b></p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p><b>R = Beyond 2031 (beyond plan period)</b> <b>A = Start of construction between 2017 and 2031</b> <b>G = Start of construction between 2011 and 2016</b></p>	<p>N/A</p>
<p>Would development of the site</p>	<p><b>R = Yes, significant upgrades</b></p>	<p>Amber: Significant new /</p>

require significant new / upgraded utility infrastructure?	likely to be required but constraints incapable of appropriate mitigation <b>A</b> = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation <b>G</b> = No, existing infrastructure likely to be sufficient	upgraded utility infrastructure (assuming site forms part of a larger site / strategic allocation)
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	<b>G</b> = Yes <b>A</b> = No	Amber: No
Would development of the site be likely to require new education provision?	<b>R</b> = School capacity not sufficient, constraints cannot be appropriately mitigated. <b>A</b> = School capacity not sufficient, constraints can be appropriately mitigated <b>G</b> = Non-residential development / surplus school places	N/A

#### Level 1 Conclusion

Level 1 Conclusion (after allowing scope for mitigation)  <i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	<b>RR</b> = Very significant constraints or adverse impacts <b>R</b> = Significant constraints or adverse impacts <b>A</b> = Some constraints or adverse impacts <b>G</b> = Minor constraints or adverse impacts <b>GG</b> = None or negligible constraints or adverse impacts	Amber. <ul style="list-style-type: none"> <li>This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Minerals and Waste Local Development Framework Policy W7I), where it must be demonstrated that the proposed development will not prejudice the continued operation of the WWTW.</li> </ul>
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#### Level 2

##### Accessibility to existing centres and services

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

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

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

<p>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</p>	<p>housing</p>	
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions.</i></p>	<p><b>A</b> = &gt;400m from children and teenager's play space  <b>G</b> = &lt;400m; or allocation is not housing</p>	<p>Green. Allocation not for housing.</p>
<p>How far is the nearest accessible natural greenspace of 2ha?</p> <p><i>Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these</i></p>	<p>&gt;400m  <b>G</b> = &lt;400m; or allocation is not housing or employment</p>	<p>Red: Site is more than 400m from nearest area of accessible natural greenspace of 2ha.</p>

<p>using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</p>		
<b>Supporting Economic Growth</b>		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p><b>R</b> = &gt;3km  <b>A</b> = 1-3km  <b>G</b> = &lt;1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p><b>R</b> = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (&gt; 50%)  <b>A</b> = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (&lt; 50%).  <b>G</b> = No loss of employment land / allocation is for employment development</p>	<p>Green. Proposed allocation is for employment development.</p>
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple</i></p>	<p><b>A</b> = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  <b>G</b> = Within or adjacent to the 40% most deprived Super Output Areas within</p>	<p>Green: Site in East Chesterton LSOA 7971: 30.55 (within 40% most deprived LSOA)</p>

<p>deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</p>	<p>Cambridge according to the Index of Multiple Deprivation 2010.</p>	
<b>Sustainable Transport</b>		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p><b>R</b> = Service does not meet the requirements of a high quality public transport (HQPT)  <b>A</b> =service meets requirements of high quality public transport in most but not all instances  <b>G</b> = High quality public transport service</p>	<p>Amber: Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the</i></p>	<p><b>R</b> = &gt;800m  <b>A</b> =400 - 800m  <b>G</b> = &lt;400m</p>	<p>Amber: Approximately 50% of site is between 400and 800m from a proposed train station (Cambridge Science Park Station) with the remainder beyond 800m</p>



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

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

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

<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p><b>R</b> = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation</p> <p><b>A</b> = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation</p> <p><b>G</b> = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Green - Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> <li>- <i>The building is demonstrably incapable of beneficial use or reuse;</i></li> <li>- <i>or there are clear public benefits arising from redevelopment.</i></li> </ul> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p><b>A</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation</p> <p><b>G</b> = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green - Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p><b>A</b> = Known archaeology on site or in vicinity</p> <p><b>G</b> = No known archaeology on site or in vicinity</p>	<p>Amber - Prehistoric crop marked site (MCB9985) within this area. Archaeological Condition recommended for any consented scheme.</p>
<b>Biodiversity and Green Infrastructure</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments</b>
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p>	<p><b>R</b> = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation</p> <p><b>A</b> = Contains or is adjacent to an existing site and impacts</p>	<p>Amber: Opposite Milton Road hedgerow City Wildlife Site</p>

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

<p><i>permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? <i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p><b>R</b> = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation <b>A</b> = Any adverse impact on protected trees capable of appropriate mitigation <b>G</b> = Site does not contain or adjoin any protected trees</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>
<p><b>Any other information not captured above?</b></p>		
<p><b>Level 2 Conclusion</b></p>		
<p><b>Level 2 Conclusion</b> (after allowing scope for mitigation)</p>	<p><b>R</b> = Significant constraints or adverse impacts <b>A</b> = Some constraints or adverse impacts <b>G</b> = Minor constraints or adverse impacts</p>	<p>Green. Minor constraints or adverse impacts</p> <ul style="list-style-type: none"> <li>• Site within 1000m of A14</li> <li>• Opposite Milton Road hedgerow City Wildlife Site</li> </ul>
<p><b>Overall Conclusion</b></p>	<p><b>R</b> = Site with no significant development potential (significant constraints and adverse impacts) <b>A</b> = Site with development potential (some constraints or adverse impacts) <b>G</b> = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Green. Site with development potential (some constraints or adverse impacts)</p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>• Existing employment site</li> <li>• Potential for site to form part of a high quality employment led development, supporting a vibrant new employment centre, around the train station</li> <li>• Area will be subject to significant public transport improvement with new Cambridge Science Park railway station and links to</li> </ul>

		<p>guided bus</p> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>• This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Policy W7I).</li> </ul>
<p><b>Viability feedback (from consultants)</b></p>	<p><b>R</b> = Unlikely to be viable,  <b>A</b> = May be viable  <b>G</b> = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

**Cambridge City Sites Assessment Pro Forma**

<b>Site Information</b>	
<b>Site reference number(s):</b> E3 (Employment Land Review)	
<b>Site name/address:</b> Merlin Place	
<b>Functional area (taken from SA Scoping Report):</b> North Cambridge (East Chesterton)	
<b>Map</b>	
<p>(c) Crown copyright and database right 2012. Ordnance Survey Licence number: 100019730</p>	
<b>Site description:</b> A set of commercial properties bounded by Milton Road to the west, the A14 to the north and by Cowley Road to the south and east. It is located adjacent to the Cambridge Northern Fringe East proposals site and there is potential for the site to form part of a high quality employment led development, supporting a vibrant new employment centre, around Cambridge Science Park Train Station.	
<b>Current use (s):</b> Commercial Properties	
<b>Proposed use(s):</b> Employment	
<b>Site size (ha):</b> 0.589	
<b>Assumed net developable area:</b>	
<b>Assumed residential density:</b> N/A	
<b>Potential residential capacity:</b> N/A	
<b>Existing Gross Floorspace:</b>	
<b>Proposed Gross Floorspace:</b>	
<b>Site owner/promoter:</b>	
<b>Landowner has agreed to promote site for development?:</b>	
<b>Site origin:</b> Employment Land Review	
<b>Relevant planning history:</b> None relevant though it is located close to the northwestern border of proposals site Northern Fringe East.	



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

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

<p><i>Scheduled Ancient Monument (SAM) or its setting should be avoided.</i></p>		
<p>Would development impact upon Listed Buildings?</p> <p><i>Listed buildings are categorised as either Grade 1(most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.</i></p>	<p><b>R</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for significant negative impacts incapable of appropriate mitigation  <b>A</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation  <b>G</b> = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green - Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p><b>Part B: Deliverability and Viability Criteria</b></p>		
<p><b>Criteria</b></p>	<p><b>Performance</b></p>	<p><b>Comments</b></p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p><b>R</b> = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts  <b>A</b> = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts  <b>G</b> = Site is not within an allocated or safeguarded area.</p>	<p>Amber: This site lies adjacent an Area of Search for waste management facilities for the Cambridge Northern Fringe East (Policy W1F). It also lies entirely within the Waste Consultation Area (Policy W8I) which is associated with the Area of Search. Development within this area must not prejudice existing / future planned waste management operations.</p> <p>This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Policy W7I). Within this area it must be demonstrated that the proposed development will not prejudice the continued operation of the WWTW (Policy CS31).</p> <p>The site does not fall within a Minerals Safeguarding Area; a Transport Safeguarding Area; or a Minerals Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p><b>R</b> = Site is within the PSZ or is designated as an area where no development should occur  <b>A</b> = Site or part of site within the SZ (add building height restriction in comments)  <b>G</b> = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 15m AGL)</p>
<p>Is there a suitable access to</p>	<p><b>R</b> = No</p>	<p>Amber: Yes, with mitigation</p>

<p>the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p><b>A</b> = Yes, with mitigation <b>G</b> = Yes</p>	
<p>Would allocation of the site have a significant impact on the local highway capacity?</p> <p><i>Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.</i></p>	<p><b>R</b> = Insufficient capacity. Negative effects incapable of appropriate mitigation. <b>A</b> = Insufficient capacity. Negative effects capable of appropriate mitigation. <b>G</b> = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p> <p><i>Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.</i></p>	<p><b>R</b> = Insufficient capacity. Negative effects incapable of appropriate mitigation. <b>A</b> = Insufficient capacity. Negative effects capable of appropriate mitigation. <b>G</b> = No capacity constraints identified that cannot be fully mitigated</p>	<p>Amber: With regard to the A14, the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p> <p>As it stands the A14 corridor</p>

		cannot accommodate any significant additional levels of new development traffic. There are proposed minor improvements to the A14 in the short term (within 2 years), which are expected to release a limited amount of capacity, however the nature and scale of these are yet to be determined. The Department for Transport are also carrying out a study looking at improving things longer term, in the wake of the withdrawn Ellington to Fen Ditton Scheme.
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p> <p><i>Comments should flag up whether the site is part of a larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.</i></p>	<p><b>R = Yes</b> <b>G = No</b></p>	<p>Green: Site is not part of an existing allocation, however it lies adjacent to a site that was allocated for residential in the 2006 Local Plan, Northern Fringe East. This site could potentially form part of an enlarged strategic site.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p> <p><i>A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.</i></p>	<p><b>R = Yes</b> <b>G = No</b></p>	<p>Green: No known legal issues/covenants that could constrain development</p>
<p>Timeframe for bringing the site forward for development?</p> <p><i>Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.</i></p>	<p><b>R = Beyond 2031 (beyond plan period)</b> <b>A = Start of construction between 2017 and 2031</b> <b>G = Start of construction between 2011 and 2016</b></p>	<p>N/A</p>
<p>Would development of the site</p>	<p><b>R = Yes, significant upgrades</b></p>	<p>Amber - Significant new /</p>

require significant new / upgraded utility infrastructure?	likely to be required but constraints incapable of appropriate mitigation <b>A</b> = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation <b>G</b> = No, existing infrastructure likely to be sufficient	upgraded utility infrastructure (assuming site forms part of a larger site / strategic allocation)
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	<b>G</b> = Yes <b>A</b> = No	Amber: No
Would development of the site be likely to require new education provision?	<b>R</b> = School capacity not sufficient, constraints cannot be appropriately mitigated. <b>A</b> = School capacity not sufficient, constraints can be appropriately mitigated <b>G</b> = Non-residential development / surplus school places	N/A

### Level 1 Conclusion

Level 1 Conclusion (after allowing scope for mitigation)  <i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	<b>RR</b> = Very significant constraints or adverse impacts <b>R</b> = Significant constraints or adverse impacts <b>A</b> = Some constraints or adverse impacts <b>G</b> = Minor constraints or adverse impacts <b>GG</b> = None or negligible constraints or adverse impacts	Amber. <ul style="list-style-type: none"> <li>Fairly significant amount of surface water flooding towards the centre of the site. Careful mitigation required which could impact on achievable site layout as greater level of green infrastructure required</li> <li>Lies adjacent an Area of Search for waste management facilities for the Cambridge Northern Fringe East (Policy W1F). It also lies entirely within the Waste Consultation Area (Policy W8I) which is associated with the Area of Search. Development within this area must not prejudice existing / future planned waste management operations.</li> <li>This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Policy W7I)</li> </ul>
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### Level 2

#### Accessibility to existing centres and services

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

<p>Centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.</i></p>	<p><b>G = &lt;400m</b></p>	<p>Centre</p>
<p>How far is the site from the nearest District or Local centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>	<p><b>R = &gt;800m</b>  <b>A = 400-800m</b>  <b>G = &lt;400m</b></p>	<p>Amber: Site is within 800m of Kings Hedges Road local centre catchment area.</p>
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>	<p><b>R = &gt;800m</b>  <b>A = 400-800m</b>  <b>G = &lt;400m</b></p>	<p>Amber: Approximately 80% of the site is within 800m of Nuffield Road Medical Centre, Nuffield Road, CB4 1GL with the remainder beyond 800m.</p>
<p>Would development lead to a loss of community facilities?</p>	<p><b>R = Allocation would lead to loss of community facilities</b>  <b>G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</b></p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest</p>	<p><b>R = &gt;3km</b></p>	<p>Green. Non housing allocation</p>

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



	<p>provision to adopted plan standards is provided onsite</p> <p><b>GG</b> = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards</p>	
<p>How far is the nearest outdoor sports facilities?</p> <p><i>A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.</i></p>	<p><b>R</b> = &gt;3km  <b>A</b> = 1 - 3km  <b>G</b> = &lt;1km; or allocation is not housing</p>	Green. Allocation not for housing.
<p>How far is the nearest play space for children and teenagers?</p> <p><i>Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions.</i></p>	<p><b>A</b> = &gt;400m from children and teenager's play space  <b>G</b> = &lt;400m; or allocation is not housing</p>	Green. Proposed allocation is not for housing
<p>How far is the nearest accessible natural greenspace of 2ha?</p>	<p>&gt;400m  <b>G</b> = &lt;400m; or allocation is not housing or employment</p>	Red: Approximately 50% of site is less than 400m from nearest area of accessible

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

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

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

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

generator?	<b>A</b> = Adverse impacts capable of adequate mitigation <b>G</b> = No adverse effects or capable of full mitigation	
Is there possible contamination on the site?  <i>Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</i>	<b>R</b> = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period <b>A</b> = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development <b>G</b> = Site not within or adjacent to an area with a history of contamination	Amber
<b>Protecting Groundwater</b>		
Criteria	Performance	Comments
Would development be within a source protection zone (EA data)?  <i>Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</i>	<b>A</b> = Within SPZ 1 <b>G</b> = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1
<b>Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)</b>		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?  <i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial</i>	<b>R</b> = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation <b>A</b> = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation	Green - Site does not contain or adjoin such areas, and there is no impact to the setting of such areas

<p><i>harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p><b>G</b> = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas ‘areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance’. Cambridge’s Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p><b>R</b> = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation  <b>A</b> = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation  <b>G</b> = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Green - Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City’s history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> <li>- <i>The building is demonstrably incapable of beneficial use or reuse;</i></li> <li>- <i>or there are clear public benefits arising from redevelopment.</i></li> </ul> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p><b>A</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation  <b>G</b> = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green - Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact</p>	<p><b>A</b> = Known archaeology on site</p>	<p>Amber - Prehistoric crop</p>

upon archaeology?	or in vicinity <b>G</b> = No known archaeology on site or in vicinity	marked complex (MCB9985) and site of Medieval cross (suspected at former cross roads – MCB6354) to north-west. An Archaeological Condition is recommended for any consented scheme.
<b>Biodiversity and Green Infrastructure</b>		
Criteria	Performance	Comments
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)</p> <p><i>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p><b>R</b> = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation  <b>A</b> = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation  <b>G</b> = Does not contain, is not adjacent to or local area will be developed as greenspace</p>	Amber: Southern end of Milton Road hedgerow City Wildlife Site
<p>Does the site offer opportunity for green infrastructure delivery?  <i>Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.</i></p>	<p><b>R</b> = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation.  <b>A</b> = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation  <b>G</b> = Development could deliver significant new green infrastructure</p>	Green: Development could deliver significant new green infrastructure
<p>Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)</p> <p><i>A number of Biodiversity Species and Habitat Action Plans exist for Cambridge.</i></p>	<p><b>R</b> = Development would have a negative impact on existing features or network links incapable of appropriate mitigation  <b>A</b> = Development would have a negative impact on existing features or network links but capable of appropriate mitigation</p>	Green: Through provision of new habitats, green spaces, green roofs etc



<p><i>Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.</i></p> <p><i>As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>	<p><b>G</b> = Development could have a positive impact by enhancing existing features and adding new features or network links</p>	
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p><i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits.</i></p> <p><i>Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p><b>R</b> = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p><b>A</b> = Any adverse impact on protected trees capable of appropriate mitigation</p> <p><b>G</b> = Site does not contain or adjoin any protected trees</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>
<p><b>Any other information not captured above?</b></p>		
<p><b>Level 2 Conclusion</b></p>		
<p><b>Level 2 Conclusion</b> (after allowing scope for mitigation)</p>	<p><b>R</b> = Significant constraints or adverse impacts</p> <p><b>A</b> = Some constraints or adverse impacts</p> <p><b>G</b> = Minor constraints or adverse impacts</p>	<p>Green. Minor constraints or adverse impacts</p> <ul style="list-style-type: none"> <li>• &gt;800m from City Centre</li> <li>• Site within 1000m of A14</li> <li>• Archaeological Condition recommended for any consented scheme.</li> </ul>

		<ul style="list-style-type: none"> <li>• Southern end of Milton Road hedgerow City Wildlife Site</li> </ul>
<b>Overall Conclusion</b>	<p><b>R</b> = Site with no significant development potential (significant constraints and adverse impacts)</p> <p><b>A</b> = Site with development potential (some constraints or adverse impacts)</p> <p><b>G</b> = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber. Site with development potential (some constraints or adverse impacts)</p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>• Potential for site to form part of a high quality employment led development around the new train station.</li> <li>• Area will be subject to significant public transport improvement with new railway station and links to guided bus;</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>• Surface water flooding issues</li> <li>• This site falls within the Waste Water Treatment Works (WWTW) Safeguarding Area for the Cambridge WWTW (Policy W71).</li> <li>• Within 1000m of A14 which may impact on air quality</li> <li>•</li> </ul>
<b>Viability feedback (from consultants)</b>	<p><b>R</b> = Unlikely to be viable,</p> <p><b>A</b> = May be viable</p> <p><b>G</b> = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

**Cambridge City Sites Assessment Pro Forma**

<b>Site Information</b>	
<b>Site reference number(s):</b> E4 (Employment Land Review Site 126)	
<b>Site name/address:</b> Church End Industrial Estate	
<b>Functional area (taken from SA Scoping Report):</b> South Cambridge (Cherry Hinton)	
<b>Map</b>	
<p>The map shows a purple-shaded industrial site bounded by Rosemary Lane to the north, Church Lane to the east, and Coldham's Lane to the west. The site contains several buildings labeled 'Warehouses', 'Depot', 'Wks', and 'Bsns Pks'. Surrounding streets include Coldham's Lane, Rosemary Lane, Church Lane, March Lane, Ann C Way, Queen's Meadow, and others. A 'Ports Centre' is visible to the southwest. A 19m scale bar and a north arrow are present. Copyright notice: (c) Crown copyright and database right 2012. Ordnance Survey Licence number: 100019730.</p>	
<b>Site description:</b> Mixed industrial use site with some offices, housing a number of warehouses. Bounded by Rosemary Lane to the north, Church Lane to the east and Coldhams Lane to the west. Southeast of the site is a residential area.	
<b>Current use (s):</b> Mixed use industrial site	
<b>Proposed use(s):</b> Employment	
<b>Site size (ha):</b> 6.621	
<b>Assumed net developable area:</b>	
<b>Assumed residential density:</b> N/A	
<b>Potential residential capacity:</b> N/A	
<b>Existing Gross Floorspace:</b>	
<b>Proposed Gross Floorspace:</b>	
<b>Site owner/promoter:</b>	
<b>Landowner has agreed to promote site for development?</b>	
<b>Site origin:</b> Employment Land Review	
<b>Relevant planning history:</b> The far south eastern section of the site had a reserved matters application giving permission for design, scale and layout of 40 residential units, detailed landscaping scheme and revised access arrangements, following outline planning permission for residential development, Ref: 06/0063/OUT in August 2009.	

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

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

<p>1(most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.</p>	<p>mitigation  <b>A</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation  <b>G</b> = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p> <p><i>Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.</i></p>	<p><b>R</b> = Site or a significant part of it falls within an allocated or safeguarded area, development would have significant negative impacts  <b>A</b> = Site or a significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts  <b>G</b> = Site is not within an allocated or safeguarded area.</p>	<p>Green: This site lies close to an allocation for an Area of Search for waste recycling and recovery facilities for Cambridge East (Policy SSPW1E). The site lies almost entirely within the associated Waste Consultation Area (Policy SSPW8H) which covers the Area of Search and extends a further 250 metres. Development within this area must not prejudice existing / future planned waste management operations.</p> <p>Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area; or a Minerals Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?</p>	<p><b>R</b> = Site is within the PSZ or is designated as an area where no development should occur  <b>A</b> = Site or part of site within the SZ (add building height restriction in comments)  <b>G</b> = Site is not within the PSZ or SZ</p>	<p>Amber: Entire site in SZ (Any Structure greater than 10m AGL)</p>
<p>Is there a suitable access to the site?</p> <p><i>The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale and type of development.</i></p>	<p><b>R</b> = No  <b>A</b> = Yes, with mitigation  <b>G</b> = Yes</p>	<p>Amber: Yes, with mitigation</p>

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

	appropriate mitigation <b>A</b> = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation <b>G</b> = No, existing infrastructure likely to be sufficient	
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	<b>G</b> = Yes <b>A</b> = No	Amber: No
Would development of the site be likely to require new education provision?	<b>R</b> = School capacity not sufficient, constraints cannot be appropriately mitigated. <b>A</b> = School capacity not sufficient, constraints can be appropriately mitigated <b>G</b> = Non-residential development / surplus school places	N/A
<b>Level 1 Conclusion</b>		
Level 1 Conclusion (after allowing scope for mitigation)  <i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	<b>RR</b> = Very significant constraints or adverse impacts <b>R</b> = Significant constraints or adverse impacts <b>A</b> = Some constraints or adverse impacts <b>G</b> = Minor constraints or adverse impacts <b>GG</b> = None or negligible constraints or adverse impacts	Green: Minor constraints or adverse impacts.

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



<p><i>distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>		
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>	<p><b>R = &gt;800m</b>  <b>A = 400-800m</b>  <b>G = &lt;400m</b></p>	<p>Amber: Majority of site is between 400 and 800m distance from Cherry Hinton Medical Centre, 34 Fishers Lane, Cherry Hinton, CB1 4HR and</p>
<p>Would development lead to a loss of community facilities?</p>	<p><b>R =</b> Allocation would lead to loss of community facilities  <b>G =</b> Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.</i></p>	<p><b>R = &gt;3km</b>  <b>A = 1-3km</b>  <b>G = &lt;1km or non-housing allocation</b></p>	<p>Green: Potential allocation is for employment development.</p>
<p>How far is the nearest primary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary</i></p>	<p><b>R = &gt;800m</b>  <b>A = 400-800m</b>  <b>G = &lt;400m or non-housing allocation</b></p>	<p>Green: Potential allocation is for employment development</p>

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

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

<p>measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</p>		
<p>Would development result in the loss of employment land identified in the Employment Land Review?  <i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing.</i>  <i>Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p><b>R</b> = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (&gt; 50%)  <b>A</b> = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (&lt; 50%).  <b>G</b> = No loss of employment land / allocation is for employment development</p>	<p>Green: Allocation is for employment development</p>
<p>Would allocation result in development in deprived areas of Cambridge?  <i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</i></p>	<p><b>A</b> = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  <b>G</b> = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Amber: Site in Cherry Hinton LSOA 7962: 17.1</p>
<p><b>Sustainable Transport</b></p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>What type of public transport service is accessible at the edge of the site?  <i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public</i></p>	<p><b>R</b> = Service does not meet the requirements of a high quality public transport (HQPT)  <b>A</b> = service meets requirements of high quality public transport in most but not all instances  <b>G</b> = High quality public transport service</p>	<p>Amber: 25% of site is accessible to HQPT as defined with this part of the site within 400m of other bus services that link the site to the City Centre and other areas. The remaining site area is not accessible to a HQPT as defined with the site more than 400m from other bus services that link the site to the City Centre and other areas.</p>

<p>transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</p>		
<p>How far is the site from an existing or proposed train station? National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</p>	<p><b>R</b> = &gt;800m <b>A</b> = 400 - 800m <b>G</b> = &lt;400m</p>	<p>Red: Site is beyond 800m from either an existing or proposed train station</p>
<p>What type of cycle routes are accessible near to the site? National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and <b>cycle movements</b>. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</p>	<p><b>RR</b> = no cycling provision and traffic speeds &gt;30mph with high vehicular traffic volume. <b>R</b> = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school. <b>A</b> = Poor or medium quality off-road path. <b>G</b> = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. <b>GG</b> = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	<p>Amber: Link to high quality Tins path but no provision on Coldham's Lane itself.</p>
<p><b>Air Quality, pollution, contamination and noise</b></p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Is the site within or near to an AQMA, the M11 or the A14?  The planning system has a role to play in the protection of</p>	<p><b>R</b> = Within or adjacent to an AQMA, M11 or A14 <b>A</b> = &lt;1000m of an AQMA, M11 or A14 <b>G</b> = &gt;1000m of an AQMA,</p>	<p>Green: &gt;1000m of an AQMA, M11, or A14</p>

<p><i>air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p>M11, or A14</p>	
<p>Would the development of the site result in an adverse impact/worsening of air quality? <i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.</i></p>	<p><b>R</b> = Significant adverse impact <b>A</b> = Adverse impact <b>G</b> = Minimal, no impact, reduced impact</p>	<p>Amber: Adverse impact</p>
<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator? <i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution. Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.</i></p>	<p><b>R</b> = Significant adverse impacts incapable of appropriate mitigation <b>A</b> = Adverse impacts capable of adequate mitigation <b>G</b> = No adverse effects or capable of full mitigation</p>	<p>Amber: Adverse impacts capable of adequate mitigation</p>
<p>Are there potential light pollution problems if the site is developed, as a receptor or generator?</p>	<p><b>R</b> = Significant adverse impacts incapable of appropriate mitigation <b>A</b> = Adverse impacts capable of adequate mitigation</p>	<p>Green: No adverse effects or capable of full mitigation</p>

	<b>G = No adverse effects or capable of full mitigation</b>	
Are there potential odour problems if the site is developed, as a receptor or generator?	<b>R = Significant adverse impacts incapable of appropriate mitigation</b> <b>A = Adverse impacts capable of adequate mitigation</b> <b>G = No adverse effects or capable of full mitigation</b>	Amber: Adverse impacts capable of adequate mitigation
Is there possible contamination on the site?  <i>Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.</i>	<b>R = All or a significant part of the site within an area with a history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period</b> <b>A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development</b> <b>G = Site not within or adjacent to an area with a history of contamination</b>	Amber: Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development
<b>Protecting Groundwater</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments</b>
Would development be within a source protection zone (EA data)?  <i>Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.</i>	<b>A = Within SPZ 1</b> <b>G = Not within SPZ1 or allocation is for greenspace</b>	Green: Not within SPZ1
<b>Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)</b>		
<b>Criteria</b>	<b>Performance</b>	<b>Comments</b>
Would allocation impact upon a historic park/garden?  <i>Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning</i>	<b>R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation</b> <b>A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of</b>	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas

<p><i>policy requires substantial harm to or loss of designated heritage assets of the highest significance, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.</i></p>	<p>appropriate mitigation  <b>G</b> = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>	
<p>Would development impact upon a Conservation Area?</p> <p><i>The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</i></p>	<p><b>R</b> = Site contains, is adjacent to, or within the setting of such an area with potential for significant negative impacts incapable of appropriate mitigation  <b>A</b> = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation  <b>G</b> = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	<p>Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas</p>
<p>Would development impact upon buildings of local interest</p> <p><i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> <li>- <i>The building is demonstrably incapable of beneficial use or reuse;</i></li> <li>- <i>or there are clear public benefits arising from redevelopment.</i></li> </ul> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p><b>A</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation  <b>G</b> = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p><b>R</b> = Known archaeology on site or in vicinity requiring verification before any planning consent can be given  <b>A</b> = Known archaeology on</p>	<p>Amber: Site to south of recently excavated early Christian cemetery (MCB14531), with settlement evidence within the plot</p>



	<p>site or in vicinity  <b>G</b> = No known archaeology on site or in vicinity</p>	<p>boundary (e.g. MCBs 17153, 19550 and at Neath Farm sites ECB3569 to the east and ECB150 to the west). An Archaeological Condition is recommended for any further consented schemes within the boundary.</p>
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**Biodiversity and Green Infrastructure**

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

<p>education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.</p> <p>As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</p>	<p>new features or network links</p>	
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?</p> <p>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits.</p> <p>Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</p>	<p><b>R</b> = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation</p> <p><b>A</b> = Any adverse impact on protected trees capable of appropriate mitigation</p> <p><b>G</b> = Site does not contain or adjoin any protected trees</p>	<p>Green: There are no Tree Preservation Orders on or near the site.</p>
<p><b>Any other information not captured above?</b></p>		
<p><b>Level 2 Conclusion</b></p>		
<p><b>Level 2 Conclusion</b> (after allowing scope for mitigation)</p>	<p><b>R</b> = Significant constraints or adverse impacts</p> <p><b>A</b> = Some constraints or adverse impacts</p> <p><b>G</b> = Minor constraints or adverse impacts</p>	<p>Green: Minor constraints or adverse impacts</p> <ul style="list-style-type: none"> <li>• &gt;800m from City Centre, District/Local centre or train station</li> <li>• Only 25% of the site is within 400m of bus services that link to the city centre and other areas.</li> </ul>
<p><b>Overall Conclusion</b></p>	<p><b>R</b> = Site with no significant development potential (significant constraints and adverse impacts)</p>	<p>Green: Site with development potential (few or minor constraints or adverse impacts)</p>

	<p><b>A</b> = Site with development potential (some constraints or adverse impacts)</p> <p><b>G</b> = Site with development potential (few or minor constraints or adverse impacts)</p>	<p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>• Existing employment</li> <li>• Potential for intensification and upgrading as part of the wider opportunities in the area</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>• Distance from Local Centre</li> <li>• Only 25% of the site is within 400m of bus services that link to the city centre and other areas.</li> </ul>
<p><b>Viability feedback (from consultants)</b></p>	<p><b>R</b> = Unlikely to be viable,  <b>A</b> = May be viable  <b>G</b> = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>

## Cambridge City Sites Assessment Pro Forma

<b>Site Information</b>	
<b>Site reference number(s):</b> E5 (Employment Land Review)	
<b>Site name/address:</b> 1 & 7-11 Hills Road	
<b>Functional area (taken from SA Scoping Report):</b> City Centre (Trumpington)	
<b>Map</b>	
<b>Site description:</b>	The site comprises two large office buildings, on either side of Harvey Road. They both lie on the eastern side of Hills Road. They are currently in office type uses with some University buildings. The surrounding area is mixed in character, with Hills Road predominantly commercial and Harvey Road predominantly residential.
<b>Current use (s):</b>	Offices
<b>Proposed use(s):</b>	Employment
<b>Site size (ha):</b> 1.401	
<b>Assumed net developable area:</b>	
<b>Assumed residential density:</b>	N/A
<b>Potential residential capacity:</b>	N/A
<b>Existing Gross Floorspace:</b>	
<b>Proposed Gross Floorspace:</b>	
<b>Site owner/promoter:</b>	
<b>Landowner has agreed to promote site for development?</b>	
<b>Site origin:</b>	Employment Land Review
<b>Relevant planning history:</b>	None relevant.

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

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

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

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



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

#### Level 1 Conclusion

Level 1 Conclusion (after allowing scope for mitigation)  <i>Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.</i>	<b>RR</b> = Very significant constraints or adverse impacts <b>R</b> = Significant constraints or adverse impacts <b>A</b> = Some constraints or adverse impacts <b>G</b> = Minor constraints or adverse impacts <b>GG</b> = None or negligible constraints or adverse impacts	Amber: Some constraints or adverse impacts. <ul style="list-style-type: none"> <li>• Surface water flooding issues which could affect site layout</li> <li>• Adjacent to listed buildings</li> </ul>
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#### Level 2

##### Accessibility to existing centres and services

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

<p>centre?</p> <p><i>A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.</i></p>	<p><b>G = &lt;400m</b></p>	
<p>How far is the nearest health centre or GP service?</p> <p><i>Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.</i></p>	<p><b>R = &gt;800m</b>  <b>A = 400-800m</b>  <b>G = &lt;400m</b></p>	<p>Green: Site is within 400m distance of Lensfield Medical Practice, 48 Lensfield Road, CB2 IEH</p>
<p>Would development lead to a loss of community facilities?</p>	<p><b>R = Allocation would lead to loss of community facilities</b>  <b>G = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</b></p>	<p>Green: Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible</p>
<p>How far is the nearest secondary school?</p> <p><i>In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local</i></p>	<p><b>R = &gt;3km</b>  <b>A = 1-3km</b>  <b>G = &lt;1km or non-housing allocation</b></p>	<p>Green: Potential allocation is for employment development</p>

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

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

<p>Strategy) has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development</p>		
Supporting Economic Growth		
Criteria	Performance	Comments
<p>How far is the nearest main employment centre?</p> <p><i>National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.</i></p>	<p><b>R</b> = &gt;3km  <b>A</b> = 1-3km  <b>G</b> = &lt;1km or allocation is for or includes a significant element of employment or is for another non-residential use</p>	<p>Green: Site is less than 1km from an employment centre.</p>
<p>Would development result in the loss of employment land identified in the Employment Land Review?</p> <p><i>The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.</i></p>	<p><b>R</b> = Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (&gt; 50%)  <b>A</b> = Some loss of employment land and job opportunities mitigated by alternative allocation in the area (&lt; 50%).  <b>G</b> = No loss of employment land / allocation is for employment development</p>	<p>Green: Potential allocation is for employment development.</p>
<p>Would allocation result in development in deprived areas of Cambridge?</p> <p><i>The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and</i></p>	<p><b>A</b> = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  <b>G</b> = Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.</p>	<p>Green: Site in Trumpington LSOA 8005: 21.59 (within 40% most deprived LSOA)</p>

<p>measured separately. These domains are experienced by individuals living in an area. Inclusion of this criteria will identify where development may benefit areas where deprivation is an issue.</p>		
<b>Sustainable Transport</b>		
Criteria	Performance	Comments
<p>What type of public transport service is accessible at the edge of the site?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site. In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.</i></p>	<p><b>R</b> = Service does not meet the requirements of a high quality public transport (HQPT)  <b>A</b> = service meets requirements of high quality public transport in most but not all instances  <b>G</b> = High quality public transport service</p>	<p>Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.</p>
<p>How far is the site from an existing or proposed train station?</p> <p><i>National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.</i></p>	<p><b>R</b> = &gt;800m  <b>A</b> = 400 - 800m  <b>G</b> = &lt;400m</p>	<p>Amber: Half of site is between 400 and 800m from an existing train station.</p>
<p>What type of cycle routes are accessible near to the site?</p> <p><i>National Planning Policy</i></p>	<p><b>RR</b> = no cycling provision and traffic speeds &gt;30mph with high vehicular traffic volume.</p>	<p>Green: There is a direct link to the Gresham Rd route to the station and city centre</p>

<p><i>stresses the importance of developments being located and designed where practical to give priority to pedestrian and <b>cycle movements</b>. The inclusion of criteria that measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.</i></p>	<p><b>R</b> = No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.</p> <p><b>A</b> = Poor or medium quality off-road path.</p> <p><b>G</b> = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.</p> <p><b>GG</b> = Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.</p>	
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**Air Quality, pollution, contamination and noise**

Criteria	Performance	Comments
<p>Is the site within or near to an AQMA, the M11 or the A14?</p> <p><i>The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.</i></p>	<p><b>R</b> = Within or adjacent to an AQMA, M11 or A14</p> <p><b>A</b> = &lt;1000m of an AQMA, M11 or A14</p> <p><b>G</b> = &gt;1000m of an AQMA, M11, or A14</p>	<p>Red: Site within an AQMA</p>
<p>Would the development of the site result in an adverse impact/worsening of air quality?</p> <p><i>National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or</i></p>	<p><b>R</b> = Significant adverse impact</p> <p><b>A</b> = Adverse impact</p> <p><b>G</b> = Minimal, no impact, reduced impact</p>	<p>Amber: Adverse impact</p>

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



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

<p>planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.</p>	<p><b>A</b> = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation <b>G</b> = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area</p>	
<p>Would development impact upon buildings of local interest <i>There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:</i></p> <ul style="list-style-type: none"> <li>- <i>The building is demonstrably incapable of beneficial use or reuse;</i></li> <li>- <i>or there are clear public benefits arising from redevelopment.</i></li> </ul> <p><i>As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.</i></p>	<p><b>A</b> = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation <b>G</b> = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>	<p>Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings</p>
<p>Would development impact upon archaeology?</p>	<p><b>R</b> = Known archaeology on site or in vicinity requiring verification before any planning consent can be given <b>A</b> = Known archaeology on site or in vicinity <b>G</b> = No known archaeology on site or in vicinity</p>	<p>Amber: Undated human skeleton discovered during building works at a former site of Perse School and unrelated medieval pottery from another part of site (MCBs 5565, 5546). An Archaeological Condition is recommended for any consented scheme</p>
<b>Biodiversity and Green Infrastructure</b>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)  <i>Sites of local nature</i></p>	<p><b>R</b> = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation <b>A</b> = Contains or is adjacent to an existing site and impacts capable of appropriate</p>	<p>Green:</p>

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

<p><i>development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</i></p>		
<p>Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?  <i>Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.</i></p>	<p><b>R</b> = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation  <b>A</b> = Any adverse impact on protected trees capable of appropriate mitigation  <b>G</b> = Site does not contain or adjoin any protected trees</p>	<p>Amber: There are two Tree Preservation Orders on-site</p>
<p><b>Any other information not captured above?</b></p>		
<p><b>Level 2 Conclusion</b></p>		
<p><b>Level 2 Conclusion</b> (after allowing scope for mitigation)</p>	<p><b>R</b> = Significant constraints or adverse impacts  <b>A</b> = Some constraints or adverse impacts  <b>G</b> = Minor constraints or adverse impacts</p>	<p>Amber: Some constraints or adverse impacts</p> <ul style="list-style-type: none"> <li>• Site is within an AQMA</li> <li>• 2 TPO's on site</li> </ul>
<p><b>Overall Conclusion</b></p>	<p><b>R</b> = Site with no significant development potential (significant constraints and adverse impacts)  <b>A</b> = Site with development potential (some constraints or adverse impacts)  <b>G</b> = Site with development potential (few or minor constraints or adverse impacts)</p>	<p>Amber: Site with development potential (some constraints or adverse impacts)</p> <p><b>Pros:</b></p> <ul style="list-style-type: none"> <li>• Existing employment site;</li> <li>• This is a sustainable location for high quality office development. There is potential for employment intensification on this site.</li> </ul> <p><b>Cons:</b></p> <ul style="list-style-type: none"> <li>• There are surface water issues on site, possible to mitigate with careful</li> </ul>

		<p>consideration to site layout;</p> <ul style="list-style-type: none"> <li>• The site is adjacent to some Listed Buildings with potential for negative impacts capable of appropriate mitigation; and</li> <li>• The site is within an Air Quality Management Area. Mitigation although it is not likely that there would be net worsening of air quality. Surface water flooding issues</li> </ul>
<p><b>Viability feedback (from consultants)</b></p>	<p><b>R</b> = Unlikely to be viable,  <b>A</b> = May be viable  <b>G</b> = Likely to be viable</p>	<p>Amber: Viability work is currently underway and will inform the next stage of site allocations work and any future updates of the SHLAA</p>