Intended for

Cambridge City Council and South Cambridgeshire District Council

Date

November, 2015

Project Number

UK15-22172

# CAMBRIDGE AND SOUTH CAMBRIDGESHIRE LOCAL PLANS SA ADDENDUM REPORT

ANNEX 1
SITE ASSESSMENT
PROFORMAS &
SUMMARY RESULTS

## **Site Assessment Proformas & Summary Results**

### Introduction

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

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

### Site assessment

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

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

### Identification of sites

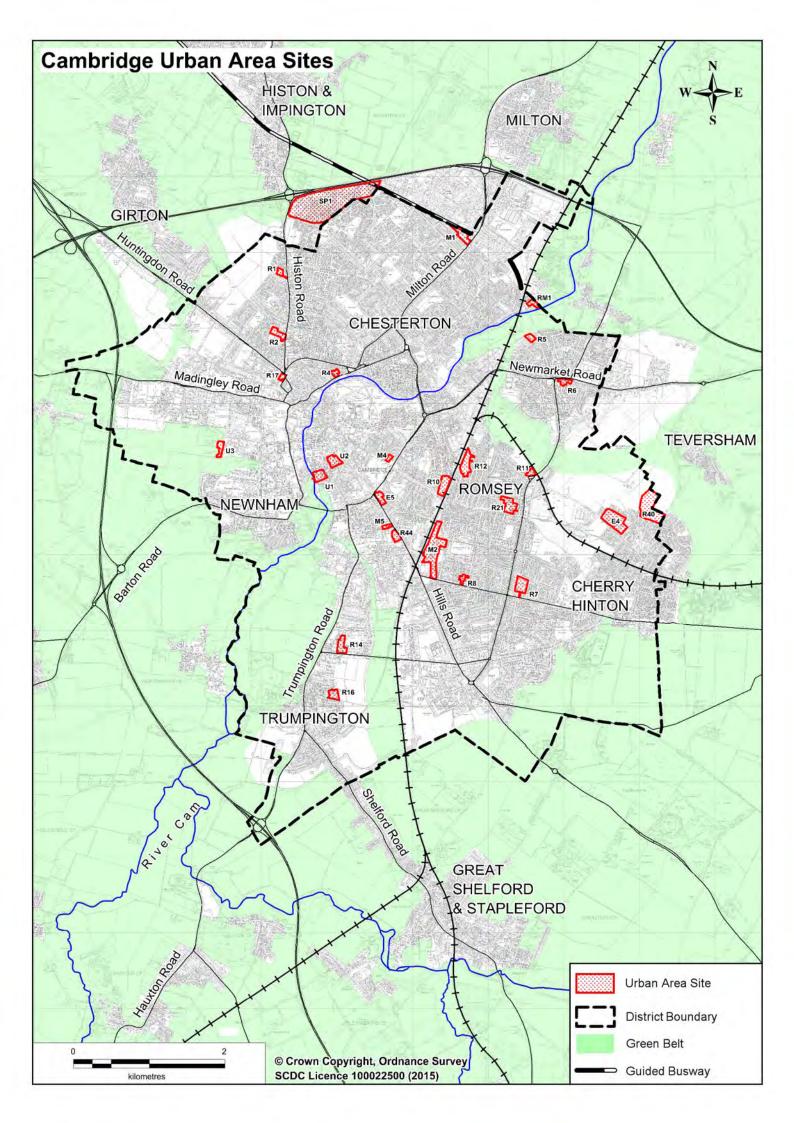
The sites tested reflect the sites identified in each Councils' Sustainability Appraisals which accompanied the Submission Local Plans, with the following exceptions:

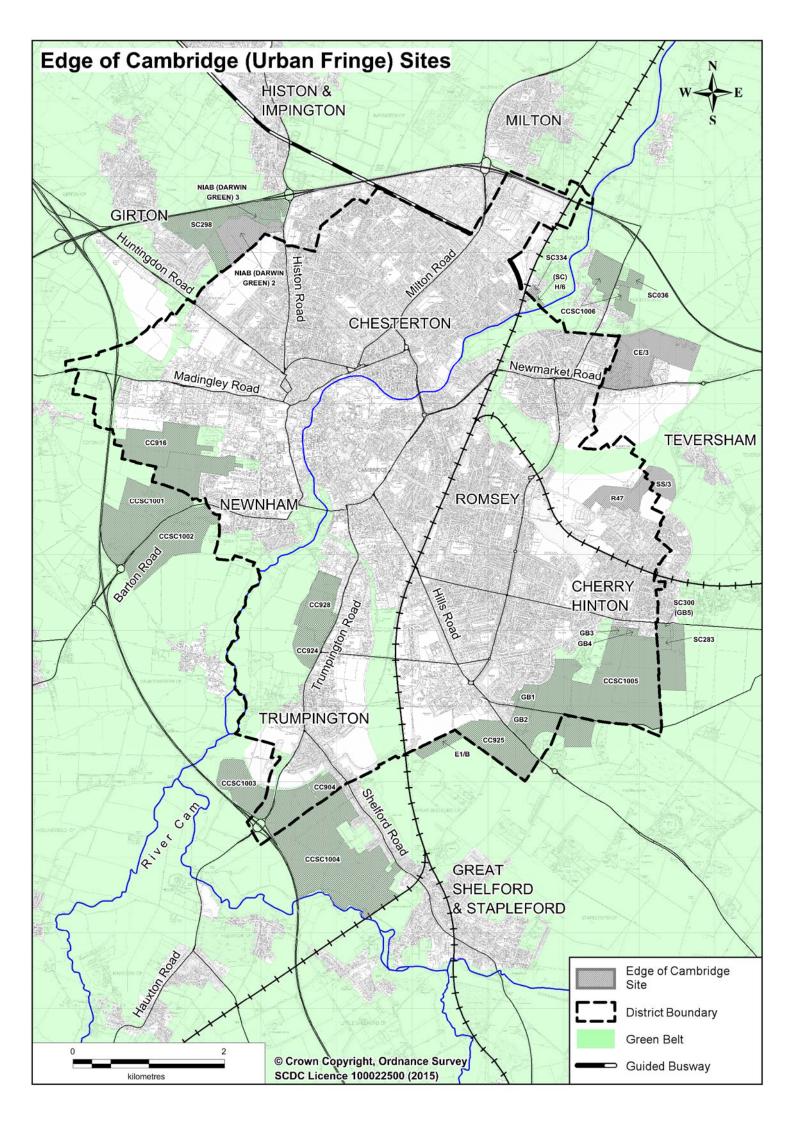
- Sites tested which have subsequently gained planning permission; these sites
  are now part of existing commitments and will contribute towards meeting
  needs. A list of these sites in included in Appendix 8 in the SA Addendum
  Report.
- Edge of Cambridge sites have been considered in Appendix 3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

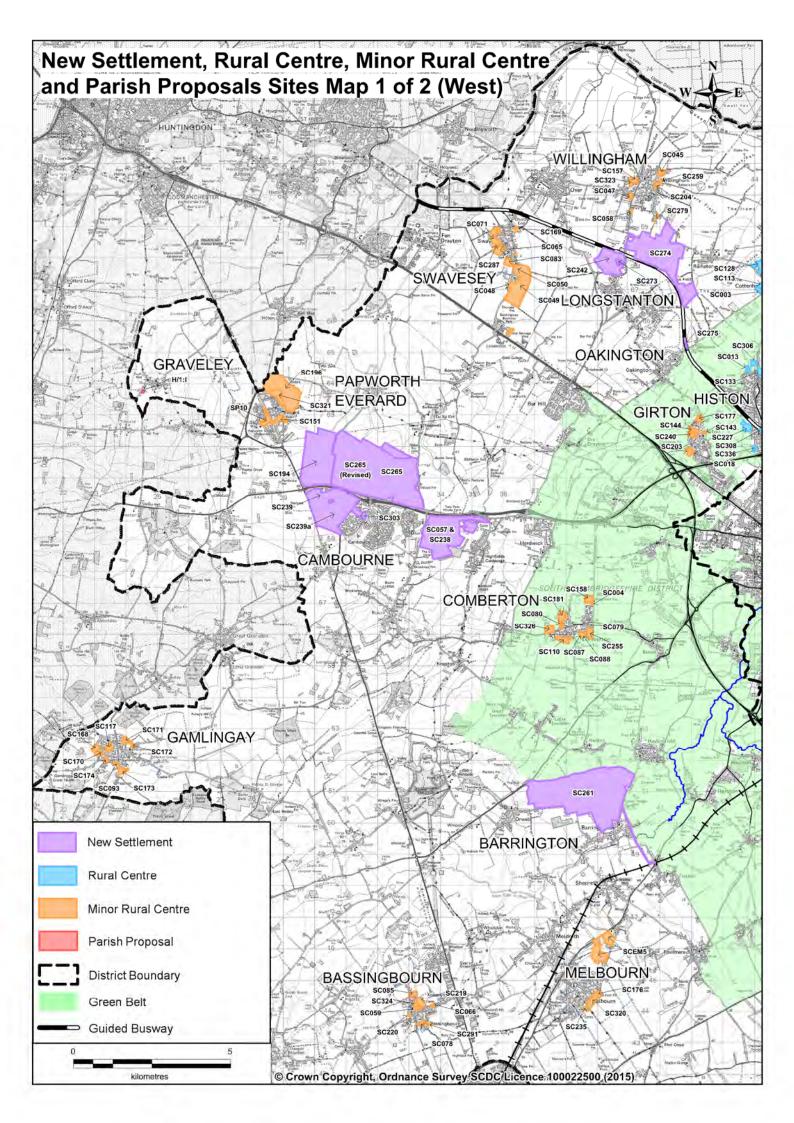
## Site assessment summary table

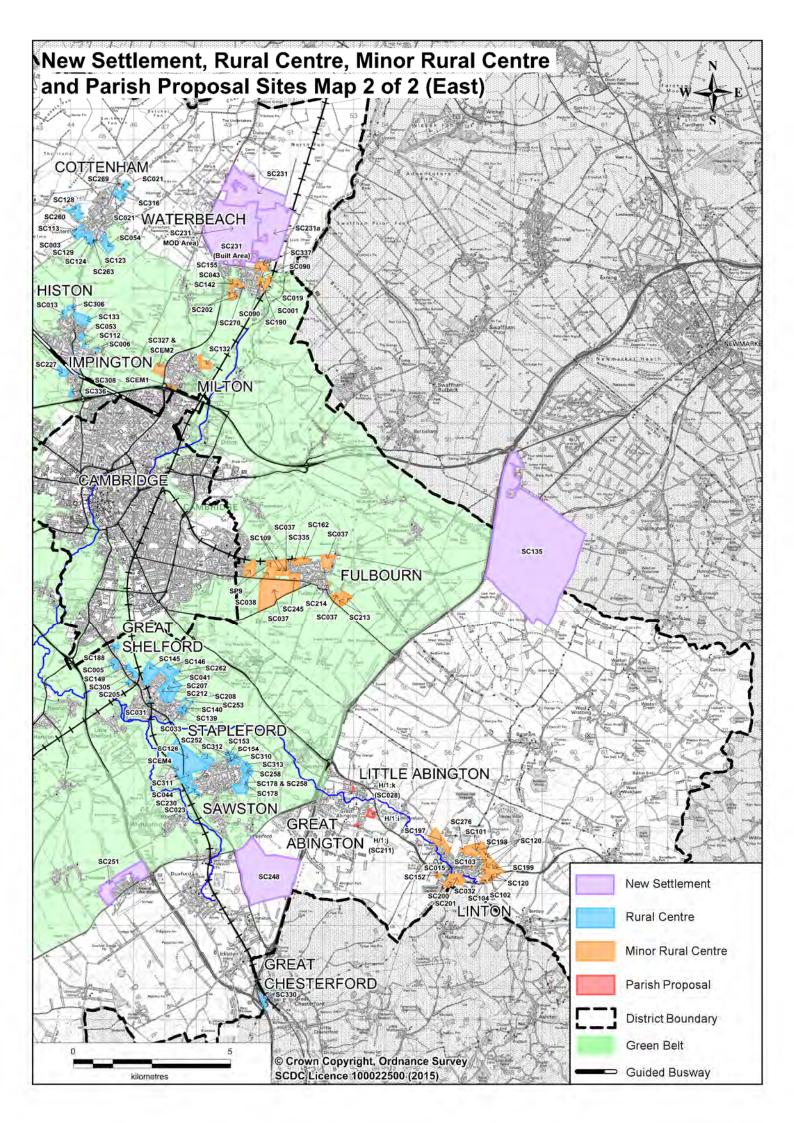
The following table summarises the results of the individual site assessment proforma for each of the sites. It includes the following information:

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









Site Number	Location	Site Name / Address	Proposed Use(s)	Reference	(SC & CC)	Site Size in Hectares (Ha)	dwellings)	Development Sequence
R1	Arbury	295 Histon Road	Residential development	R1	SC/1 g & R1	SC 0, CC 0.711		Urban Area
R2 R4	Arbury West Chesterton	Willowcroft, 137-143 Histon Road  Henry Giles House. Chesterton Road	Residential development Residential development	R2 R4	SC/1 h & R2 SC/1 f & R4	SC 0, CC 1.59 SC 0, CC 0.775		Urban Area Urban Area
R5	Abbey	Camfields Resource Centre and Oil Depot	Residential development	R5	(CC) R5	SC 0, CC 0.778		Urban Area
R7	Coleridge	The Paddocks, Cherry Hinton Road	Residential development	R7	(CC) R7	SC 0, CC 2.796		Urban Area
R8	Coleridge	149 Cherry Hinton Road & Telehpne Exchange Coleridge Road	Residential development	R8	(CC) R8	SC 0, CC 0.76		Urban Area
R10	Petersfield	Mill Road Depot and adjoining properties, Mill Road	Residential development	R10	(CC) R10	SC 0, CC 2.7		Urban Area
R11	Romsey	Horizon Resource Centre, 285 coldham's Lane	Residential development	R11	(CC) R11	SC 0, CC 0.82	2 40	Urban Area
R12	Romsey	Ridgeons, 75 Cromwell Road	Residential development	R12	(CC) R12	SC 0, CC 3.27	120	Urban Area
R14	Trumpington	BT telephone exchange and car park, Long Road	Residential development	R14	(CC) R14	SC 0, CC 2.012	? 76	Urban Area
R16	Trumpington	Cambridge Professionsl Development Centre, Foster Road	Residential development	R16	(CC) R16	SC 0, CC 3.15		Urban Area
R17	Castle	Mount Pleasant House	Residential development	R17	(CC) R17	SC 0, CC 0.57		Urban Area
M4	Market	Police Station, Parkside	Residential development	M4	(CC) M4	SC 0, CC 0.485		Urban Area
R40 R44	Abbey Trumpington	Land north of Teversham Drift (also referrered to as R22)  Betieman House	Residential development	R40 R44	(CC) R22 (CC) R44	SC 3.67, CC 8.79	SC 147, CC 351 (total 498)	Urban Area Urban Area
M1	Kings Hedges	379-381 Milton Road	Residential development Mixed use sites	M1	(CC) R44 (CC) M1	SC 0, CC 2.413		Urban Area Urban Area
M2	Coleridge	Clifton Road Area	Mixed use sites	M2	(CC) M1	SC 0, CC 2.413	· ·	Urban Area Urban Area
M5	Trumpington	82-88 Hills Road and 57 - 63 Bateman Street	Mixed use sites	M5	(CC) M5	SC 0, CC 0.58		Urban Area
R6	Abbey	636-656 Newmarket Road, Holy Cross Church, East Barnwell Community Centre and Meadowlands, Newmarket	Mixed use sites	R6	(CC) R6	SC 0, CC 1.01		Urban Area
R21	Romsey	315-249 Mill Road and Brookfields	Mixed use sites	R21	(CC) R21	SC 0, CC 2.87		Urban Area
E4	Cherry Hinton	Church End Industrial Estatem Rosemary Lane	Employment	E4	(CC) E4	SC 0, CC 6.621		Urban Area
E5	Trumpington	1 and 7-11 Hills Road	Employment	E5	(CC) E5	SC 0, CC 1.401	0	Urban Area
U1	Market	Old Press/Mill Lane site	University	U1	(CC) U1	SC 0, CC 2.004	0	Urban Area
U2	Market	New Museums, Downing Street	University	U2	(CC) U2	SC 0, CC 1.971	0	Urban Area
U3	Newnham	Grange Farm, off Wilberforce Road	University	U3	(CC) U3	SC 0, CC 1.22	_	Urban Area
RM1	East Chesterton	Fen Road	Residential Moorings	RM1	(CC) RM1	SC 0, CC 0.988		Urban Area
Policy SP/1	Orchard Park	Orchard Park - remaining land parcels	Residential	SP/1	(SC) SS/1	SC 32.29, CC 0		Urban Area
CCSC1001	Newnham (Broad Location 2)	Land North of Barton Road (Developer Proposal)	Mixed Use			SC 164.11, CC 156.96		Edge of Cambridge
CCSC1002 CCSC1003	Newnham (Broad Location 1)	Land South of Barton Road (Developer Proposal)	Mixed Use Mixed Use			SC 58.45, CC 0		Edge of Cambridge Edge of Cambridge
CCSC1003	Trumpington (Broad Location 4) Great Shelford (Broad Location 5)	Land South of Trumpinton Meadows (Developer Proposal)  Land South of Addenbrooke's Road (Developer Proposal	Mixed Use			SC 27.56, CC 4.65 SC 145, CC 45		Edge of Cambridge
CCSC1005	Fulbourn (Broad Location 7)	Land between Babraham Road and Fulbourn Road (Developer Proposal	Mixed Use			SC 53.97. CC 116.55		Edge of Cambridge
CCSC1006	Fen Ditton (Broad Location 9)	Land at Fen Ditton (Developer Proposal)	Mixed Use			SC 74.99, CC 0		Edge of Cambridge
E1/B	Great Shelford (Broad Location 6)	Land to south of Addenbrooke's Road between Babraham Road and Shelford Road	Employment		(SC) E1/B	11.39		Edge of Cambridge
CC916	Newnham (Broad Location 1)	Grange Farm	Residential			SC 0, CC 44.03		Edge of Cambridge
CC924	Trumpington (Broad Location 3)	Land West of Trumpington Road	Residential			CC 45.03	1019 to 1529	Edge of Cambridge
CC928	Trumpington (Broad Location 3)	Trumpington Road West amended	Residential			CC 32.8		Edge of Cambridge
CC904	Trumpington (Broad Location 5)	Land East of Hauxton Road	Mixed use			CC 9.22		Edge of Cambridge
CC925	Queen Ediths (Broad Location 6)	Land South of Addenbrooke's and Southwest of Babraham Road	Residential			SC0, CC 39.08		Edge of Cambridge
	Fulbourn (Broad Location 7)	Land South of Cambridge Road Fulbourn, Cambridge	Residential		(00) 000	SC 6.62		Edge of Cambridge
	Queen Ediths (Broad Location 7)	Land South of Worts' Causeway  Land North of Worts' Causeway	Residential Residential		(CC) GB2	SC 0, CC 6.8		Edge of Cambridge
SC283 CC929 (GB2)	Ougan Edithe (Broad Leastion 7)	II and North Or Worts Causeway	RESIDEDIJA		(CC) GB1	SC 0, CC7.33 SC 0, CC 2.3		Edge of Cambridge Edge of Cambridge
CC929 (GB2) CC930 (GB1)	Queen Ediths (Broad Location 7)				I(CC) CB3		, ,	
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Site 239 (revised boundary)	Cambourne	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the	A1 Mixed use	17 (I&01)	(SC) SS/8	92	1200 Rural Centre
Site 303	Cambourne	Cambourne, land at Cambourne Business Park	Residential	H1 (I&O2)	(00) 00/0	7.33	165 Rural Centre
Site 239	Cambourne	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the	A1 Mixed use	17 (I&01)		150.88	2250 Rural Centre
Site 194	Cambourne	Land north of A428	Mixed use			164.11	2626 New Settlement
Site 265	Cambourne	Land to the north of the A428	Mixed use			271.65	2500 New Settlement
Site 265 (Revised)	Cambourne	Land to the north of the A428 (Developer Proposal)	Mixed use			271.65	3500 New Settlement
Site 248	Hinxton	Hanley Grange, east of A1301 and west of A11	Mixed use			264.56	5000 New Settlement
Site 251	Heathfield	Land at Heathfield (north of Duxford Airfield)	Residential			60.11	962 New Settlement
Site 261	Barrington	Land at Barrington Quarry	Residential			404.99	3250 New Settlement
Site 116	Sawston	Land Rear of 41 Mill Lane, Sawston	Residential	11 (I&01)		1.59	32 Rural Centre
Site 023	Sawston	Land between 66 & 68 Common Lane, Sawston	Residential	12 (I&01)		0.5	14 Rural Centre
Site 133	Histon & Impington	Land at Buxhall Farm, Glebe Way, Histon	Residential	13 (I&01)		12.44	187 Rural Centre
Site 112	Histon & Impington	Land r/o 49-71 Impington Lane, Impington	Residential	14 (1&01)	(SC) H/1 d	1.82	20 Rural Centre
Site 114	Histon & Impington	Land north of Impington Lane, Impington	Residential	15 (1&01)	(SC) H/1 d	1.77	5 Rural Centre
Site 005	Great Shelford & Stapleford	Land off Cambridge Road, Great Shelford	Residential	18 (I&01)		3.96	89 Rural Centre
Site 258	Sawston	Land south of Babraham Road, Sawston	Residential	8 (1&01)	(00) 11/4	4.63	104 Rural Centre
Site 178 & 258 (revised boundary)	Sawston	Land south of Babraham Road	Residential	8&9 (I&01)	(SC) H/1 c	11.64	260 Rural Centre 160 Rural Centre
Site 178	Sawston	Land east of Sawston	Residential	9 (1&01)		17.21	10 Rural Centre
Site 308	Histon & Impington	Histon, Land at Former Bishops Hardware Store	Residential	H2 (I&O2)		0.22	
Site 310	Sawston Sawston	Sawston, Dales Manor Business Park Sawston, land north of White Field Way	Residential Residential	H3 (I&O2) H4 (I&O2)		2.06	47 Rural Centre 66 Rural Centre
Site 311		,		· ' '	(00) 11/4 -		200 Rural Centre
Site 312 Site 313	Sawston Sawston	Sawston, land at Former Marley Tiles Site, Dales Manor Business Park  Land north of Babraham Road. Sawston	Residential Residential	H5 (I&O2) H6 (I&O2)	(SC) H/1 a (SC) H/1 b	10.7 3.64	80 Rural Centre
Site 330	Great Chesterford	Great Chesterford, Land adjacent to Whiteways, Ickleton Road	Residential	110 (I&UZ)	(3C) H/TD	3.64	88 Rural Centre
Site 305	Great Shelford	Great Shelford, Land adjacent to Whiteways, ickleton Road  Great Shelford, Land east of The Hectare, Walden Way & Hobson Acre	Residential			3.54	63 Rural Centre
Site 303	Great Shellford & Stapleford	The Railway Tavern, Station Road, Great Shelford	Residential			0.12	13 Rural Centre
Site 031	Great Shelford & Stapleford	Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)	Residential			1.91	52 Rural Centre
Site 041	Great Shelford & Stapleford	Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)	Residential			16.93	254 Rural Centre
Site 139	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			2.8	63 Rural Centre
Site 140	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			0.72	15 Rural Centre
Site 141	Great Shelford & Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	Residential			2.08	47 Rural Centre
Site 145	Great Shelford & Stapleford	Land at Granhams Farm, Great Shelford	Residential			17.54	263 Rural Centre
Site 146	Great Shelford & Stapleford	Land at Hinton Way, Great Shelford	Residential			12.16	182 Rural Centre
Site 149	Great Shelford & Stapleford	Land at Marfleet Close, Great Shelford	Residential			0.82	17 Rural Centre
Site 188	Great Shelford & Stapleford	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	Residential			1.8	49 Rural Centre
Site 205	Great Shelford & Stapleford	Land north-west of 11 Cambridge Road, Great Shelford	Residential			1.41	29 Rural Centre
Site 207	Great Shelford & Stapleford	Land east of Hinton Way, north of Mingle Lane, Great Shelford	Residential			10.04	151 Rural Centre
Site 208	Great Shelford & Stapleford	Land to the north of Gog Magog Way, Stapleford	Residential			0.32	7 Rural Centre
Site 212	Great Shelford & Stapleford	Land east of Hinton Way, Great Shelford	Residential			1.97	53 Rural Centre
Site 253	Great Shelford & Stapleford	Land at Gog Magog Way / Haverhill Road, Stapleford	Residential			0.38	11 Rural Centre
Site 262	Great Shelford & Stapleford	Land at Hinton Way, Stapleford	Residential			1.21	33 Rural Centre
Site 306	Histon & Impington	Histon, Land west of 113 Cottenham Road	Residential			2.16	22 Rural Centre
Site 006	Histon & Impington	Land off Clay Close Lane, Impington	Residential			0.59	16 Rural Centre
Site 013	Histon & Impington	Land rear of 59 & 61 Cottenham Road, Histon	Residential			1.72	46 Rural Centre
Site 053	Histon & Impington	Mill Lane, Impington	Residential			1.35	32 Rural Centre
Site 227	Histon & Impington	Land off Villa Road, Histon	Residential			6.64	21 Rural Centre
Site 336	Histon & Impington	Impington, Land off Lone Tree Avenue	Residential			1.37	37 Rural Centre
Site 044 Site 126	Sawston Sawston	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)	Residential Residential			6.57 38.14	149 Rural Centre 572 Rural Centre
Site 153	Sawston	Land at Cambridge Road, Sawston  Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	Residential	6 (I&O1)		3.56	80 Rural Centre
Site 154	Sawston	Land at Former Mariey Tiles Site, Dales Marior Business Park, Sawston  Land at Grove Road / West Way, Dales Manor Business Park, Sawston	Residential	7 (I&O1)		5.19	117 Rural Centre
Site 230	Sawston	Mill Lane, Sawston	Residential	10 (I&O1)		1.48	40 Rural Centre
Site 252	Sawston	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston	Residential	Ιο (ΙαΟΙ)		8.62	194 Rural Centre
SCEM4	Sawston	Land Adjacent Sawston Bypass	Employment			3.7	0 Rural Centre
Site 021	Cottenham	Land to the rear of 69 High Street, Cottenham	Residential	21 (I&01)		0.76	21 Rural Centre*
Site 260	Cottenham	Land at Oakington Road, Cottenham	Residential	22 (1&01)		4.9	110 Rural Centre*
Site 003	Cottenham	The Redlands, Oakington Road, Cottenham	Residential	23 (1&01)		2.87	65 Rural Centre*
Site 129	Cottenham	Land south of Ellis Close and East of Oakington Road, Cottenham	Residential	24 (I&01)		4.4	99 Rural Centre*
Site 123	Cottenham	Land off Histon Road, Cottenham	Residential	25 (I&01)		0.83	17 Rural Centre*
Site 263	Cottenham	Land to the rear of 34 - 46 Histon Road, Cottenham	Residential	26 (I&01)		1.04	21 Rural Centre*
Site 125	Cottenham	Cottenham Sawmills, Cottenham	Residential	27 (I&01)		1.35	9 Rural Centre*
Site 054	Cottenham	Land at the rear of 335 High Street, Cottenham	Residential			10	225 Rural Centre*
Site 113	Cottenham	Land behind Rampton Road/Oakington Road Cottenham	Residential			26.61	175 Rural Centre*
Site 124	Cottenham	Cottenham Sawmills, Cottenham	Residential			1.35	27 Rural Centre*
Site 128	Cottenham	Land at Rampton Road, Cottenham	Residential			9.77	220 Rural Centre*
Site 241	Cottenham	The Woodyard, Cottenham	Residential			1.22	25 Rural Centre*
Site 269	Cottenham	Land adjacent to The Woodyard, Cottenham	Residential			1.42	29 Rural Centre*
Site 316	Cottenham	Cottenham, Land to Rear of High Street	Residential			7.02	158 Rural Centre*
Site 152	Linton	Land east of Station Road, Linton	Residential	29 (I&01)		1.78	36 Minor Rural Centre
OILC TOZ	10 "	Landoff Crown Dood Combinatory	Residential	32 (I&01)		4.32	47 Minor Rural Centre
Site 171	Gamlingay	Land off Grays Road, Gamlingay					
Site 171 Site 117	Gamlingay	Green End Industrial Estate, Green End, Gamlingay	Residential	33 (I&01)	(SC) H/1 f	4.09	92 Minor Rural Centre
Site 171 Site 117 Site 093	Gamlingay Gamlingay	Green End Industrial Estate, Green End, Gamlingay  Land at Mill Road, Gamlingay	Residential Residential	33 (I&01) 34 (I&01)	(SC) H/1 f	1.18	24 Minor Rural Centre
Site 171 Site 117	Gamlingay	Green End Industrial Estate, Green End, Gamlingay	Residential	33 (I&01) 34 (I&01) 45 (I&01)	(SC) H/1 f (SC) H/1 g		

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Site 204 Site 001	Willingham Waterbeach	Land to the rear of Green Street, Willingham	Residential Residential	47 (1&01)		2.6 0.59	39 Minor Rural Centre 14 Minor Rural Centre
Site 202	Waterbeach	Land off Lode Avenue, Waterbeach  Land off Cambridge Road, Waterbeach	Residential	51 (I&01) 52 (I&01)		4.81	8 Minor Rural Centre
Site 320	Melbourn	Melbourn, land to the east of New Road	Residential	H7 (I&O2)		26.02	200 Minor Rural Centre
Site 176	Melbourn	East Farm. Melbourn	Residential	H8 (I&O2)		2.83	60 Minor Rural Centre
Site 331	Melbourn	East Farm	Residential	H8 (I&O2)		2.83	60 Minor Rural Centre
Site 235	Melbourn	36 New Road, Melbourn	Residential	HB (I&OZ)	(SC) H/1 e	0.71	14 Minor Rural Centre
Site 168	Gamlingay	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)	Residential		(30)11/16	4.64	104 Minor Rural Centre
Site 170	Gamlingay	Land off Green Acres, Gamlingay (land west of 3 d of Greenactes, Gamlingay)  Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)	Residential			1.88	38 Minor Rural Centre
Site 172	Gamlingay	Land rear of Merton Farm, Gamlingay	Residential			1.24	25 Minor Rural Centre
Site 173	Gamlingay	Land off Honey Hill, Gamlingay	Residential			4.51	101 Minor Rural Centre
Site 174	Gamlingay	Land off Green End, Gamlingay	Residential			1.52	31 Minor Rural Centre
Site 015	Linton	1 Horseheath Road, Linton	Residential			0.28	6 Minor Rural Centre
Site 013	Linton	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)	Residential			3.96	89 Minor Rural Centre
Site 101	Linton	Land to the east of Linton (to the north of Tower View and Balsham Road), Linton	Residential			18.16	272 Minor Rural Centre
Site 101	Linton	Land to the east of Linton (to the east of The Ridgeway and north of Bartlow Road), Linton	Residential			1.42	29 Minor Rural Centre
Site 102	Linton	Land to the east of Linton (lot the east of The Ridgeway and Horitron Bartiow Road), Linton  Land to the east of Linton (land north of Horseheath Road), Linton	Residential			6.53	147 Minor Rural Centre
Site 103	Linton		Residential			3.68	83 Minor Rural Centre
	Linton	Land to the east of Linton (land south of Bartlow Road), Linton					
Site 120		Land East of Linton	Residential			46.05	691 Minor Rural Centre
Site 197	Linton	Land adjacent to Back Road, Linton	Residential			16.73	251 Minor Rural Centre
Site 198	Linton	Land adjacent to Balsham Road, Linton	Residential			3.07	69 Minor Rural Centre
Site 199	Linton	Land adjacent to Horseheath Road, Linton	Residential			6.53	147 Minor Rural Centre
Site 200	Linton	Land to the north and south of Long Lane and east of The Grip, Linton	Residential			6.48	146 Minor Rural Centre
Site 201	Linton	Land north of Cambridge Road, Linton	Residential			6.3	142 Minor Rural Centre
Site 276	Linton	Land adjacent to Paynes Meadow, Linton	Residential			0.83	22 Minor Rural Centre
Site 318	Linton	Linton, Land to the east of Linton	Residential			27.95	420 Minor Rural Centre
Site 196	Papworth Everard	Land to east of Ridgeway and north of Old Pine Way, Papworth Everard	Residential			81.77	981 Minor Rural Centre
Site 321	Papworth Everard	Papworth Everard, land at The Ridgeway	Residential			11.12	167 Minor Rural Centre
Policy SP/10, site 2	Papworth Everard	Papworth Everard West Central	Residential	SP/10(2)	(SC) H/3	8.55	66 and 2 Minor Rural Centre
Site 019	Waterbeach	Land adj to 35 Burgess Road, Waterbeach	Residential			4	30 Minor Rural Centre
Site 043	Waterbeach	Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)	Residential			5.35	120 Minor Rural Centre
Site 090	Waterbeach	Burgess Road, Waterbeach	Residential			1.14	19 Minor Rural Centre
Site 091	Waterbeach	Saberton Close, Waterbeach	Residential			1.08	12 Minor Rural Centre
Site 142	Waterbeach	Land north of Poorsfield Road, Waterbeach	Residential			0.2	5 Minor Rural Centre
Site 155	Waterbeach	North side of Bannold Road, Waterbeach	Residential	50 (I&01)		1.43	29 Minor Rural Centre
Site 190	Waterbeach	Land adjacent to Pieces Lane, Waterbeach	Residential			1.78	30 Minor Rural Centre
Site 270	Waterbeach	Land off Gibson Close, Waterbeach	Residential			0.69	14 Minor Rural Centre
Site 337	Waterbeach	Waterbeach, Land adjacent to Bannold Road	Residential			6.21	140 Minor Rural Centre
Site 047	Willingham	Land to the south of Over Road, Willingham	Residential			1.84	28 Minor Rural Centre
Site 058	Willingham	Land South of 77 Station Road, Willingham	Residential			0.41	2 Minor Rural Centre
Site 157	Willingham	Land to the rear of High Street / George Street, Willingham	Residential			2.55	57 Minor Rural Centre
Site 259	Willingham	Land Adjacent to 15 Priest Lane, Willingham	Residential			0.52	12 Minor Rural Centre
Site 279	Willingham	Land at Black Pit Drove / Rampton Road, Willingham	Residential			0.85	10 Minor Rural Centre
Site 323	Willingham	Willingham, Land north of Rook Grove	Residential			2.08	25 Minor Rural Centre
Site 074	Fulbourn	Land off Station Road, Fulbourn	Residential	28 (I&01)		12.41	186 Minor Rural Centre*
Site 083	Swavesey	Land south of Whitton Close & west of Boxworth End, Swavesey	Residential	36 (I&01)		7.65	75 Minor Rural Centre*
Site 085	Bassingbourn	Next to Walnut Tree Close, North End, Bassingbourn	Residential	37 (I&01)		3.14	53 Minor Rural Centre*
Site 219	Bassingbourn	Land north of Elbourn Way, Bassingbourn	Residential	38 (I&01)		5.31	41 Minor Rural Centre*
Site 078	Bassingbourn	Land between South End & Spring Lane, Bassingbourn	Residential	39 (I&01)		2.12	48 Minor Rural Centre*
Site 143	Girton	Land at Cockerton Road, Girton	Residential	40 (I&01)		0.63	13 Minor Rural Centre*
Site 158	Comberton	Land off Long Road (south of Branch Road), Comberton	Residential	41 (I&01)		5.71	128 Minor Rural Centre*
Site 004	Comberton	Land adj (north) to 69 Long Road, Comberton	Residential	42 (I&01)		0.32	10 Minor Rural Centre*
Site 255	Comberton	Land to the East of Bush Close, Comberton	Residential	43 (I&01)		4.83	73 Minor Rural Centre*
Site 110	Comberton	Land to the west of Birdlines. Manor Farm. Comberton	Residential	44 (I&01)		6	90 Minor Rural Centre*
Site 326 (revised proposal)	Comberton	Comberton, Land at Bennell Farm	Residential		(SC) H/1 h	6.27	90 Minor Rural Centre*
Site 059	Bassingbourn	North End & Elbourne Way, Bassingbourn	Residential	1110 (1802)	(30)11/111	2.8	63 Minor Rural Centre*
Site 055	Bassingbourn	Land off the Causeway, Bassingbourn	Residential			1.03	28 Minor Rural Centre*
Site 220	Bassingbourn		Residential				11 Minor Rural Centre*
		Land south of Poplar Farm Close & north of Brook Road, Bassingbourn				0.51	
Site 291	Bassingbourn	Land opposite 68 Spring Lane, Bassingbourn	Residential			0.61	12 Minor Rural Centre*
Site 324	Bassingbourn	Bassingbourn, 2 parcels north of High Street	Residential			3.89	57 Minor Rural Centre*
Site 079	Comberton	40 - 48 West Street, Comberton	Residential			1.42	29 Minor Rural Centre*
Site 080	Comberton	50 - 54 West Street, Comberton	Residential			0.89	18 Minor Rural Centre*
Site 087	Comberton	Land to the rear of 42 Swaynes Lane, Comberton	Residential			0.66	13 Minor Rural Centre*
Site 088	Comberton	Land south and east of 42 Swaynes Lane, Comberton	Residential			2.24	50 Minor Rural Centre*
Site 181		Land to the West of Green End, Comberton	Residential			6.02	135 Minor Rural Centre*
	Comberton					76 70	921 Minor Rural Centre*
Site 037	Fulbourn	Land at Fulbourn Old Drift (south of Cambridge Road and north of Shelford Road), Fulbourn	Residential			76.78	
Site 037 Site 038	Fulbourn Fulbourn	Land north of Cambridge Road, Fulbourn	Residential			11.08	166 Minor Rural Centre*
Site 037 Site 038 Site 108	Fulbourn Fulbourn Fulbourn	Land north of Cambridge Road, Fulbourn Land south of Hinton Road, Fulbourn	Residential Residential			11.08 3.48	166 Minor Rural Centre* 78 Minor Rural Centre*
Site 037 Site 038 Site 108 Site 109	Fulbourn Fulbourn Fulbourn Fulbourn	Land north of Cambridge Road, Fulbourn  Land south of Hinton Road, Fulbourn  Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn	Residential Residential Residential			11.08 3.48 7.42	166 Minor Rural Centre* 78 Minor Rural Centre* 78 Minor Rural Centre*
Site 037 Site 038 Site 108 Site 109 Site 136	Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn	Land north of Cambridge Road, Fulbourn  Land south of Hinton Road, Fulbourn  Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn  Land at Balsham Road, Fulbourn	Residential Residential Residential Residential			11.08 3.48 7.42 2.76	166 Minor Rural Centre* 78 Minor Rural Centre* 78 Minor Rural Centre* 62 Minor Rural Centre*
Site 037 Site 038 Site 108 Site 109 Site 136 Site 162	Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn	Land north of Cambridge Road, Fulbourn Land south of Hinton Road, Fulbourn Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn Land at Balsham Road, Fulbourn Land between Teversham Road and Cow Lane, Fulbourn	Residential Residential Residential Residential Residential Residential			11.08 3.48 7.42 2.76 6.14	166 Minor Rural Centre* 78 Minor Rural Centre* 78 Minor Rural Centre* 62 Minor Rural Centre* 92 Minor Rural Centre*
Site 037 Site 038 Site 108 Site 109 Site 136 Site 162 Site 213	Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn	Land north of Cambridge Road, Fulbourn  Land south of Hinton Road, Fulbourn  Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn  Land at Balsham Road, Fulbourn	Residential Residential Residential Residential Residential Residential Residential			11.08 3.48 7.42 2.76 6.14 13.84	166 Minor Rural Centre* 78 Minor Rural Centre* 78 Minor Rural Centre* 62 Minor Rural Centre* 92 Minor Rural Centre* 166 Minor Rural Centre*
Site 037 Site 038 Site 108 Site 109 Site 136 Site 162	Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn Fulbourn	Land north of Cambridge Road, Fulbourn Land south of Hinton Road, Fulbourn Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn Land at Balsham Road, Fulbourn Land between Teversham Road and Cow Lane, Fulbourn	Residential Residential Residential Residential Residential Residential			11.08 3.48 7.42 2.76 6.14	166 Minor Rural Centre* 78 Minor Rural Centre* 78 Minor Rural Centre* 62 Minor Rural Centre* 92 Minor Rural Centre*

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

		La	ınd		Р	ollutio	n		Biodivers	ity	and	cultura	I heritage	Change	Не	ealth	In	clusive Co	mmunities			Econom	ic Activit	у				7	Transpo	ort		
		Previously c	Agricul				Cont	Designated wildli Water	Biodiversity F	Green Infra			G.	Renewab	Op.	Distance:play Distance:outdoor	Distance: District or Gypsy and Tra	Distance: Edge	E E	Integration with existing communitie	Shopping H  Deprived  Ca	Employment lan Employment Accessibilit		Distance: prim		,	Sustainable	Distance:bus	Ţ	Distance for cy City Public Transport	Distance: Railway	Non-Car
	Development	developed and (PDL)	eral reserve	Air quality	AQM	Pollution	Contaminatio	wildlife sites	Habitats &		Landsca	Townscap	Heritage Freen Beh	Flood Rishable Energy	Open spa	lay spa	strict or Locen and Travel Provisi	Edge of Ci	cal Facilitie	h existi nmunit	pping Hierarc eprived areas Cambrid	ment la oloymen cessibil	Utilitie	Education	secondar		Transp Sco	stop / i	Ti of Pub Transp	cycling ity Cen	ay Station	Facilities Access
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R1 R2	Urban Area Urban Area	a g	g	a	a	g	a g	l g	g g	a	g	g g	g a	a a	g g	g	a a	r r	a g	g	g g	g g	g a	a	a r	a	gg	99 9	9 99	g <u>199</u> a aa	r a	a
R4	Urban Area	g g	g a	a	r	a	a g	1 g	g a	a	a	9 S	g g	a a	g g	a	a g	g a	a g	a	a a	g g	g a	a	a a	a	aa	aa a	aa aa	g 199 g aa	r a	
R5	Urban Area	g g	g	a	а	a	a g	a a	g g	g	g	g g	g a	a a	g g	g	a a	r a	a g	g	g g	g a	g a	r	a a	g	gg	gg g	gg gg	g gg	r a	a
R7	Urban Area	g g	g	a	g	g	a g	ı g	g <mark>a</mark>	а	g	g g	g <mark>a</mark>	a g	g g	g	a g	r g	a g	g	a g	g a	a a	а	g a	g	gg	gg g	gg gg	g gg	r <mark>a</mark>	а
R8	Urban Area	g g	g	g	g	a	a g	ı g	g g	a	g	g g	g <mark>a</mark>	a g	g g	g	a g	r a	a g	g	a g	g g	g a	g	g <mark>a</mark>	g	gg	gg g	gg gg	g <u>gg</u>	a a	
R10 R11	Urban Area Urban Area	g g	g	a	r	a	a g	J g	9 9	a	g	g g	g a	g g	9 9	a	a g	a a	a g	g	a g	g a	g a	a	a r	a	gg	99 9	99 99	9 99	a a	
R12	Urban Area	g g	g	a	r	a	a g	1 <u>9</u>	g a	a	g	g (	n a	a g	g g	g	a g	r a	a g	g	g g	a a	g a	a	a n	a	gg	a g	19 99	g 199 g aa	r a	
R14	Urban Area	g g	g	g	g	a	a g	ı g	g a	a	g	g g	g a	a g	g g	a	a r	r r	a g	g	a g	g g	a a	a	g a	a	gg	gg g	g g	gg	r a	
R16	Urban Area	g g	g	a	g	g	g g	ı g	g <mark>a</mark>	а	g	g g	g <mark>a</mark>	a g	r g	g	a g	r a	a g	g	a g	g g	g a	g	g g	a	gg	gg g	g g	gg	r <mark>a</mark>	а
R17	Urban Area	g g	g	а	r	а	a g	g g	g a	а	g	g g	g <mark>a</mark>	a a	g g	g	a a	a g	a g	g	a g	g r	g a	a	g r	g	gg	gg g	gg gg	99	r a	
M4 R40	Urban Area Urban Area	g g	g	a	r C	a	a g	g L	g a	a	g	g g	g a	g g	9 9	g	a g	g g	a g	9	a g	g a	g a	g	9 9	a	99	99 9	99 99	99	r a	
R44	Urban Area Urban Area	g g	g	a	r	a	a n	a	g g	a	g	g c	g a	g g	g g	a a	a g	a g	a g	a	g g	g g	a a	a	g r	a	ga	gg g	id du	99 1 gg	g a	
M1	Urban Area	g g	g	а	а	а	a g	g	g a	a	g	g c	g a	a a	g g	g	a g	r a	a g	g	g g	g g	g a	a	a a	a	gg	gg g	gg gg	g gg	r a	
M2	Urban Area	g g	g	а	r	а	a g	g g	g <mark>a</mark>	а	g	g g	g <mark>a</mark>	a g	g g	g	a g	r g	g g	g	a g	g <mark>a</mark>	a a	g	g g	g	gg	gg g	gg gg	g gg	g a	а
M5	Urban Area	g g	g	а	r	а	g g	g g	g a	а	g	g g	g a	g a	g a	g	a g	a g	a g	g	g g	g a	g a	g	a r	g	99	gg g	gg gg	99	a a	
R6	Urban Area	g g	g	a	a	a	g g	l g	g a	a	g	g g	g a	a g	9 9	9	a g	r g	a r	g	9 9	g g	g a	a	a a	g	gg	99 9	99 99	99	r a	
R21 E4	Urban Area Urban Area	g g	<u>g</u>	a	a	a	a g	) <u>9</u>	g a	a	g	g g	y a	a g	9 9 a a	<u>9</u>	a g	r a	a g	g	9 9 a g	g gg	g a	g	g g	a	99	gg g	19 99 10 a	g 199 aa	r a	
E5	Urban Area	g g	g	a	r	a	g g	ı g	g a	a	g	g g	g a	g a	g g	g	a g	g g	a g	g	g g	g gg	a g	g	g g	g	gg	gg g	gg gg	g gg	a a	
U1	Urban Area	g g	g	a	r	а	a g	ı g	g <mark>a</mark>	а	g	g g	g <mark>a</mark>	g a	g g	a	a g	g g	a g	g	a g	g <mark>a</mark>	a g	g	g <mark>a</mark>	r	gg	gg g	g gg	g gg	r a	а
U2	Urban Area	g g	g	r	r	а	a g	ı g	g a	а	g	g g	g <mark>a</mark>	g g	g g	g	a g	g g	g g	g	a g	g g	a g	g	g g	a	gg	gg g	g gg	g gg	r <mark>a</mark>	
U3	Urban Area	a g	g	g	a	a	a g	a a	a g	a	g	g g	g a	a a	g g	g	a r	r r	a g	a	a g	g g	a g	g	g g	r	g	a g	9 99	9 99	r a	
RM1 Policy SP/1	Urban Area Urban Area	a g	<u>g</u>	a	g r	g a	g g	a ı a	a g	a	g	g g	g a	a g	9 9 a a	a	a g	r a	a g	a	9 9 a g	9 9 a g	g a	a	a g	a	ga	gg r	g g	1 gg	a a	
CCSC1001	Edge of Cambridge	r q	q	r	r	а	a q	ı <mark>a</mark>	a a	q	r	rr	r a	a a	g g	q	a q	r <mark>a</mark>	a g	q	a g	g g	a a	q	a a	a	gg	gg a	a gg	a gg	r a	
CCSC1002	Edge of Cambridge	r g	g	r	r	а	a g	ı <mark>a</mark>	a a	g	r	r r	rr a	a a	g g	g	a g	r <mark>a</mark>	g g	g	a g	g g	a a	g	a a	r	gg	gg a	g gg	g gg	r <mark>a</mark>	g
CCSC1003	Edge of Cambridge	r r	g	a	r	а	a g	ı g	a g	g	r	r r	r <mark>a</mark>	a g	gg g	g	a a	r r	g g	g	a g	a g	a a	g	a g	a	gg	g g	gg gg	g gg	r <mark>a</mark>	
CCSC1004	Edge of Cambridge	r r	g	a	r	a	g g	l g	g a	g	r	r r	a	a g	g g	g	a g	r g	a g	g	a g	g gg	a a	g	a a	a	gg	gg a	a a	gg	r a	3
CCSC1005 CCSC1006	Edge of Cambridge  Edge of Cambridge	r r	g	a	g r	a	a g	ı a	a g	9	r	rr	r r	a a	9 9	9	a g	r r	9 9	r	g g	9 9 a a	a a	g	a a	9	99	<b>99</b> 9	9 9	99	r a	9
E1/B	Edge of Cambridge	r a	a	a	g	a	a a	a a	a g	a	a	g a	a a	a a	g g	g	a r	r r	a g	g	a g	g gg	a g	g	g a	g	gg	g g	g g	gg	r a	
CC916	Edge of Cambridge	r g	g	r	r	r	a g	ı <mark>a</mark>	a g	a	r	r r	rr <mark>a</mark>	a a	g g	g	a a	r r	a g	g	a g	g g	a a	g	a g	a	gg	g g	g	g gg	r <mark>a</mark>	а
CC924	Edge of Cambridge	r r	g	r	а	а	g g	ı <mark>a</mark>	a a	а	r	r r	r <mark>a</mark>	a a	g g	g	a a	a r	a g	g	a g	g g	a a	g	a g	a	gg	gg g	gg gg	g gg	r <mark>a</mark>	
CC928 CC904	Edge of Cambridge Edge of Cambridge	r r	g	r	a	a	g g	j <mark>a</mark>	a a	a	a	r r	a a	a a	9 9	9	a a	a r	a g	g	a g	g g	a a	g	a g	a	gg	gg g	gg gg	g gg gg	r a	
CC925	Edge of Cambridge	r r	a	r	a	a	a g	ı g	a a	a	r	a a	r a	a g	g g	g a	a a	r r	a g	a	a g	a g	a a	a	a a	a	aa	a g	10 a	gg	r a	
SC283	Edge of Cambridge	r <mark>a</mark>	g	a	g	a	a g	a a	a g	g	r	a	a	a g	g g	g	a a	r <mark>a</mark>	a g	r	g g	g g	a a	g	a rr	a	gg	gg g	gg <mark>a</mark>	gg	r a	a
CC929 (GB2)	Edge of Cambridge	r <mark>a</mark>	9		g	а	a g	ı <mark>a</mark>	g g	g	g	g a	a a	a a	g g	a	a r	r r	a g	g	a g	g g	a a	r	a a	r	gg	g g	g g	gg	r <mark>a</mark>	
CC930 (GB1)	Edge of Cambridge	r a	g	a	g	a	a g	ı <mark>a</mark>	a g	a	g	g a	a a	a a	g g	g	a a	r a	a g	g	a g	g g	a a	r	g r	g	gg	g g	gg gg	9 99		a
CC932 (GB3) CC933 (GB4)	Edge of Cambridge Edge of Cambridge	r g	<u>9</u>	a	g	a	a g	ı a	9 9	9	g	g a	a a	a g	9 9	<u>9</u>	a g	r a	a g	a	g g	g gg	a g	<u>9</u>	g r	g	33	gg g aa a	gg a	gg gg	r a	
SC300 (GB5)	Edge of Cambridge	r a	q	a	q	a	a q	ı a	a a	q	q	g a	a a	a g	g g	a	a a	r a	a g	q	a q	g gg	a g	q	g rr	q	99	gg g	ig a	gg	r a	
SC036	Edge of Cambridge	r a	a	g	a	a	g g	ı g	a g	a	r	r r	rr r	a g	g g	g	a r	r r	a g	r	g g	a g	a a	g	r r	r	g	r g	gg gg	g gg		a
SC298	Edge of Cambridge	r r	a	r	r	a	a g	g g	g g	а	r	r r	a	a a	gg g	g	a a	r a	g g	g	g g	a g	a a	а	g g	g	gg	gg g	9 99	g gg	r a	
Policy CE/3 / SS/3 Policy SP/2 / SS/2 (NIAB 2) & SC298	Edge of Cambridge	a r	g	a	a	a	a g	9	g a	g	Ψ.	a g	g a	9 9	9 9	9	a g	r a	9 9	9	a g	a g	a a	g	a a	g	99	g g ga g	,000	g <u>gg</u> g gg	r a	9
Policy SP/2 / SS/2 (NIAB 2) & SC298		r a	g	a	r	a	a g	ı a	a a	a	~	a g	y a a a	a g	99 9 gg g	<u>9</u>	a a	r a	g g	<u>9</u>	a g	a g	a a	g	9 9 a a	g a	99	gg g	) 33	g <u>199</u>	J	g
R47 and CE/3 / SS/3	Edge of Cambridge	a r	g	a	g	a	a g	a	g g	a	g	g g	g a	a a	g g	g	a g	r r	a g	g	g g	g g	a a	g	a a	g	00	gg g	gg a	gg	r a	
Site 334	Edge of Cambridge	a g	g	g	g	r	a g	ı g	a g	a	g	a g	g g	a g	g g		r r	r <mark>a</mark>	a g	r	a g	g <mark>a</mark>	a g	a	a r	g	gg	a g	gg gg	g gg	r g	
(SC) H/6	Edge of Cambridge	r g	g	a	g	a	g g	ı g	a g	a	-	a a	a a	a a	g g		a r	r <mark>a</mark>	a g		a g	g g	g g	a	a r	g	gg	9	gg gg	99	r g	
Site 242 Site 273	Northstowe Northstowe	r r	g	g	g	a	a g	J g	a g	a	_	a g	9 9	a g	g g	g	a a	r r	a g		a g	g g	a g	a	a g	a	a	a g	g g	a	r a	9
Site 274	Northstowe	r a	g	a	g	a	g g	ı g	a g	a		a c	g g	gg g	g g	g	a q	r r	a g	r	a g	g gg	a g	q	a g	a	g q	gg g	ig g	a	r a	9
Site 275	Northstowe	g g	g	g	g	а	a g	g g	a g	a	a	r g	g r	a a	g g	a	a r	r r	a g	r	a g	a g	g a	r	a g	a	gg	gg g	19 g	g	r a	9
Site 231	New Settlement	a r	a	а	g	g	a g	g g	g g	g	r	g g	g <mark>a</mark>	g g	gg g	g	a g	r g	g g	g	a g	g gg	a a	9	g g	a	g	gg g	g g	g	g a	g
Site 231 (revised boundary)	New Settlement	a r	a	a	g	g	a g	ı g	g g	g	a	g g	g <mark>a</mark>	gg g	gg g	g	a g	r g	g g	g	a g	g gg	a a	9	g g	a	g	gg g	g g	g	g a	g
Site 231 (Built Area) Site 231 (MOD Area)	Minor Rural Centre New Settlement	g g	g	g	g	g	a g	9	a g	a	g	g g	9	g g	g g	- 3	a r	r a	g g	a	g a	g g	a a	9	r r	2	a	g r	a n a	g	a a	a
Site 057 & 238 (revised proposal)	New Settlement	a r	a	a	q	a	a n	ı a	a a	a	q	d c	a a	g g	g g	g	a g	r g	a a	g q	a g	g gg	a a	9	g a	a	q	gg g	, <u>9</u>	a	r a	g
Site 135	New Settlement	r r	a	а	r	a	a g	a	g g	g	r	r g	g r	g g	gg g	g	a g	. 9	g g	9	a g	g gg	r a	g	g a	a	g	gg g	j r	a	g r	g
Site 239 (revised boundary)	Rural Centre	r r	g	g	g	a	g g	g g	g g	g	g	g g	g g	a g	g g	- 3	a r	r r	a g	9	a g	g g	a a	9	g a	a	g	gg g	g <mark>a</mark>	а	r a	
Site 303	Rural Centre	r a	g	g	9	g	g g	j g	a g	a	g	g g	g g	a g	g g		a a	r r	a g	9	a g	r a	a g	a	g r	a	g	gg g	g g	a	r a	
Site 239 Site 194	Rural Centre New Settlement	r	g	9	g	a r	g g	9	g g a a	g	d r	g g	g g a a	a g	g g	9	a g	r r	a g	g	a g	g g	a a	g	g a	a	g	gg g	a a	a	r a	a
Site 194	New Settlement	r r	g	a	g a	r	g g	9	a a	а	r	g g	9	a g	g g	9	a g	r r	g g	r	a g	g g	a a	9	a a	a	a	aa a	a a	a	r a	a
Site 265 (Revised)	New Settlement	r r	g	a	g	r	g g	a	a a	g	r	g g	9 🖰	a g	g g	g	a g	r g	g g	r	a g	g g	a a	9_	g a	a	g	gg g	j a	a	r a	-
Site 248	New Settlement	r r	g	a	g	r	g g	ı <mark>a</mark>	a g	a	r	r ç	g <mark>a</mark>	gg g	g g	g	a g	r g	a g	g	a g	g gg	a a	g	g <mark>a</mark>	а	g	gg g	g g	a	r a	Ü
Site 251	New Settlement											r a							a g								a	a g				a

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	New Settlement Rural Centre	d	a a	d 7	a	g a	a	g	a a	y a	2	a g	g	9 99	g	g a	g	g g	g a	a g	a a	a g	g a	a a	a	g g	a r	g a
	Rural Centre	-	g g	<u> </u>	g a	g a	g	g i	g a	a a	a	a g	n a	a g	g	g a	a r	r a	g a	a g	g a	g a	g r	a g	a	g a	g r	g a
	Rural Centre	r	a o	9 3	а	9 9 a a	a	a	g a	g a	а	a a	g a	a a	a	a a	r r	r a	g a	a g a	a a	a a	a a	a g	gg	a a	g r	g a
	Rural Centre	r	a g	g	g	g g	a	g	g a	g a	а	a a	a a	g a	g	g a	a r	a a	g a	a g a	g g	a a	g a	a gg	gg	g gg	g r	g a
Site 114	Rural Centre	r	a g	g	g	g g	a	g	g <mark>a</mark>	g <mark>a</mark>	а	a a	a a	g g	g	a a	a r	g <mark>a</mark>	g a	a g a	g g	a a	g a	a gg	gg	g gg	g r	a a
	Rural Centre	r	a g	g	g	a a	g	g	g g	a a	a	a a	g a	g g	a	r <mark>a</mark>	r r	r <mark>a</mark>	g a	a g a	g g	r r	r r	a g	gg	g <mark>a</mark>	g r	a a
	Rural Centre	r	a g	g	g	g g	g	g	g g	g a	g	g a	g a	g g	g	g a	r r	r <mark>a</mark>	g a	a g a	a g a	a g	a a	a a	r	g a	g r	g a
	Rural Centre	r	a g	g ~	g	g g	<u>g</u>	g !	g g	g a	g	g a	a a	g <b>gg</b>	g	g a	r r	r a	g a	a g a	g a	a g	a a	a a	a	g a	a r	a a
	Rural Centre Rural Centre	~	a g	9	9	9 9	g	9	9 9	g a	g	g a	a a	9 9	9	g a	r r	r a	g a	a g a	g a	a a	a a	a a	a	g a	gg r	a a
	Rural Centre	9	g g	9 n	g	a a	a	g :	g g	y a	g	gg g	g a	9 9	9	y a	r r	r a	g g	a g	a a g	a a	y a	a gy	99	gg gg	g r	g g
	Rural Centre	9	a o	9 D	a	a a	a	a	g a	a a	a	g g	g a	a a	g a	r a	r r	r a	g a	a g r	g a	a r	a r	a a	a	g a	g r	g a
	Rural Centre	g	g g	g	g	g gg	a	g	g a	g a	g	g g	g a	g g	g	g a	r r	r a	g a	a g a	a a a	a a	a a	a a	a	g a	g r	g a
Site 313	Rural Centre	r	a g	g	g	g g	a	g	g g	g <mark>a</mark>	g	g <mark>a</mark>	g a	g g	g	a a	r r	r <mark>a</mark>	g r	a g a	a g a	a a	a a	a a	r	g r	g r	g a
	Rural Centre	r	a g	g	а	a r	g	g	g <mark>a</mark>	g <mark>a</mark>	g	r g	g <mark>a</mark>	g g	a	r <mark>a</mark>	a r	r <mark>a</mark>	g r	a g r	g <mark>a</mark>	a r	r r	r g	gg	r gg	g r	a a
	Rural Centre		a g	g	g	g g	g	g !	g <mark>a</mark>	g a	r	r r	g a	a g	a	r a	r r	r a	g r	a g a	g g	a r	r a	a g	gg	g a	g r	g a
	Rural Centre	g	g g	g 	g	g a	a	g !	g a	g a	g	9 9	g a	9 9	g	a a	a r	g a	g g	a g a	g g	a a	a r	a g	99	a gg	g g	g a
	Rural Centre Rural Centre	r	9 9	<u>g</u>	g	9 9	9	9	g a	a a	r	g a	g a	9 9	g	g a	r r	r a	g a	a g	9 9	a g	a I	a g	9	g a	g r	g a
	Rural Centre	r	a g	9 n	a	g g	a	g i	g a	a a	a	a a	a a	a a	g	g a	r r	r a	g a	a g	g a	a a	a r	a a	a	g a	g g	g a
	Rural Centre	r	g c	g	q	a a	a	q	g a	a a	a	a a	a a	a a	q	g a	r r	r a	g r	a q r	a a	a q	a r	a q	a	g a	g r	g a
	Rural Centre	r	g g	g	g	g <mark>a</mark>	а	g	g <mark>a</mark>	a a	а	a a	g a	g g	g	g a	r r	r g	g r	a g r	g g	a g	a r	a a	a	g a	g r	g a
Site 145	Rural Centre	r	a g	g	g	g g	a	g	g r	a a	r	r r	r a	g g	g	g a	r r	r <mark>a</mark>	g a	a g a	a g	a r	r g	a g	a	g gg	g a	g a
	Rural Centre	_	a g	g	g	g g	g	g	g g	a a	r	a r	g a	g g	a	r <mark>a</mark>	r r	r a	g a	a g a	g a	a r	r r	a a	а	a gg	g r	g a
Site 149 Site 188	Rural Centre Rural Centre	r	a g	y n	a	g g	g	g	g a	g a	a	r r	g a	9 9	a	r a	r	r a	g a	a g	g a	a r	r a	a a	99	g a	g r	a a
Site 205	Rural Centre Rural Centre	r	a 0	9 n	g	g a	a a	g !	g g	a a	a	r a	r a	g g	a	r a	rr	a a	g a	a y	9 9	a	r r	a g	99	g d	g r	a a
	Rural Centre	r	a o	g	q	g a	a	q	g g	a a	r	r r	a a	g g	a	a a	r r	r a	g r	a g	g g	a a	a r	a g	a	a gg	g a	a a
Site 208	Rural Centre	r	a g	g	g	g g	g	g	g <mark>a</mark>	g a	а	a a	a a	g g	g	g a	r r	r a	g a	a g a	g g	a a	a r	a a	a	g a	g r	g a
Site 212	Rural Centre	r	a g	g	g	g g	g	g	g g	g <mark>a</mark>	a	a a	r a	g g	g	r <mark>a</mark>	r r	r <mark>a</mark>	g a	a g a	g g	a a	a r	a g	g	a gg	g <mark>a</mark>	r a
	Rural Centre	r	a g	g	g	g g	g	g	g <mark>a</mark>	g <mark>a</mark>	а	g <mark>a</mark>	g <mark>a</mark>	g g	g	g <mark>a</mark>	r r	r <mark>a</mark>	g g	a g a	g g	a a	a r	a a	r	g <mark>a</mark>	g r	g <mark>a</mark>
	Rural Centre	r	g g	g	g	g g	g	g	g <mark>a</mark>	g a	r	a r	g a	g g	g	r a	r r	r <mark>a</mark>	g a	a g a	g g	a r	r r	a g	99	rr gg	g r	g a
	Rural Centre Rural Centre	r -	a g	g	g	g a	g	g	g a	g a	a	a a	g a	9 9	a	r a	r r	r a	g r	a g	g g	a r	a a	a g	99	g g	g r	r a
	Rural Centre	r	9 9 a 0	9 n	g	g g	a	g :	9 9 a a	y a	а	a a	r a	9 9	9	r a	r r	r a	g a	a g	g g	a a	y a	a gy	99	g gg	g r	y a
	Rural Centre	r	q c	g	q	g a	q	q	g a	g a	r	a a	r a	a a	a	g a	a r	r a	g a	a q a	a q a	a q	g a	a gg	gg	a ga	g r	a a
	Rural Centre	r	a g	g	g	a a	a	g	g <mark>a</mark>	g a	r	a r	g a	a g	g	g a	r r	a a	g a	a g	g g a	a a	g a	a gg	g	g gg	gg r	a a
	Rural Centre	r	a g	g	а	r <mark>a</mark>	а	g !	g <mark>a</mark>	g <mark>a</mark>	а	a a	g <mark>a</mark>	g g	g	g <mark>a</mark>	r r	r <mark>a</mark>	g <mark>a</mark>	a g a	g g	a a	a a	a gg	gg	g gg	gg r	a a
	Rural Centre	r	g g	9	g	g g	g	g	g g	a a	r	g r	g <mark>a</mark>	a g	g	a a	r r	r <mark>a</mark>	g a	a g r	g <mark>a</mark>	a r	g r	a a	r	g <mark>a</mark>	g r	g a
	Rural Centre	r	r g	9	a	g r	a	g !	g a	a a	r	r r	r a	g g	g	r a	r r	r g	g r	a g r	g a	a g	g a	a a	a	g a	g r	g a
	Rural Centre (	9	g g	9	g	g r	a	g	g a	g a	g	g g	g a	9 9	g	a a	r r	r a	g a	a g	a a a	a a	g a	a a	a	g a	g r	g a
	Rural Centre	r	g g	9 n	g g	a a	a	g i	g g	a a	g	a d	r a	9 9 a g	g	a a	a r	r a	g a	a g	a a a	a a	g a	a a	a	g a	g r	g a
	Rural Centre	r	a c	g	a	g r	a	q	a a	a a	r	g r	r a	a q	q	a a	r r	r a	g r	a q a	a q a	a r	g a	a a	a	g a	g r	g a
SCEM4	Rural Centre	r	a g	g	а	g g	g	g	r r	r <mark>a</mark>	r	r r	g <mark>a</mark>	g g	g	g <mark>a</mark>	r r	r <mark>a</mark>	g r	a g	g g	g g	g r	a a	rr	g <mark>a</mark>	g r	g <mark>a</mark>
	Rural Centre*	a	g g	g	g	g g	a	g	g <mark>a</mark>	g <mark>a</mark>	а	r g	r a	g g	a	r a	a r	a a	g g	a g r	a g	r r	a r	a a	a	g <mark>a</mark>	g r	g <mark>a</mark>
	Rural Centre*		a g	9	g	g <mark>a</mark>	g	g !	g <mark>a</mark>	g a	a	a g	g <mark>a</mark>	g g	g	a a	r r	r <mark>a</mark>	g a	a g r	g g	r a	g r	a g	gg	g a	g r	g a
Site 003	Rural Centre*  Rural Centre*	r	a g	g	g	g a	a	g	g a	g a	g	a g	g a	9 9	g	a a	r r	r a	g a	a g r	g g	r a	g r	a g	g	g a	g r	g a
	Rural Centre*	r	a g	<u>g</u>	g a	g a	g	g	g a	g a	a	a a	a a	g g a a	g	a a	r r	r a	g a	a g	g g	r a	g a	a g	99	g a	g r	g a
	Rural Centre*			9	9	g a	a	a	g a	g a	а	a a	g a	a a	g a	r a	r r	r a	9 ~	a g	a a	r a	g a	a g	gg	g a	g r	g a
	Rural Centre*	r	a g	_	g	g g	a	g	g a	g a	g	g a	g a	g g	g	r a	r r	r a	g a	a g r	r g	r a	g a	a g	99	g a	g r	a g
Site 054	Rural Centre*	r	a g	g	g	g <mark>a</mark>	g	g !	g <mark>a</mark>	g <mark>a</mark>	а	r r	r <mark>a</mark>	g g	g	g <mark>a</mark>	r r	r <mark>a</mark>	g <mark>a</mark>	a g g	g g	r r	g <mark>a</mark>	a g	g	g <mark>a</mark>	g r	r <mark>a</mark>
	Rural Centre*	r	r g	9	g	g <mark>a</mark>	g	g	g a	g <mark>a</mark>	r	r g	g a	g g	g	a a	r r	r <mark>a</mark>	g a	a g r	g g	r a	a a	a g	g	g <mark>a</mark>	g r	g g
	Rural Centre*	a	a g	9	g g	g g	а	g !	g a	g a	a	a a	g a	g g	g	r a	rr	r a	g a	a g r	a g	r a	g a	a g	99	g a	g r	a a
	Rural Centre*  Rural Centre*		u y	9	9	g a	d	g .	9 9 n a	g a	r	r g	g a	g g g g	g a	g a	r r	r a	g r	a g r	g g g g	rr	a r	a g	rr	g a	g r	g <mark>a</mark>
	Rural Centre*	r		9	9	g a	a	q	3 -	g a G a	r	r G	r a	g g	a	r a	r r	r a	g a	a g r	g g	r r	a r	a a	r	g a	a r	g a
	Rural Centre*	a	g g	9	9	g g	a	g	<u> </u>	g a	a	r g	r a	g g	a	r a	r r	a a	g r	a g r	a a	r r	a r	r a	а	g a	g r	g g
Site 152	Minor Rural Centre	g	g g	g	g	g r	a	g	g <mark>a</mark>	a a	а	a g	a a	g g	g	a a	a r	a a	g r	a g r	r g	a a	g r	r g	gg	a a	g r	g <mark>a</mark>
	Minor Rural Centre	r	g g	g	g	g g	g	g	g a	g <mark>a</mark>	g	g g	g a	g g	g	a a	a r	a a	g a	a g r	g g	g a	g r	r a	gg	rr g	g r	g <mark>a</mark>
	Minor Rural Centre	g	g g	9	g	g gg	a	g	g a	g a	g	g g	g a	g g	g	a a	g r	a a	g g	a g r	9 9	g g	g r	r a	gg	rr g	g r	g a
	Minor Rural Centre	г С	g g	9	g g	g g	g	g !	g a	g a	g	g g	a a	g g	g	g a	a r	g a	g a	a g r	g g	g a	g r	r a	gg	rr g	g r	g a
	Minor Rural Centre Minor Rural Centre	9	g g	9	g a	g 99	a	g .	g a	a a	9	gg g	gg a	g g	g	a a	d I	a a	9 9	a y	g a g	a a	r r	r g	gg a	r gg	g r	a a
	Minor Rural Centre	a	u g	9	g q	g a	a	d a	g a	g a	a	r g	r a	g g	a	a a	a r	r a	g a	a g r	a g	a a	r r	r a	a	r a	g r	a a
	Minor Rural Centre	r	g g	9	g	g a	а	g	g a	g a	а	a a	a a	a g	g	a a	a r	a a	g a	a g a	g g	a a	r r	r a	g	r g	g g	a a
	Minor Rural Centre	r	a g	g	g	g <mark>a</mark>	g	g	g <mark>a</mark>	g <mark>a</mark>	а	a a	a a	g g	g	a a	a r	r <mark>a</mark>	g a	a a r	g g	a r	r r	r g	gg	r g	g r	g <mark>a</mark>
	Minor Rural Centre	r	a g	9	9	g g	u	g	g <mark>a</mark>	g <mark>a</mark>	а	g g	g <mark>a</mark>	g g	g	g a	a r	a a	g a	a g r	g g	g a	g r	r g	a		gg r	g a
	Minor Rural Centre			9	9	g g	u	9	g	g a	а	g g	g a	g g	a	a a	r r	a a	g a	a g r	9 9	g a	g r	r g	g		g r	g a
	Minor Rural Centre Minor Rural Centre	,	<u> </u>	9	9	g g a a	u u	g g	g	g a	a	g g a a	g a	g g a a	a	a a	r	a a	g a	a g r	g g	g a	g r	r g	g a		g r	g a
	Minor Rural Centre  Minor Rural Centre	r		9	9	g g a a	9	9	3	g a	9	g g	g a	g g a a	a	g a	a r	r a	3 3	a g r	g g	g a	a r	r a	a	-	gg r	g <mark>a</mark>
	Minor Rural Centre	r	9 8	_	9	g g a a	-	9	9 ~	g a	~	a q	g a	g g	q	r a	a r	a a	9	a g r	g g	g a	g r	r a	gg	rr q	g r	g a
	Minor Rural Centre	r	a g	9	9	g g	a	g	g a	g a	g	a g	r a	g g	g	a a	a r	a a	9	a g r	g g	g a	g r	r a	g	rr g	g r	g a
	Minor Rural Centre	r	g g	g	g	g g	a	g	g g	g <mark>a</mark>	r	r g	r a	a g	g	g <mark>a</mark>	a r	g <mark>a</mark>	g r	a g r	g g	g a	g r	r <mark>a</mark>	a	rr g	g r	g a
	Minor Rural Centre	r	g g	9	9	g g	а	g	9 ~	g a	_	a g	r a	g g	g	a a	a r	a a	g r	a g r	g g	g a	g r	r <mark>a</mark>	gg	rr g	g r	g <mark>a</mark>
	Minor Rural Centre		g g	_	9	g a	g	g	g a	a a	g	a g	a a	g g	g	r a	g r	a a	3 3	a g r	9 9		a r	r g	<u>gg</u>	a a	g r	g a
	Minor Rural Centre		9 9	9	9	g a	g	g g	y a	g a	r e	g g	g a	g g	a	r a	r r	r a	9 9	a g r	g a	a a	a r	r g	99	a a	g r	r a
	Minor Rural Centre Minor Rural Centre	r	g 0	g n	g g	g a	d C	g	g a	g a	а	g g	a a	g g	a	r a r a	rr	a a	g r	a g r	g a	a a	a r	r a	a	a a	g r	r <mark>a</mark>
0110 102	IIOI IXUIAI GEIIIIE		9 19	9	9	y a	9	9	9 a	y a	а	9 9	а	9 9	u	a		ı a	y a	u g	y a	u a	J. J.	9	99	u a	9	a

Site 103	Minor Rural Centre	g	g g	g a	g g	g <mark>a g</mark>	a r	g g	r	a g	g a	r a	r r	r	a g	r a	g r	g a	a a	a a	r r	a g	a i	a g	r a
Site 104 Site 120	Minor Rural Centre r Minor Rural Centre r	g	g g	g a	9 9	g a g	a r	g g	r r	a g	g a	g a	r r	r	a g	a a r a	g r	g	a a	a a	r r	g gg	a	a g	r a
Site 197	Minor Rural Centre	y a	9 9 a a	y a	9 9	y a y	a r	g g	r	a g	9 9	g a	r r	r	a y	a a	g r	9	a a	a a	r r	a y		a g	
Site 198	Minor Rural Centre	o a	a g	g a	g g	a a g	a a	g g	a	a g	g g	r a	r r	r	a g	a a	g r	g g	a a	g a	r r	a g		a g	r r a
Site 199	Minor Rural Centre	g g	a a	g a	a a	g a c	a r	g g	r	a q	g a	r a	r r	r	a q	r a	g r	q	a a	a a	r r	g gg	a	a q	r a
Site 200	Minor Rural Centre	g	g g	g r	a g	g <mark>a g</mark>	a a	a g	a	a g	g g	a a	a r	a	a g	r a	g r	g	a a	a g	r r	g gg	a	a g	r <mark>a</mark>
Site 201	Minor Rural Centre	g	a g	g <mark>a</mark>	g g	g <mark>a g</mark>	a r	r g	r	a a	g g	g <mark>a</mark>	g r	a	a g	r a	g r	g i	a a	g g	r r	g gg	a a	a g	r <mark>a</mark>
Site 276	Minor Rural Centre	g	g g	g g	g g	g <mark>a g</mark>	a r	g g	a	a g	g r	a a	a r	a	a g	a a	g r	g a	a a	a g	r r	a g	a a	a g	r <mark>a</mark>
Site 318	Minor Rural Centre	g	g g	g <mark>a</mark>	g g	g <mark>a g</mark>	a r	g g	r	a g	g g	g <mark>a</mark>	r r	r	a g	r a	g r	g i	a a	a a	r r	a a	g	a g	r a
Site 196	Minor Rural Centre	r	g a	g a	g g	a a g	a r	a g	g	a g	g g	g a	a r	a	a g	r a	g g	g g	g a	r r	r r	a a	rr	gg g	r a a
Site 321	Minor Rural Centre Minor Rural Centre	a	9 9	9 9	9 9	g a g	a r	a g	9	a g	9 9	a a	a r	a	a g	a a	9 9	9 9	g a	a r	r r	a g	rr	99 9	r a a
Policy SP/10, site 2 Site 019	Minor Rural Centre	g g	g g	9 9	a g	y a a	a g	9 9	9	a g	g g	y a	a r	9	a g	g a	g g	9 9	g a	a r	r r	9 99	2	gg g	g a
Site 043	Minor Rural Centre	a	a a	g a	a g	g a g	a r	a r	a	a d	g g	a a	a r	r	a g	a a	g r	g s	g a	a r	r r	a a	r	g g	a a
Site 090	Minor Rural Centre	a	a a	g a	a g	g a g	a r	r a	r	a g	a a	a a	a r	a	a g	a a	a r	a d	g a	a r	r r	a g	a	a a	a r a
Site 091	Minor Rural Centre	g	g g	g g	g g	g a g	a r	r a	r	a g	g g	a a	a r	g	a g	a a	g r	g	g a	g r	r r	a g	a	g g	a a a
Site 142	Minor Rural Centre	a	g g	g g	g g	g <mark>a</mark> g	a a	a a	r	a g	g g	g <mark>a</mark>	g r	a	a g	a a	g r	g	g <mark>a</mark>	a r	r r	g gg	r	g g	a a
Site 155	Minor Rural Centre	a	g g	g <mark>a</mark>	a g	g <mark>a g</mark>	a a	a a	g	a g	g g	g a	a r	g	a g	a a	g r	g g	g <mark>a</mark>	g r	r r	a g	r	g g	g a
Site 190	Minor Rural Centre	a <mark>a</mark>	g g	g <mark>a</mark>	a g	g <mark>a g</mark>	a a	a a	r	a g	g g	a a	g r	a	a g	a a	g r	g g	g <mark>a</mark>	g r	r r	a g	r	g g	a a a
Site 270	Minor Rural Centre	a	g g	g g	g g	g a g	a a	a g	r	a g	g g	g a	g r	a	a g	a a	g r	g !	g a	a r	r r	g gg	r	g g	a r a
Site 337 Site 047	Minor Rural Centre r Minor Rural Centre r	g	9 9	g a	9 9	y a g	a a	a a	9	a g	9 9	g a	a r	9	a g	a a	g r	9 9	y a	a r	r	9 99	a	9 9	r g a
Site 047 Site 058	Minor Rural Centre	9	g g	g a	g g	n a	a a	a g	g	a r	g g	a d	r r	r	a g	r a	g r	g !	g d	a r	r r	g gg	r	a g	r a a
Site 157	Minor Rural Centre	a	a a	g a	g g	a a c	a r	r g	r	a g	g a	g a	a r	a	a g	a a	g r	a i	g a	a r	r r	g gg	r	a g	ra
Site 259	Minor Rural Centre	a	g q	g a	g g	g a c	a r	r a	a	a g	g g	a a	a r	a	a g	a a	g r	g	g a	a r	r r	a g	r	a g	r a a
Site 279	Minor Rural Centre	a	g g	g a	a g	g <mark>a g</mark>	a r	r g	g	a g	g a	r a	r r	r	a g	r a	g r	g	g <mark>a</mark>	r r	r r	a a	a	a g	r a a
Site 323	Minor Rural Centre r	a	g g	g <mark>a</mark>	g g	g <mark>a g</mark>	a a	a g	a	a r	g g	g <mark>a</mark>	g r	a	a g	a a	g r	g g	g <mark>a</mark>	a r	r r	a gg	r	r g i	r <mark>a</mark>
Site 074	Minor Rural Centre*	a <mark>a</mark>	g g	g a	a g	g <mark>a g</mark>	a a	a a	а	a g	g g	a a	g r	a	a g	a a	g a	g i	a a	a r	r g	g gg	g	r g	r <mark>a a</mark>
Site 083	Minor Rural Centre*	g g	g g	g a	g g	g a g	a a	a g	a	a g	g a	a a	r r	g	a g	a a	g r	g a	a a	a g	r r	g gg		g g	r g a
Site 085 Site 219	Minor Rural Centre* r Minor Rural Centre* r	a a	g g	g a	a g	g a g	a a	a g	g	a a	9 9	g a	a r	r	a g	a a	g r	g g	g a	g r c	r	g gg	II .	gg gg gg gg	r g a
Site 219 Site 078	Minor Rural Centre*	a a	9 9	g a	a g	g a g	a a	a g	1	a g	9 9	g a	g r	a	a g	a a	g r	9 9	g a	g 2 g	r r	9 99	r	99 99 aa aa	r g a
Site 143	Minor Rural Centre*	a a	a a	a n	a g	9 9 9	a a	a g	r	a g	9 9	g a	g r	r	a g	a a	n a	g !	g a	a g	r a	ga ga	a	aa aa	r g a
Site 158	Minor Rural Centre*	a	a a	a a	a a	g a g	a q	g a	a	a g	a a	a a	r r	a	a g	a a	a r	a (	a a	a g	r r	a a	r	a a	r g a
Site 004	Minor Rural Centre*	a	g g	g g	g g	g g g	a g	g a	g	a g	g g	a a	r r	a	a g	a a	g r	g	g g	a a	r r	a a	r	g g	r g a
Site 255	Minor Rural Centre*	a	g g	g g	g g	g <mark>a g</mark>	a g	g <mark>a</mark>	g	a g	g g	a a	a r	r	a g	a a	g r	g	g g	a a	r r	g gg	r	g g	r <mark>a</mark>
Site 110	Minor Rural Centre*	a a	g g	g g	g g	g <mark>a </mark> a	a a	a a	а	a g	g g	a a	a r	r	a g	a a	g r	g g	g g	r g	r r	g gg	r	g g	r <mark>a</mark>
Site 326 (revised proposal)	Minor Rural Centre*	a <mark>a</mark>	g g	g g	g g	g <mark>a g</mark>	g g	g a	g	a g	g g	r <mark>a</mark>	a r	r	a g	a a	g r	g g	g g	r g	r r	g gg	r	g g	g <mark>a</mark>
Site 059	Minor Rural Centre*	a	g g	g a	a g	g a g	a a	a g	r	a g	g g	g a	g r	r	a g	a a	g r	g !	g a	a g	r r	g g	rr	gg gg	a a
Site 066 Site 220	Minor Rural Centre* r Minor Rural Centre* r	a	9 9	9 9	a g	g a a	a	a g	1	a g	9 9	g a	a r	g	a g	a a	g r	9 9	g a	g g	r r	9 99	TT PF	99 99 aa aa	g a
Site 291	Minor Rural Centre*	a	9 9	g g	a g	y a a	a a	r g	r	a g	9 9	g a	g r	r a	a g	a a	g r	9 9	y a	9 9 a n	r r	9 99	rr	gg gg	y a
Site 324	Minor Rural Centre*	a	a a	g a	a g	g a g	a r	r g	r	a g	a a	g a	a r	a	a g	a a	a r	a d	g a	a g	r r	a gg	rr	g g a ga	a a
Site 079	Minor Rural Centre*	a	g g	g g	g g	g a g	a a	a a	a	a g	g g	a a	g r	a	a g	a a	g r	g	g g	a g	r r	g gg	r	g g	g a
Site 080	Minor Rural Centre*	a	g g	g g	g g	g <mark>a</mark> g	a a	a a	а	a g	g g	a a	g r	a	a g	r a	g r	g (	g g	a g	r r	g gg	r	g g	a a
Site 087	Minor Rural Centre*	a	g g	g g	g g	g <mark>a g</mark>	a r	r r	r	a g	g g	a a	a r	a	a g	a a	g r	g g	g g	a g	r r	a g	r	g g	r a a
Site 088	Minor Rural Centre*	a	g g	g g	g g	g <mark>a g</mark>	a <mark>r</mark>	r r	r	a g	g g	a a	a r	a	a g	a a	g r	g g	g g	a g	r r	a g	r	g g	r a a
Site 181	Minor Rural Centre*	a -	g g	g g	9 9	g a g	a a	a a	r	a g	9 9	a a	a r	g	a g	r a	g r	g g	g g	a g	r r	a g	r	g g	a a
Site 037 Site 038	Minor Rural Centre* r Minor Rural Centre* r	ا . ع	g a	g a	9 9	y a g	a r	r r	2	a g	9 9	g a	y r	r	a g	r a	g a	9 9	g a	r r	a g	a a	g	r g	r a g
Site 108	Minor Rural Centre*	a	g g	g a	a g	n a o	a r	r r	a	a g	g g	n a	r r	r	a g	a a	n n	9 !	g a	r r	a g	g gg	g a	r a	g g
Site 109	Minor Rural Centre*	a	a a	g a	a a	g a g	a r	r r	a	a g	g a	g a	r r	r	a g	a a	a a	a	a a	r r	a g	a ga	q	r a	r q a
Site 136	Minor Rural Centre*	a	g g	g g	g g	g <mark>a a</mark>	a r	a r	r	a g	g g	a a	r r	r	a g	r a	g a	g	a a	a r	r r	a gg	rr	g g	r g a
Site 162	Minor Rural Centre*	g	g g	g r	g <mark>a</mark>	g <mark>a a</mark>	a g	<mark>a</mark> g	r	a r	g a	a a	a r	a	a g	a a	g g	g i	a a	a r	r g	g <b>gg</b>	g	r g	r g a
Site 213	Minor Rural Centre*	a	g g	g g	g g	g <mark>a a</mark>	Ψ.	a r	r	a g	g g	a a	r r	_	a g	r a	g a	9	a a	r r	r r	a g		g g	r g <mark>a</mark>
Site 214	Minor Rural Centre*	g	g g	g a	g g	g <mark>a g</mark>		a r	r	a g	g g	3	a r	-	a g	r a	g a	9 ,	g a	g r	r g	3	g i	a g	r a
Site 245 Site 335	Minor Rural Centre* r Minor Rural Centre* r	a	g g	g a	g g	g <mark>a g</mark>			a	a g	g a	a a	r	ŭ	a g	a a	g a	9	a a	r	a g	g gg	g	g	r g g
Policy SP/9	Minor Rural Centre*	g n g	g g	g a	a a	g <mark>a g</mark>	a g	a g	g	a a	g a	g a	rr	a r	a g	g d	g g	g a	a a	r a	a g	a gg	d	a g	r g a r g a
Site 018	Minor Rural Centre*	g 9	g a	r a	g g	g g g	a n	rr	r	a g	g g	a a	a r	a	a g	r a	g a	g :	a a	a a	r a	gg g	a	gg gg	r a a
Site 144	Minor Rural Centre*	g	g g	a a	g g	g a g	- 3	r r	r	a g	g g	a a	g r	-	a g	a a	g a	g	g a	a a	r a	gg gg	g	gg gg	r g a
Site 177	Minor Rural Centre*	g	g g	a g	g g	g <mark>a</mark> g	a a	a a	g	a a	g g	a a	a r	r	a g	a a	g a	g	g <mark>a</mark>	a a	r a	gg gg	g	gg g	r g a
Site 203	Minor Rural Centre*	g	g g	r g	g g	g <mark>a g</mark>	a r	r r	r	a g	g g	a a	a r	<u> </u>	a g	a a	g <mark>a</mark>	g i	a a	a a	r a	gg g	g	gg gg	r a a
Site 240	Minor Rural Centre*	g	g g	a g	a g	g <mark>a a</mark>	a r	r r	r	a g	g g	a a	g r	r	a g	a a	g a	g g	g <mark>a</mark>	a a	r <mark>a</mark>	gg gg	g !	gg gg	r <mark>a a</mark>
Site 132	Minor Rural Centre	a g	g g	a g	a g	g <mark>a a</mark>	g g	g a	a	a g	g g	a a	a r	a	a g	a a	g a	a g	g a	a r	a r	g g	r	gg g	r g a
Site 327	Minor Rural Centre*	a	g a	a r	a g	g a g	a r	r r	g	a g	g g	g a	r r	r	a g	r a	g g	g g	g a	a a	r g	99 99	gg !	gg gg	r g a
Site 008 Site 048	Minor Rural Centre* r Minor Rural Centre* r	g	9 9	g a	g g	y a g	a a	a g	r	a g	g g g a	a a	rr	d n	a g	d d	g r	g !	g a	a g	r r	g gg	r	9 9 a a	a a
Site 049	Minor Rural Centre*	g	g g	a a	a g	g a g	a	r g	T T	a g	g a	r a	r r	a	a g	r a	g r	a	a r	r a	r r	a g	r	g g	r g g
Site 050	Minor Rural Centre*	g	g q	g q	a g	g a g	a r	r a	a	a g	g g	r a	r r	g	a g	r a	g r	g	a r	r g	r r	g ga	r	g g	r g a
Site 065	Minor Rural Centre*	g	g g	g g	g g	g <mark>a</mark> g	a r	a g	g	a g	g g	a a	a r	r	a g	a a	g r	g	a r	a g	r r	a g	r	g g	r g a
Site 071	Minor Rural Centre*	g	g g	g <mark>a</mark>	g g	g <mark>a g</mark>	a r	r g	a	a r	g g	g <mark>a</mark>	g r	r	a g	r a	g r	g i	a r	a g	r r	g g	r	g gg	r g a
Site 169	Minor Rural Centre*	g	g g	g r	a g	g g g	a r	r g	r	a r	g g	g <mark>a</mark>	g r	r	a g	r a	g r	g g	g r	g g	r r	g gg	r	g g	r <mark>a </mark> a
Site 250	Minor Rural Centre*	g	g g	g g	a g	g <mark>a g</mark>		r g	r	a g	g g	g a	g r	r	a g	r a	g r	g g	g <mark>r</mark>	a g	r r	g gg	r	g gg	r a
Site 287	Minor Rural Centre*	g	g g	g a	g g	g a g	u	r g	a	a g	g g	g a	a r	r	a g	r a	g r	g i	a r	a g	r r	a g	r	g g	r g a
SCEM1	Minor Rural Centre*	g	g a	a g	a g	g a g	a r	r r	g	a g	g g	g a	g r	r	a g	i a	9 9	g g	g g	g g	a r	99 99	a	gg gg	g a
SCEM2 SCEM5	Minor Rural Centre* r Minor Rural Centre r	a	a a	a r	a g	g a g	a r	r a	g	a g	g g	g a	rr	r	a g	r a r a	g g	9 9	g   g a   a	g g	r r	gg gg	gg	g gg	r g a r g a
SCEM7	Minor Rural Centre	g	a a	a a	g g	g a g	~ .	a a	g	a n	a a	g a	r r	r	a g	g a	a a	a (	g g a a	a a	r r	r rr	rr	rr a	r r a
H/1:i	Parish Proposal	a a	g g	g a	g g	g a a	a a	g g	a	a g	g g	g a	g r		a q	g a	g a	g i	g a	g a	r r	g gg	а	g a	r a a
Site 211 (part)	Parish Proposal	a a	g g	g a	g g	g g a	a a	g g	а	a g	g a	a a	a r	r	a g	g a	g a	g	g a	a a	r r	g gg	a	g q	r a a
V/		-		, J		, IS I		13 19		9	19				9							3 33		J 13	

Site 028	Parish Proposal	a	а	a	a	a	a	a	а	a	a	a	а	a	a	a	а	а	a	a	a	а	а	a	r	r	а	a	a	a	a	a	Ta	a	a	а	- r	∏r /	lr l	a	ga	a	a	a	- Ir	a	e	1	ĺ
H/1·I	Parish Proposal	а	a	a	ď	ď	a	a	a	o i	a	ď	а	a	a	a	a	а	a	a	ř	r	а	a	r	r	а	a	a	а	a	r	ď	a	a	a		rr	r	řr	rr	rr	Tr.	a	-	g	7	_	7

Site Information

Development Sequence

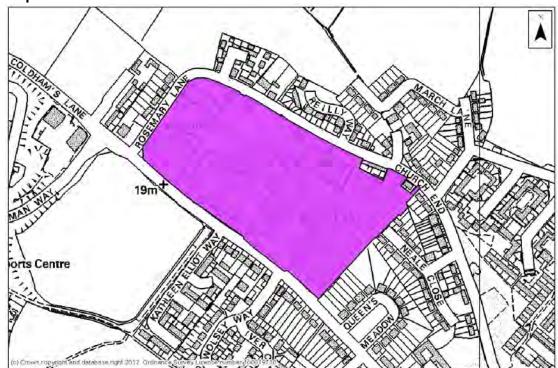
Cambridge urban area

Site reference number(s): E4 (Employment Land Review Site 126)

Consultation Reference numbers: E4

Site name/address: Church End Industrial Estate

# Map:



**Site description:** Mixed industrial use site with some offices, housing a number of warehouses. Bounded by Rosemary Lane to the north, Church Lane to the east and Coldhams Lane to the west. Southeast of the site is a residential area.

Current use(s): Mixed use industrial site

Proposed use(s): Employment

Site size (ha): South Cambridgeshire: 0 Cambridge: 6.621

Potential residential capacity: n/a

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

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

	T		[
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		GREEN = Development could deliver
Infrastructure	access to wildlife		significant new green infrastructure
IIIIIasii uctui e			Significant new green fill astructure
	and green spaces,		
	through delivery of		
	and access to		
	green		
LANDCCADE TO	infrastructure?	TUDAL LIE	DITAGE
•	OWNSCAPE AND CU	LIURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		,
	character, including		
	through		
	appropriate design		
	and scale of		
Crook Dali	development?		CDEEN. No immed on Miner a setting
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
-	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	1,		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

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

Centre	from edge of defined Cambridge City Centre?	
Distance: GP Service	How far is the nearest health centre or GP service?	A =400 - 800m  Majority of the site is between 400 and 800m from Cherry Hinton Medical Centre, 34 Fishers Lane, CN1 4HR
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.  Note the site is not a housing allocation.
ECONOMY	Communico:	140to the one to not a necessing allocation.
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  Site in Cherry Hinton LSOA 7962: 17.1
Shopping	Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and local centres?	GREEN = No effect or would support the vitality and viability of existing centres
Employment - Accessibility	How far is the nearest main employment centre?	How far is the nearest main employment centre?  GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential

		LICO
Employment	Would	use GG = Development would significantly
Employment - Land		
Lanu	development result in the loss of	enhance employment opportunities.
		Site is an ampleyment allegation
	employment land, or deliver new	Site is an employment allocation.
I Itiliti	employment land?	AMPED Ciamificant up and dealite by to be
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	
	including communications	
	infrastructure and	
Edward an	broadband?	ODEEN Non-residential development /
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
	capacity?	
Distance:	How far is the	G =<400m
Primary School	nearest primary	0 = 400111
Tilliary Oction	school?	Site is an employment allocation
	301001:	One is an employment anocation
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	,
		Site is an employment allocation
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
	routes are	
	accessible near to	Link to high quality provision on the Tins
	the site?	path but no provision on Coldham's Lane
		itself.
HQPT	Is there High	AMBER = service meets requirements of
	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
		25% of site is accessible to HQPT as
		defined with this part of the site within 400m
		of other bus services that link the site to the
		City Centre and other areas. The remaining
		site area is not accessible to a HQPT as
		defined with the site more than 400m from
		other bus services that link the site to the
		City Centre and other areas.
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score	mechanism has	
(SCDC)	been developed to	

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

Site Information

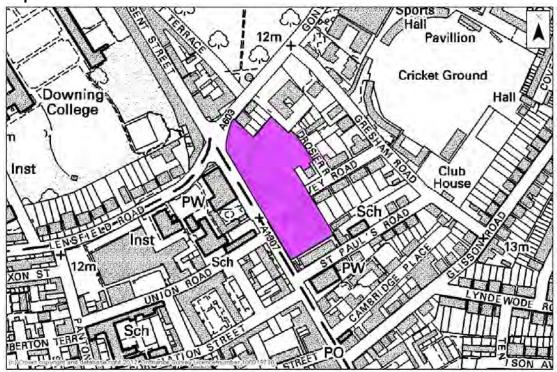
Development Sequence

Cambridge urban area

Site reference number(s): E5 (Employment Land Review)

Consultation Reference numbers: E5
Site name/address: 1 & 7-11 Hills Road

# Map:



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

Current use(s): Offices

Proposed use(s): Employment

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

Potential residential capacity: n/a

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

	T	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	an quanty adverse impacter
	impact/worsening	
	of air quality?	
	or all quality:	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
/ (QIVI/ (	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	RED = Within or adjacent to an AQMA, M11
	A14?	or A14
	A14:	Site is within an AQMA
Pollution	Are there potential	AMBER = Adverse impacts capable of
Poliution	•	·
	odour, light, noise and vibration	adequate mitigation
		Detential issues with naise and vibration
	problems if the site	Potential issues with noise and vibration
	is developed, as a	and odour, capable of mitigation.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Cantanaination	la thana magailela	CDEEN City not within an adjacent to an
Contamination	Is there possible	GREEN = Site not within or adjacent to an
	contamination on	area with a history of contamination
\A/ /	the site?	ODEEN N : 1/0 II ((
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	
	environment?	
BIODIVERSITY	LAPIL 2	LODEEN D
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	GREEN = Development could have a
Piodiversity	VVOUIU	ONLEN - Developinient could have a

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

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

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

	centre?	includes a significant element of
	Certife:	employment or is for another non-residential
		use
Employment -	Would	GG = Development would significantly
Land	development result	enhance employment opportunities
	in the loss of	1 , 11
	employment land,	Allocation is for employment related
	or deliver new	development.
	employment land?	
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and broadband?	
Education	Is there sufficient	GREEN= Non-residential development /
Capacity	education	surplus school places
Capacity	capacity?	Surpius scribbi piaces
	capacity.	Allocation is for employment related
		development.
Distance:	How far is the	G =<400m
Primary School	nearest primary	
	school?	Allocation is for employment related
		development.
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Allocation is for employment related
0011001	30110011	development.
		de voiepinient.
TRANSPORT		
Cycle Routes	What type of cycle	GREEN = Quiet residential street speed
•	routes are	below 30mph, cycle lane with 1.5m
	accessible near to	minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
		There is a direct link to the Gresham Road
		route to the station and city centre.
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score	mechanism has	DAIN GILLIN - Scole 18-20
(SCDC)	been developed to	
()	consider access to	
	and quality of	
	, . ,	

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

Site Information

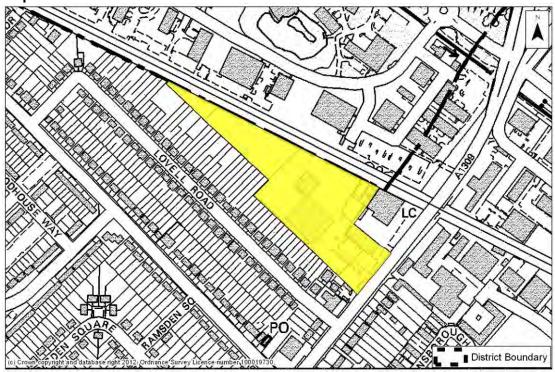
Development Sequence

Cambridge urban area

Site reference number(s): M1 (Local Plan 2006 allocation site (5.04) for residential use)

Consultation Reference numbers: M1 Site name/address: 379-381 Milton Road

# Map:



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

Current use(s): Car show rooms and garages

Proposed use(s): Mixed use

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

Potential residential capacity: 40

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

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

	1		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	,		AMPER - Any adverse impact on protected
170	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		There is 4 TDO an aire
	by a Tree		There is 1 TPO on site.
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE, TO	OWNSCAPE AND CU	LTURAL HE	RITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		. ,
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
1 -	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		' - · - · · · · · · ·
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GPEN - No impact or Minor positive
GIEEN DEIL			GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		Site is not in the Cross Balt
	Green Belt		Site is not in the Green Belt.
11	purposes?		AMPED O'C C'
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or

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

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

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

	T	 
HQPT	the site?  Is there High	Railway Station and links beyond to the river (and thus onto the city centre). These are currently poor but are proposed to be upgraded as part of the station development, as there are very narrow pinch points on the off-road path along Milton Road (route to city centre).  AMBER = service meets requirements of
	Quality Public Transport (at edge of site)?	high quality public transport in most but not all instances
	,	Not accessible to HQPT as defined. However, site is within 400m of other bus services that link the site to the city centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus		GG = Within 400m (6)
stop / rail station Frequency of		GG = 10 minute frequency or better (6)
Public Transport		OO = 10 minute frequency of better (0)
Public transport		GG = 20 minutes or less (6)
journey time to City Centre		
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access.  Negative effects capable of appropriate mitigation.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?	AMBER = No impacts

**Site Information** 

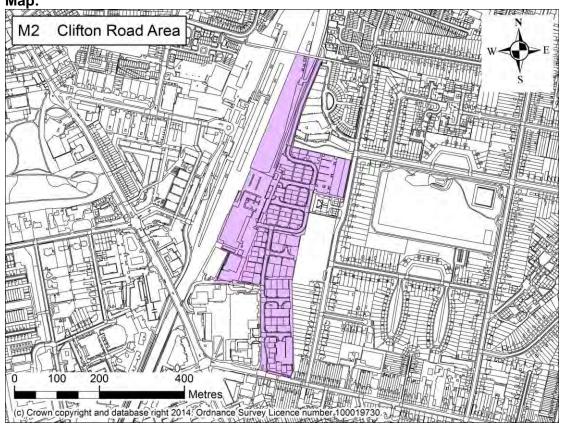
Development Sequence Cambridge urban area

Site reference number(s): M2 (Includes SHLAA site CC913 within its boundary)

**Consultation Reference numbers: M2** 

Site name/address: Clifton Road Industrial Estate, Clifton Court

Map:



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

Current use(s): Industrial Estate

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

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

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

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

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

	character, including	
	through	
	appropriate design	
	and scale of	
	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
3 3 3	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	impacto capable of appropriate imagazon
	cultural interest	Roman earthworks with the Old Cattle
	(including	Market were once known from the area
	conservation	(MCB 5828). Roman pottery finds from
	areas, listed	numerous locations around this plot (MCBs
	buildings,	5554, 5886). An archaeological condition is
	registered parks	
		recommended for any consented scheme.
	and gardens and	
	scheduled	
CLIMATE CHANG	monuments)?	
CLIMATE CHAN		AMPED OF L. L. C.
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	
	property from	Site is in flood zone 1, lowest risk of fluvial
	flooding, and	flooding. Minor to moderate amount of
	account for all	surface water flooding. Careful mitigation
	costs of flooding	required, which could impact on achievable
	(including the	site layout.
	economic,	
	environmental and	
	social costs)?	
	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	No obvious constraints that prevent the site
		from providing minimum onsite provision.
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	Site is within 400m of Coleridge Recreation
	,	Ground.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	Site is within 400m of Coleridge Recreation
	teenagers?	Ground.
	Locitagois:	Citatia.

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

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

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

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

Site reference number(s): M4 (Local Plan 2006 allocation site (for residential) – Site 5.12)  Consultation Reference numbers: M4  Site name/address: Police Station, Parkside  Map:    Coll	Site Information					
Consultation Reference numbers: M4  Site name/address: Police Station, Parkside  Map:    Consultation Reference numbers: M4    Site name/address: Police Station, Parkside    Map:	Development Sequence	Cambridge urban area				
Site name/address: Police Station, Parkside  Map:    The content of the content o	Site reference number(s): M4 (Local Plan	Site reference number(s): M4 (Local Plan 2006 allocation site (for residential) – Site 5.12)				
Map:    Inn	Consultation Reference numbers: M4					
AMBRIDGE Statue	Site name/address: Police Station, Parksi	ide				
PW Sch Side Coll Coll Coll Coll Coll Coll Coll Col	Мар:					
PO Parker's Piece Parkside Pool  (a) Crown copyright and database right 2012. Ordnance Survey Licence number 100019730	Pol-Sta Pol-St	F Star P.W. Peter's Field Field Pool				

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

Current use(s): Police station

Proposed use(s): Residential

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

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

Land	dovolonment lead	affect grade 1 and 2 land.
Lanu	development lead to the loss of the	anect grade i and 2 iand.
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		AMPED O'' I'
Air Quality	Would the	AMBER = Site lies near source of air
	development of the sites result in an	pollution, or development could impact on air quality adverse impacts.
	adverse	all quality adverse impacts.
	impact/worsening	
	of air quality?	
	or an quanty :	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	RED = Within or adjacent to an AQMA, M11
	A14?	or A14
<b>5</b> 11 11		Site is within an AQMA
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise and vibration	adequate mitigation
	problems if the site	There are potential noise and vibration and
	is developed, as a	odour problems, capable of mitigation.
	receptor or	cacai probleme, capable of magazieri.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contomination	lo thoro posible	AMPED Cita portially within an adiacont to
Contamination	Is there possible contamination on	AMBER = Site partially within or adjacent to an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	the site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		, and a second s
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	
DIODIVEDOITY	environment?	
BIODIVERSITY	Will it concerns	CDEEN - Door not contain is not adiacant
Designated Sites	Will it conserve	GREEN = Does not contain, is not adjacent
Siles	protected species and protect sites	to designated for nature conservation or recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	

	/1 1 1		
	(Including		
	International and		
	locally designated		
D: 11 11	sites)		ODEEN D
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		
	by a Tree		There are several protected trees on the
	Preservation Order		site and close to the site.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
·	OWNSCAPE AND CUI	LIURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
_	character?		ODEEN N
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		The site is not in the Green Belt.
	purposes?		

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

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

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

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

**Site Information** 

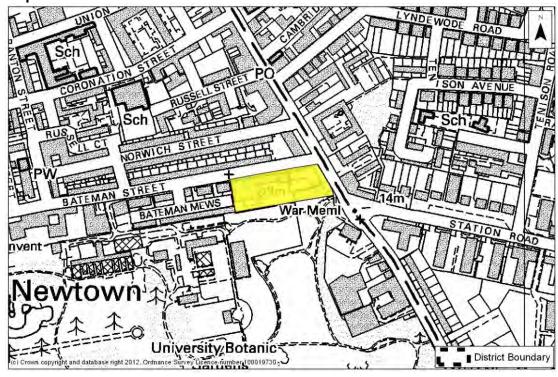
Development Sequence Cambridge urban area

Site reference number(s): M5 (SHLAA Site - CC872)

**Consultation Reference numbers: M5** 

Site name/address: 82-90 Hills Road and 57-63 Bateman Street

## Мар:



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

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

Proposed use(s): Mixed use

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

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

	T.	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	1	
Air Quality	Would the	AMBER = Site lies near source of air
•	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	, ,
	impact/worsening	
	of air quality?	
	or an quanty:	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	RED = Within or adjacent to an AQMA, M11
	A14?	or A14
		Site is within an AQMA
Pollution	Are there potential	AMBER = Adverse impacts capable of
-	odour, light, noise	adequate mitigation
	and vibration	and quant manganess
	problems if the site	Traffic noise from Hills Road. Noise
	is developed, as a	assessment required.
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
	4303):	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Comanination	contamination on	area with a history of contamination
	the site?	area mar a metery of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	Innagation
	of the water	
	environment?	
BIODIVERSITY	OHVIROLIHICHE:	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
Citos	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
		greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
	sites)	
Biodiversity	Would	

1	1		-
	development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
	connectivity between green infrastructure)?		
TPO	Are there trees on site or immediately adjacent protected		AMBER = Any adverse impact on protected trees capable of appropriate mitigation
	by a Tree Preservation Order (TPO)?		There are 2 trees with TPOs on the site, one on Hills Road and one in the south west corner. There are also numerous trees without TPOs.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, T	OWNSCAPE AND CU	LTURAL HEI	RITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of this site have on Green Belt		GREEN = No impact or Minor positive impact on Green Belt purposes  The site is not in the Green Belt.
	purposes?		The site is not in the Green Boil.
Heritage	Will it protect or enhance sites, features or areas of historical,		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation

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

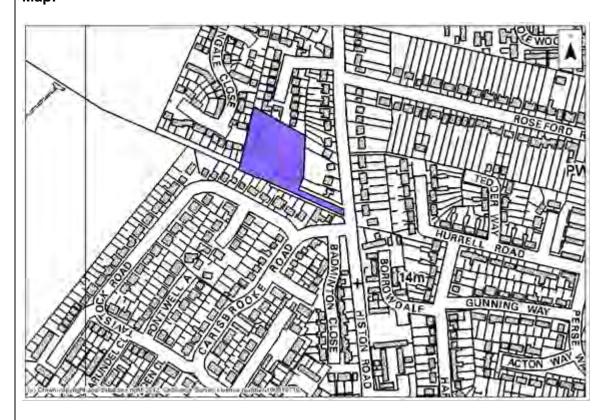
	centre?	
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	A =400 - 800m
Distance: GP Service	How far is the nearest health centre or GP service?	G =<400m  Over half of the site is within 400m of The Woodlands Practice, Station Road
Key Local Facilities	Will it improve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

	ampley/mant		DED _ > 2km	
	employment		RED = >3km	
	centre?		AMBER = 1-3km	
			GREEN = <1km or allocation is for or	
			includes a significant element of	
			employment or is for another non-residential	
			use	
Employment -	Would		A = Some loss of employment land and job	
Land	development result		opportunities mitigated by alternative	
	in the loss of		allocation in the area (< 50%).	
	employment land,			
	or deliver new		Allocation would be for mixed use including	
	employment land?		employment.	
Utilities	Will it improve the		GREEN = Existing infrastructure likely to be	
	level of investment		sufficient	
	in key community			
	services and			
	infrastructure,			
	including			
	communications			
	infrastructure and			
	broadband?			
Education	Is there sufficient		AMBER = School capacity not sufficient,	
	education			
Capacity			constraints can be appropriately mitigated	
	capacity?		The implications of development lengtions	
			The implications of development locations	
			for education provision will need to be	
			considered as part of taking the Plan	
			forward. The scale and location of	
			development will be important in terms of	
			current education capacity and how any	
			issues can be met. This will include capacity	
			of the development itself to support new	
			primary and secondary schools where there	
			is a shortfall. The current review of school	
			catchments will have a bearing on this	
			issue.	
Distance:	How far is the		G =<400m	
Primary School	nearest primary			
	school?		Site is within 400m of St Alban's Primary	
	30110011		School and St Paul's Primary School.	
			Control and Set date i filliary Control.	
Distance:	How far is the		A =1 to 3 km	
Secondary	nearest secondary		7 1 to 0 km	
School	school?		Site is just beyond 1km from Parkside	
3011001	3011001:		Community College.	
TRANSPORT				
	What type of avala		DED - No evoling provision or a evolution	
Cycle Routes	What type of cycle		RED = No cycling provision or a cycle lane	
	routes are		less than 1.5m width with medium volume of	
	accessible near to		traffic. Having to cross a busy junction with	
	the site?		high cycle accident rate to access local	
			facilities/school. Poor quality off road path.	
			Bus cycle/lane of medium quality but often	
	-		· •	

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R1	
Consultation Reference numbers: R1	

**Site name/address:** 295 Histon Road **Map:** 



**Site description:** There are two buildings on this site. One is used for a furniture shop and an education centre (tutorial school), this is a two-storey warehouse type building extended from the rear of two former residential properties. The other is home to Cambridge Squash Club and this is a two-storey warehouse type building. Approximately half the site is residential garden type land. It is a Local Plan 2006 allocation site (for residential) – site 5.17. It is located approximately 50 meters to the west of Histon Road, to the south of Chancellors Walk and is surrounded on all sides by residential development.

**Current use(s):** Cambridge Squash Club (295 Histon Road), Furniture Showroom (297 – 299 Histon Road) and education centre (301 Histon Road)

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 ha Cambridge: 0.711

LAND		
	Would	AMPED Porticilly on PDI
PDL		AMBER = Partially on PDL
	development make use of previously	50% of the site is PDL
	developed	50% of the site is PDL
	land?	
Agricultural	Would	GREEN = Neutral. Development would not
Land	development lead	affect grade 1 and 2 land.
Laria	to the loss of the	anost grado i ana z iana.
	best and most	No loss of agricultural land.
	versatile	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	T	
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality with minor negative impacts
	adverse	incapable of mitigation.
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
/ (QIVI) (	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	AMBER = <1000m of an AQMA, M11 or
	A14?	A14
		The site is within 1000m of the M11
Pollution	Are there potential	GREEN = No adverse effects or capable of
	Odour, light noise	full mitigation
	and vibration	
	problems if the site	
	is developed, as a	
	receptor or	
	generator?	
Contamination	le there possible	AMBER - Site partially within or adjacent to
Contamination	Is there possible contamination on	AMBER = Site partially within or adjacent to an area with a history of contamination, or
	the site?	capable of remediation appropriate to
	tric site:	proposed development
		p. spessed development
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	
	environment?	
BIODIVERSITY	T	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to a site designated for nature conservation
	and protect sites	or recognised as containing protected
	designated for	species, or local area will be developed as
	nature	greenspace. No or negligible impacts

	conservation		
	interest, and		
	geodiversity?		
	(Including		
	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
Diodiversity			!
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets and		
	maintain		
	connectivity		
	between green		
	infrastructure?)		
TPO	Are there trees on		GREEN = Site does not contain or adjoin
IFO			_
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
	(TPO)?		A11555 A1 1 1/1/11
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
LANDSCAPE, T	OWNSCAPE AND CU	LTURAL HEI	RITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
•	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		,,
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
i owi isoap <del>e</del>	enhance the		or capable of being made compatible with
	diversity and		
	,		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
Green Belt			

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

District or Local	from the nearest	Majority of the site is beyond 800m of
Centre	District or Local	Histon Road local centre catchment area.
Centre	centre?	riistori Koad local centre catchinent area.
	centre?	
Distance Oite	I law family the alte	DED 000
Distance: City	How far is the site	RED =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	RED =>800m
Service	nearest health	
	centre or GP	
	service?	
	0011100.	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
i aciiilies	of key local	satisfactory mitigation proposed).
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
Communico	with existing	create a new community.
	communities?	
ECONOMY	Communics:	
	Doos it address	CDEEN Within or adjacent to the 400/
Deprivation	Does it address	GREEN = Within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Local Super Output Areas
	and employment	(LSOA) within Cambridge
	deprivation in	0, , , , , , , , , , , , , , , , , , ,
	Abbey Ward and	Site in Arbury LSOA 7951: 19.37 (within
	Kings Hedges?	40% most deprived LSOA).
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
5	shopping	vitality and viability of existing centres
	hierarchy,	,,
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Empley research		How for in the person main areals were t
Employment -	How far is the	How far is the nearest main employment

Accessibility	nearest main	centre?
7.000331D111ty	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of
		employment or is for another non-residential
		use
		Site is less than 1km from an employment centre.
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		The implications of development locations
		for education provision will need to be
		considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this
		issue.
Distance:	How far is the	A = 400 - 800m
Primary School	nearest primary	
	school?	Site is between 400 and 800m from
		Mayfield Primary School, Warwick Road
Distance:	How far is the	A =1 to 3 km
Secondary	nearest secondary	Site within 2km of Manar Community
School	school?	Site within 3km of: Manor Community College, Arbury Road, CB4 2JF; Chesterton
		Community College, 297 Gilbert Road,
		Cambridge, CB4 3NY; and
		Parkside Community College, Parkside,
		CB1 1EH
TRANSPORT		

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

transport, walking	
or cycling facilities?	

**Site Information** 

Development Sequence Cambridge urban area

Site reference number(s): R10 (SHLAA Site - CC102)

**Consultation Reference numbers: R10** 

Site name/address: Mill Road Depot and adjoining properties, Mill Road

Map:



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

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

Proposed use(s): Residential

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

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

	T		
	versatile		
	agricultural land?		
Minerals	Will it avoid the		
	sterilisation of		GREEN = Site is not within an allocated or
	economic mineral		safeguarded area.
	reserves?		
POLLUTION	T	1	
Air Quality	Would the		AMBER = Site lies near source of air
	development of the		pollution, or development could impact on
	sites result in an		air quality adverse impacts.
	adverse		
	impact/worsening		
	of air quality?		
AQMA	Is the site within or		SUB INDICATOR: Is the site within or near
/ (QIVI) (	near to an AQMA,		to an AQMA, the M11 or the A14?
	the M11 or the		RED = Within or adjacent to an AQMA, M11
	A14?		or A14
			The site is within or adjacent to the AQMA
			and therefore will require an air quality
			assessment to be carried out as part of any
			planning application likely to increase
			parking capacity by 25 spaces or more.
Pollution	Are there potential		AMBER = Adverse impacts capable of
	odour, light, noise		adequate mitigation
	and vibration		
	problems if the site		There are potential noise and vibration
	is developed, as a		(adjacent to railway line) and light pollution
	receptor or		problems associated with the site, capable
	generator		of mitigation.
	(including		
	compatibility with		
	neighbouring		
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
Contamination	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation)
			, , ,
			Previous and present uses mean significant
			contamination likely to be present on site
			(smelting works and council depot and
			railway line).
Water	Will it protect and		GREEN = No impact / Capable of full
vvator	where possible		mitigation
	enhance the quality		
	of the water		
	environment?		
BIODIVERSITY			
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species		to designated for nature conservation or
<u> </u>	Protoctor apoolog		to assignated for flatare conscivation of

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

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

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

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

<u> </u>	T	1 0 1 1 1 1 0 0 0 1 0 1 1 m
	school?	Site is within 800m of St Matthews Primary School, 19 Norfolk Street, CB1 2LD
Distance:	How far is the	A =1 to 3 km
Secondary	nearest secondary	
School	school?	Half the site is within 1km of Parkside
		Community College. The remainder is
		within 3km of 7 secondary schools.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		There is no cycling provision on Mill Road
		and there is a high accident rate in this area
		with a dangerous crossing to Devonshire
		Road to link to the Station. The
		implementation of the Chisholm Trail would
		provide a high quality link and land needs to
		be safeguarded to allow for this.
HQPT	Is there High	AMBER = service meets requirements of
l logi i	Quality Public	high quality public transport in most but not
	Transport (at edge	all instances
	of site)?	
		Not accessible to HQPT as defined.
		However, site is within 400m of other bus
		services that link the site to the City Centre
		and other areas.
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score	mechanism has	
(SCDC)	been developed to	
,	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		00 – Willim 700111 (0)
Frequency of		GG = 10 minute frequency or better (6)
Public Transport		(0)
Public transport		GG = 20 minutes or less (6)
journey time to		` '
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		
Centre		
Distance:	How far is the site	A = 400 - 800m
Railway Station	from an existing or	
	proposed train	

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

Site Information

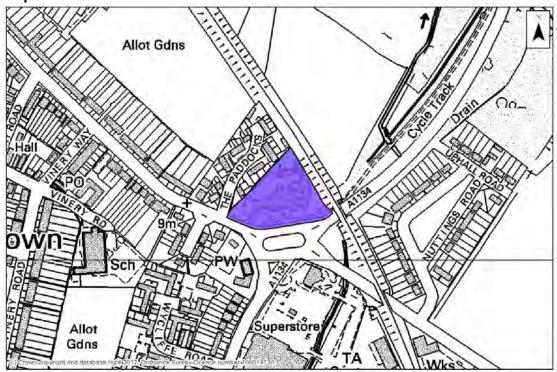
Development Sequence Cambridge urban area

Site reference number(s): R11 (SHLAA Site - CC629)

**Consultation Reference numbers: R11** 

Site name/address: Horizons Resource Centre, Coldhams Lane

## Мар:



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

Current use(s): Day Centre

Proposed use(s): Residential

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

Potential residential capacity: 40 dwellings.

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

	1, , , ,	1
	best and most	
	versatile	
Minorolo	agricultural land? Will it avoid the	
Minerals	sterilisation of	GREEN = Site is not within an allocated or
	economic mineral	
	reserves?	safeguarded area.
POLLUTION	reserves?	
Air Quality	Would the	AMBER = Site lies near source of air
All Quality	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	am quamity darrones impactor
	impact/worsening	
	of air quality?	
	, ,	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	AMBER = <1000m of an AQMA, M11 or
	A14?	A14
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise	adequate mitigation
	and vibration	There are not entire much large with recipe and
	problems if the site	There are potential problems with noise and
	is developed, as a	vibration (road traffic noise from Coldham's
	receptor or	Lane and railway noise) and light pollution.
	generator (including	Capable of mitigation.
	compatibility with	
	neighbouring	
	uses)?	
	3.555).	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to
		proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		Site could have contamination issues
		(adjacent to the railway line and animal
10/-1	VACUE CO. A.	byproducts).
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality of the water	
	environment?	
BIODIVERSITY	environment!	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
J1100	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	3 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 3 - 3 -
	interest, and	

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

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

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

	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
, i	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of
		employment or is for another non-residential
		use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Land	in the loss of	13 for employment development
	employment land,	
	or deliver new	
1 14:11:41 0 0	employment land?	CDEEN Eviction infractive at the literate ha
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		The implications of development locations
		for education provision will need to be
		considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any
		issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this
		issue.
Distance:	How far is the	G =<400m
Primary School	nearest primary	
	school?	Site is within 400m of St Philip's Primary
		School
Distance:	How far is the	A =1 to 3 km
Secondary	nearest secondary	
School	school?	Site is within 3km of Coleridge Community
	30110011	College, St Bede's Inter-Church
		Comprehensive School, Netherhall School
I I		and Parkside Community College, Parkside
TRANSPORT		and randide community conege, randide
TRANSPORT Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane

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

**Site Information** 

Development Sequence Cambridge urban area

**Site reference number(s):** R12 (SHLAA Site CC922 - Part of a Local Plan 2006 allocation site (for residential) – site 5.14)

Consultation Reference numbers: R12

Site name/address: Ridgeons, 75 Cromwell Road

## Мар:



**Site description:** Large broadly wedge shaped industrial area, currently in use by Ridgeons, that forms part of a Local Plan 2006 allocation site (for residential) – site 5.14. The site is located In-between the Cambridge – Kings Lynn railway line to the west and Cromwell Road to the east.

**Current use(s):** Builders and timber merchants (commercial storage buildings with open storage)

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 3.27

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

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

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

	development?	
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	, , , , , , , , , , , , , , , , , , , ,
	Green Belt	Site is not in the Green Belt.
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
lionago	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	impacto capable of appropriate imagation
	cultural interest	NGR: 546280 257020. P=Uncertain land
	(including	status, possibly truncate land from railyard
	conservation	works. Roman marching camp was located
	areas, listed	in the former Cattle Market area
		(MCB6256). Excavations in advance of
	buildings,	
	registered parks	redevelopment of the cattle market revealed
	and gardens and scheduled	Roman settlement remains (5828). Roman
	monuments)?	pottery found at Coleridge recreation ground
	monuments)?	(MCB5886). A programme of archaeological
		works should be undertaken prior to the
		submission of any planning application to
		determine the impacts of the railways and
		present buildings on potential
		archaeological remains.
CLIMATE CHAN	CF	
Renewables	Will it support the	AMBER = Standard requirements for
rtonowabioo	use of renewable	renewables would apply
	energy resources?	Tenendo media apply
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
1 lood 1 tlott	to people and	SKEEK - Flood Zollo 17 low lick
	property from	Site is in Flood Zone 1, lowest risk of fluvial
	flooding, and	flooding. Minor surface water issues that
	account for all	can be mitigated against through good
	costs of flooding	design.
	(including the	dolgii.
	economic,	
	environmental and	
	social costs)?	
	Social Costs)!	
HUMAN HEALTH	AND WELL BEING	<u> </u>
Open Space	Will it increase the	GREEN = Assumes minimum on-site
' '	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	2.1.2.1. Than, or anodator to not not only
Facilities	sports facilities?	Majority of the site is within 1km of
1 dollidos	oporto radintido:	Coleridge Community College playing fields,
		Coleridge Recreation Ground, Romsey
		Recreation Ground.
Distance: Play	How far is the	GREEN =<400m
וסוטוט <del>ט</del> . ר iay	I TOW THE IS LITE	ONLLIN -NTOUIII

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

	Tall sac :	1400/
	Abbey Ward and	40% most deprived LSOA).
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
'' '	shopping	vitality and viability of existing centres
	hierarchy,	, , ,
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
Accessibility		GREEN = <1km or allocation is for or
	employment centre?	
	centre?	includes a significant element of
		employment or is for another non-residential
Francisco est	Mould	USE
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		The implications of development locations
		for education provision will need to be
		considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any
		issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this
		issue.
		A 400 000m
Diotoros		
Distance: Primary School	How far is the nearest primary	A =400 - 800m Site is within 800m of St Philip's Primary

	a a h a a l O	Cabaal and Ct Matthaui's Driman, Cabaal
	school?	School and St Matthew's Primary School.
Distance: Secondary	How far is the nearest secondary	A =1 to 3 km
School	school?	Site within 3km of 6 secondary schools.
TRANSPORT	1 0000	
Cycle Routes	What type of cycle routes are accessible near to the site?	GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.  Any development must safeguard land for the Chisholm Trail.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances  Not accessible to HQPT as defined. Small area is within 400m of other bus services that link the site to the city centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus stop / rail station		G = Within 600m (4)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport journey time to City Centre		GG = 20 minutes or less (6)
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?	AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. G
Non-Car Facilities	Will it make the transport network safer for public	AMBER = No impacts

transport, walking	
or cycling facilities?	

**Site Information** 

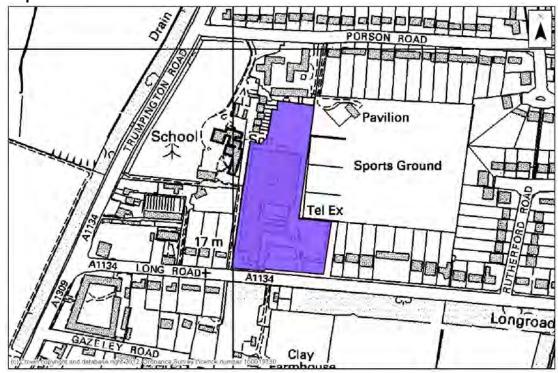
Development Sequence Cambridge urban area

**Site reference number(s):** R14 (SHLAA site CC583 is contained within the boundary of this larger site which is a Local Plan 2006 Allocation (for residential) – Site 5.06)

**Consultation Reference numbers: R14** 

Site name/address: BT Telephone Exchange & Car Park Long Road

Мар:



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

Current use(s): BT offices and car park

Proposed use(s): Residential

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

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

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

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

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

Traveller  the accommodation needs of Gypsies and Travellers and Travelling Showpeople?  Distance: District or Local Centre  District or Local centre?  Distance: City Centre  Travellers and Travellers and Travellers and Travelling Showpeople?  R =>800m  Site is more than 800m from Trumping local centre.  R =>800m  R =>800m  R =>800m	gton
needs of Gypsies and Travellers and Travelling Showpeople?  Distance: District or Local Centre  District or Local Centre:  District or Local Centre:  District or Local Centre:  R =>800m Site is more than 800m from Trumping local centre.  R =>800m	gton
and Travellers and Travelling Showpeople?  Distance: District or Local Centre District or Local centre?  Distance: City Centre From edge of defined Cambridge  and Travellers and Travellers and Travellers and Travelling Showpeople?  R =>800m  Site is more than 800m from Trumping local centre.  R =>800m	gton
Travelling Showpeople?  Distance: How far is the site District or Local Centre District or Local centre?  Distance: City Centre How far is the site from edge of defined Cambridge  R =>800m Site is more than 800m from Trumping local centre.  R =>800m	gton
Showpeople?  Distance: District or Local Centre  District or Local Centre  District or Local centre?  District or Local centre?  R =>800m Site is more than 800m from Trumping local centre.  R =>800m  R =>800m  R =>800m  R =>800m	gton
Distance: District or Local Centre  District or Local Centre  District or Local Centre  District or Local centre?  R =>800m Site is more than 800m from Trumping local centre.  R =>800m  R =>800m  R =>800m  R =>800m	gton
Distance: District or Local Centre  District or Local Centre  District or Local Centre  District or Local centre?  R =>800m Site is more than 800m from Trumping local centre.  R =>800m  R =>800m  R =>800m  R =>800m  R =>800m  R =>800m	gton
District or Local Centre Site is more than 800m from Trumping local centre.  Distance: City Centre From edge of defined Cambridge	gton 
Centre  District or Local centre?  Site is more than 800m from Trumping local centre.  Pistance: City Centre  R =>800m  R =>800m	gton
centre? local centre.  Distance: City Centre from edge of defined Cambridge local centre.  R =>800m	
Distance: City Centre  How far is the site from edge of defined Cambridge  R =>800m  R =>800m	
Centre from edge of defined Cambridge	
Centre from edge of defined Cambridge	
defined Cambridge	
City Centre?	
Distance: GP How far is the R =>800m	
Service nearest health	
centre or GP Site is more than 800m from the neare	est
service? health centre or GP Service (Trumping	gton
Street Medical Practice, 17 Beverley V	Vay).
Key Local Will it improve AMBER = No impact on facilities (or	
Facilities quality and range satisfactory mitigation proposed).	
of key local	
services and	
facilities including	
health, education	
and leisure (shops,	
post offices, pubs	
etc?)	<u></u>
Community Will it encourage GREEN = Development would not lea	น เช
Facilities and enable the loss of any community facilities or	
engagement in replacement /appropriate mitigation po	ossible
community	
activities?	
Integration with How well would the GREEN = Good scope for integration	with
Existing development on existing communities / of sufficient sca	ale to
Communities the site integrate create a new community.	
with existing	
communities?	
ECONOMY	
Deprivation Does it address AMBER = Not within or adjacent to the	= 40%
(Cambridge) pockets of income most deprived Super Output Areas with	
and employment Cambridge according to the Index of	
deprivation Carrioring according to the mack of Multiple Deprivation 2010.	
particularly in	
	40
Abbey Ward and Site is in Trumpington LSOA 8004: 14	.4∠
Kings Hedges?	
Would allocation	
result in	
development in	
deprived wards of	
Cambridge?	
Shopping Will it protect the GREEN = No effect or would support to	

	shopping	vitality and viability of existing centres
	hierarchy, supporting the	The state of the s
	vitality and viability	
	of Cambridge,	
	town, district and local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre? GREEN = <1km or allocation is for or
	employment centre?	includes a significant element of
		employment or is for another non-residential
		use
Employment - Land	Would development result	G = No loss of employment land / allocation is for employment development
Land	in the loss of	is for employment development
	employment land,	
	or deliver new	
Utilities	employment land? Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and infrastructure,	Improved utilities required. The developer
	including	will need to liaise with the relevant service
	communications	provider(s) to determine appropriate utility
	infrastructure and	infrastructure provision.
Education	broadband? Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		The implications of development locations for education provision will need to be
		considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this issue.
Distance	Harrison to the	1 100 000
Distance: Primary School	How far is the nearest primary	A =400 - 800m
	school?	Site is between 400 and 800m from Fawcett
		County Primary School, Alpha Terrace, CB2
		9FS
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	   Site is within 1km of Parkside Federation
		Site is within 1km of Parkside Federation

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

**Site Information** 

Development Sequence Cambridge urban area

Site reference number(s): R16 (SHLAA Site CC905)

**Consultation Reference numbers: R16** 

**Site name/address:** Cambridge Professional Development Centre Paget Road Trumpington

Мар:



**Site description:** Old school site, now used as training centre. Made up of old school building, associated car parking and green space (old playing fields). Located south east of Alpha Terrace and north of Paget Road. Fawcett Primary School bounds the site to the north and there is open agricultural land to the east of the site, which forms part of the Clay Farm development site.

Current use(s): In use as a professional County Council training centre

Proposed use(s): Residential

Site size (ha): South Cambridgeshire:0 Cambridge: 3.15

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

	T	
	best and most	
	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION		
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	GREEN = >1000m of an AQMA, M11, or
	A14?	A14
Pollution	Are there potential	GREEN = No adverse effects or capable of
	odour, light, noise	full mitigation
	and vibration	Tan minganon
	problems if the site	
	is developed, as a	
	receptor or	
	generator	
	(including	
	compatibility with	
	neighbouring uses)?	
	uses):	
Contamination	Is there possible	GREEN = Site not within or adjacent to an
Contamination	contamination on	area with a history of contamination
	the site?	area with a flistory of contamination
Water	Will it protect and	GREEN = No impact / Capable of full
vvator	where possible	mitigation
	enhance the quality	miligation
	of the water	
	environment?	
BIODIVERSITY	environinent:	
Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	greenspace. No or negligible impacts
	interest, and	
	geodiversity?	
	(Including	
	International and	
	locally designated	
D: 1' '	sites)	ODEEN D
Biodiversity	Would	GREEN = Development could have a
	development	positive impact by enhancing existing

	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
11 0	site or immediately		trees capable of appropriate mitigation
	adjacent protected		troop capable of appropriate magation
	by a Tree		One TPO on the boundary of the site.
	Preservation Order		One in a on the boundary of the site.
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
IIIIIastiuctuie			of appropriate mitigation
	and green spaces,		or appropriate mitigation
	through delivery of		
	and access to		
	green		
I ANDSCADE TO	infrastructure?  WNSCAPE AND CUI	TUDAL HE	DITACE
•	Will it maintain and	LIUKAL HEI	
Landscape			GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		ODEEN N
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townscape	Will it maintain and enhance the		or capable of being made compatible with
Townscape	Will it maintain and enhance the diversity and		or capable of being made compatible with local townscape character, or provide minor
Townscape	Will it maintain and enhance the diversity and distinctiveness of		or capable of being made compatible with
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape		or capable of being made compatible with local townscape character, or provide minor
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including		or capable of being made compatible with local townscape character, or provide minor
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through		or capable of being made compatible with local townscape character, or provide minor
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design		or capable of being made compatible with local townscape character, or provide minor
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		or capable of being made compatible with local townscape character, or provide minor
	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		or capable of being made compatible with local townscape character, or provide minor improvements)
Townscape  Green Belt	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive
	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of		or capable of being made compatible with local townscape character, or provide minor improvements)
	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes
	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive
	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes
	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt purposes?  Will it protect or		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes
Green Belt	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt purposes?		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings
Green Belt	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt purposes?  Will it protect or		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or
Green Belt	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt purposes?  Will it protect or enhance sites,		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings
Green Belt	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt purposes?  Will it protect or enhance sites, features or areas of		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative
Green Belt	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?  What effect would the development of this site have on Green Belt purposes?  Will it protect or enhance sites, features or areas of historical,		or capable of being made compatible with local townscape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes  Site is not in the Green Belt.  AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative

Г	/: I !:	
	(including	Conservation Area.
	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	NGR: 545010 255150. Adjacent to extensive excavations at Clay Farm in Southern Fringe. Important new evidence of Middle - Late Bronze Age settlement and field systems found (e.g. MCBs 17955) along with an Iron Age cremation cemetery adjacent to a major boundary ditch (MCB17954) and Roman British settlement complex (MCB17953). A programme of archaeological works should be undertaken prior to the submission of any planning application.
CLIMATE CHANG	GE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	GREEN = Flood Zone 1 / low risk  Site is in Flood Zone 1, lowest risk of fluvial flooding. Minor surface water issues that can be mitigated against through good design.
<b>HUMAN HEALTH</b>	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	RED = The site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency, or would lead to loss of open space without suitable replacement.  Over half of the site is former school playing fields that are designate as protected open space in the 2006 Local Plan and the 2011 Open Space and Recreation Strategy. This area would need to be excluded from any development site.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing  Site is within 1km of Fawcett Primary School and Long Road Sixth Form College outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Site is within 400m of play area on King George V recreation ground, Trumpington.

	Τ.	
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G =<400m
District or Local	from the nearest	
Centre	District or Local	Site is within 400m of Trumpington local
	centre?	centre.
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
	3, 5351	
Distance: GP	How far is the	A =400 - 800m
Service	nearest health	
	centre or GP	Majority of the site is just beyond 400m
	service?	distance of Trumpington Street Medical
		Practice, 17 Beverley Way, CB2 2JS
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	candidate, imaganon propodody.
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	Topiacomoni /appropriate mitigation possible
	activities?	The training centre is a professional training
	GOUVIGOO.	centre and conference centre and not really
		available to the local community.
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
Communics	with existing	ordate a new community.
	communities?	
ECONOMY	Communities:	
Deprivation	Does it address	 AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
(Sambriage)	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	· ·	ινιαιτιρίο Δορτινατίστι 2010.
	particularly in	Site is in LSOA Trumpington 2000: 40.6
	Abbey Ward and	Site is in LSOA Trumpington 8002: 12.6
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	

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

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

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

Site Information

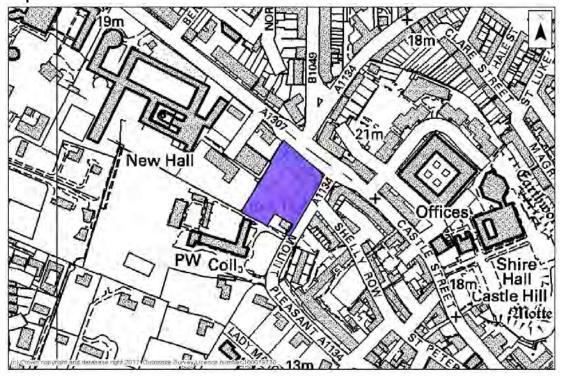
Development Sequence

Cambridge urban area

Site reference number(s): R17 (SHLAA Site CC919)

Consultation Reference numbers: R17
Site name/address: Mount Pleasant House

## Map:



**Site description:** This site relates to a large, four storey office building and associated car park located on the south side of the road junction of Huntingdon Road, Histon Road and Victoria Road. The immediate context is mixed in character with a number of residential properties, offices, college buildings and a public house in the locality.

Current use(s): Office block

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 0.57

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

	versatile	
	agricultural land?	
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
Williorals	sterilisation of	safeguarded area.
	economic mineral	careguarded area.
	reserves?	
POLLUTION	1.000.100.	
Air Quality	Would the	AMBER = Site lies near source of air
•	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
710(17)	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	RED = Within or adjacent to an AQMA, M11
	A14?	or A14
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise	adequate mitigation
	and vibration	
	problems if the site	Potential impacts from noise and vibration
	is developed, as a	due to very heavy traffic in the area. Noise
	receptor or generator	survey and design and/or mitigation will be required.
	(including	required.
	compatibility with	
	neighbouring	
	uses)?	
Contamination	Is there possible	AMBER = Site partially within or adjacent to
	contamination on	an area with a history of contamination, or
	the site?	capable of remediation appropriate to proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate miligation)
		May not be suitable for houses with
		gardens. Developable but will require full
		condition.
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	
	of the water	
DIODIVED CITY	environment?	
<b>BIODIVERSITY</b> Designated	Will it conserve	GREEN = Does not contain, is not adjacent
Sites	protected species	to designated for nature conservation or
01100	and protect sites	recognised as containing protected species,
	designated for	or local area will be developed as
	nature	greenspace. No or negligible impacts
	conservation	
	interest, and	
	geodiversity?	
	(Including	

International and locally designated sites)		T.,		<u> </u>
Biodiversity  Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?  TPO  Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?  Green Infrastructure  AMBER = Any adverse impact on protected trees capable of appropriate mitigation affect trees capable of appropriate mitigation and access to wildlife and green spaces, through delivery of and access to green infrastructure?  LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE  Landscape  Character, including through appropriate design and scale of development?  Green Belt  What effect would the development of this site have on Green Belt  What effect would the development of this site have on Green Belt  Proservation or protected trees capable of appropriate mitigation and addistinctiveness of townscape character, including through appropriate design and scale of development?  GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)  GREEN = No impact (generally compatible, or capable of being made compatible with local tensecape character, or provide minor improvements)  GREEN = No impact or Minor positive impact on Green Belt purposes		International and		
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	i iciilaye	vviii it protect or		ANDEN - Site contains, is adjacent to, of

	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed	within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation  Site is located in the West Cambridge conservation area and is adjacent to a BLI (18 Mount Pleasant House).
	buildings, registered parks and gardens and scheduled monuments)?	Archaeology: NGR: 544280 259350. Significant location: at the gate to Durolipons (MCB6364) Roman town and within the heart of the Iron Age oppida (MCB10226).
		Urban Roman and Medieval evidence was found in small scale excavations in the 1960s (MCB6367). Roman inhumations known to south in St Edmund's College grounds (MCB15881).
		Foundation/basement impacts of Mount Pleasant House on archaeology is unknown
CLIMATE CHANG	GE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable energy resources?	renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	AMBER = Flood Zone 2 / medium risk  Fairly significant amount of surface water flooding towards the west of the site.  Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.
HUMAN HEALTH	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing  Site is within 1km of 3 outdoor sports facilities including those at Chesterton Community College.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Site is within 400m of Albion Yard Children's Play Area.

		7
Gypsy & Traveller	Will it provide for the accommodation	AMBER = No Impact
	needs of Gypsies and Travellers and Travelling Showpeople?	
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?	A =400 - 800m Site is within 800m of both Histon Road and Victoria Road local centres.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	A =400 - 800m  Half of the site is within 400m of the edge of the city centre, with the remainder beyond 400m.
Distance: GP Service	How far is the nearest health centre or GP service?	G =<400m Site is within 400m of The Surgery, 1 Huntingdon Road, CN3 0DB
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)	AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?	GREEN = Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible
Integration with Existing Communities	How well would the development on the site integrate with existing communities?	GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY	D9 11	AMPED National Process (1997)
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation	AMBER = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.  Site is in Castle LSOA 7958: 9.25
	result in development in	

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

Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is within 1km of Chesterton Community
		College.
TRANSPORT		
Cycle Routes	What type of cycle	RED = No cycling provision or a cycle lane
	routes are	less than 1.5m width with medium volume of
	accessible near to	traffic. Having to cross a busy junction with
	the site?	high cycle accident rate to access local
		facilities/school. Poor quality off road path.
		Site is located on a very busy junction.
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	
	of site)?	
Sustainable	Scoring	DARK GREEN = Score 19-25
Transport Score	mechanism has	DAIN GILLIN - SCOIE 18-23
(SCDC)	been developed to	
(0000)	consider access to	
	and quality of	
	public transport,	
	and cycling. Scores	
	determined by the	
	four criteria below.	
Distance: bus		GG = Within 400m (6)
stop / rail station		
Frequency of		GG = 10 minute frequency or better (6)
Public Transport		
Public transport		GG = 20 minutes or less (6)
journey time to		
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City Centre		
Distance:	How far is the site	R = >800m
Railway Station	from an existing or	IV - 2000III
Tanway Station	proposed train	
	station?	
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	Ĭ
	available capacity?	
Non-Car	Will it make the	AMBER = No impacts
Facilities	transport network	·
	safer for public	
	transport, walking	
	or cycling facilities?	

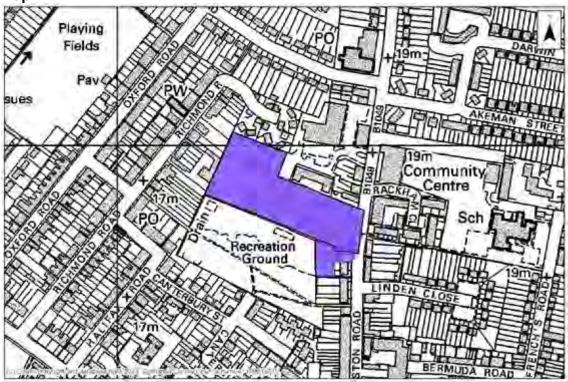
## Site Information

## Development Sequence Cambridge urban area

**Site reference number(s):** Site R2 (Local Plan 2006 allocation site (for residential) – site 5.07. Also includes SHLAA site CC312 – Land rear of 129 – 133 Histon Road)

Consultation Reference numbers: Site R2
Site name/address: Willowcroft, Histon Road

## Map:



**Site description:** Industrial area located west of Histon Road, with the far western border of the site being the rear gardens of the properties on Richmond Road. To the north are the rear gardens on nursery walk and Histon Road Local Centre. There is a recreation ground to the south. It is a Local Plan 2006 allocation site (for residential) – site 5.07.

Current use(s): Industrial estate

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 1.59

Potential residential capacity: 78

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

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

	International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	infrastructure)?  Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		RED = Development likely to have a significant adverse impact on the protected trees incapable of appropriate mitigation
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, T	OWNSCAPE AND CU	LTURAL HE	RITAGE
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of development?		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)
Green Belt	What effect would the development of this site have on Green Belt		GREEN = No impact or Minor positive impact on Green Belt purposes  Site is not in the Green Belt.
Heritage	purposes? Will it protect or		GREEN = Site does not contain or adjoin
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	enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled	such buildings, sites or features, and there is no impact to the setting
A	monuments)?	
CLIMATE CHANG		
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and	GREEN = Flood Zone 1 / low risk
	property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	Site is in Flood Zone 1. Minor surface water issues that can be mitigated against through good design.
HIIMAN HEALTH	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum on-site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN = <1km; or allocation is not housing  Site is within 1km of six outdoor sports
	Sporto radinado.	facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	GREEN =<400m  Site is directly adjacent to Histon Road Recreation Ground, which has a range of children's play facilities for different ages.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local	G =<400m Site is within 400m of Histon Road Local

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

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

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

Site Information

Development Sequence Cambridge urban area

Site reference number(s): R21 (includes Local Plan 2006 Allocation Site 7.12 (Mixed Use))

**Consultation Reference numbers: R21** 

Site name/address: 315 to 349 Mill Road and Brookfields

Map:



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

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

**Proposed use(s):** Residential with up to 1,000m<sup>2</sup> employment floorspace.

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

Potential residential capacity: 128

LAND		
PDL	Would	GREEN = Entirely on PDL
	development make	

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

	of the water		
	environment?		
BIODIVERSITY	1		I
Designated	Will it conserve		GREEN = Does not contain, is not adjacent
Sites	protected species and protect sites designated for nature conservation interest, and		to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts
	geodiversity? (Including International and locally designated sites)		
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets, and		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links
TPO	maintain connectivity between green infrastructure)? Are there trees on site or immediately		AMBER = Any adverse impact on protected trees capable of appropriate mitigation
	adjacent protected by a Tree Preservation Order (TPO)?		There are many TPOs along the northern and eastern edges of the site.
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
LANDSCAPE, TO	OWNSCAPE AND CU	LTURAL HEI	
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

	4	
	townscape	
	character, including	
	through	
	appropriate design	
	and scale of	
<u> </u>	development?	000000000000000000000000000000000000000
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of	impact on Green Belt purposes
	this site have on	_
	Green Belt	The site is not in the Green Belt
	purposes?	-
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	The site is located in the Mill Road
	(including	Conservation Area. There are a number of
	conservation	BLIs on the site including the older
	areas, listed	Brookfields Hospital buildings on and set
	buildings,	back from Mill Road itself. Mitigation in
	registered parks	terms of the historic environment aspect of
	and gardens and	the wider site would take the form of
	scheduled	retention (and reuse) of the BLIs within the
	monuments)?	Conservation Area.
CLIMATE CHAN	GE	
Renewables	Will it support the	AMBER = Standard requirements for
	use of renewable	renewables would apply
	energy resources?	
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	
	property from	The site is in flood zone 1, lowest risk of
	flooding, and	fluvial flooding. Minor surface water issues
	account for all	that can be mitigated against through good
	costs of flooding	design.
	(including the	
	economic,	
	environmental and	
	social costs)?	
	•	
	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	There are no obvious constraints that would
		prevent the side from providing minimum
		onsite provision.
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	,
Facilities	sports facilities?	Site is within 1km of St Bede's School
		outdoor sports facilities and Coleridge
	1	
		Community College playing fields.

	T	
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	
	for children and	Site is within 400m of Romsey Rec/Vinery
	teenagers?	Road park.
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	'
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G =<400m
District or Local	from the nearest	0 = 2400111
		Site is within 100m of Mill Bood West district
Centre	District or Local	Site is within 400m of Mill Road West district
	centre?	centre.
Distance Cit	Hamilton to the Pr	D . 000
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	G =<400m
Service	nearest health	
	centre or GP	Site is within 400m of The Surgery, 279/281
	service?	Mill Road, CB1 3DG and Brookfields Health
		Centre, Seymour Street.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , ,
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	RED = Allocation would lead to loss of
Facilities	and enable	community facilities
1 dollitios	engagement in	Sommanity radiities
	community	Potential loss of community hospital.
	activities?	1 otomiai 1033 of community Hospital.
Integration with	How well would the	GPEN - Good scope for integration with
•		GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
E00NOIN	communities?	
ECONOMY	In 2 11	LODEEN WELL II
Deprivation	Does it address	GREEN = Within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Local Super Output Areas
	and employment	(LSOA) within Cambridge
	deprivation	
	particularly in	Site is in Romsey LSOA 8000: 10.3 and
	Abbey Ward and	Romsey LSOA 7999: 24.29 (within 40%
	Kings Hedges?	most deprived LSOA).
		/

	1	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	000000000000000000000000000000000000000
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	
	vitality and viability of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	How for is the poorest main employment
Accessibility	nearest main	How far is the nearest main employment centre?
Accessibility	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of
	Contro :	employment or is for another non-residential
		use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	. , , , , ,
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
Education	broadband?	AMPED Cahaal canacity not sufficient
Education Capacity	Is there sufficient education	AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Сараспу	capacity?	constraints can be appropriately miligated
	capacity:	Mitigation – expansion of capacity at St
		Philip's or other primary schools in the south
		of Cambridge. Expansion of Coleridge and
		other City secondary schools limited by site
		constraints. Regardless of the housing mix
		on this development, there is likely to be a
		need for additional places to be secured
		through CIL/S106. The approach for
		securing these places would need to reflect
		a more strategic review of school place
		provision and the cumulative impact of
		developments across the south of the city.
		·
Distance:	How far is the	G =<400m
Primary School	nearest primary	Assessed by Market 1991 1992 1993
	school?	Approx half the site is within 400m of St
		Philips School, Vinery Way, CB1 3DR.

		Approx 5% of the site is within 400m of Ridgefield Primary School, Radegund Road, CB1 3RH.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) The site is within 1km of Coleridge Community College, Radegund Road, CB1 3RJ and St Bede's Inter-Church School, Birdwood Road, CB1 3TB
TRANSPORT	T	
Cycle Routes	What type of cycle routes are accessible near to the site?	GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.
		There is no provision for cyclists on Mill Road, but good links via Madras Road to the station and city centre. A toucan crossing on Mill Road should be considered to assist this.
HQPT	Is there High Quality Public Transport (at edge of site)?	AMBER = service meets requirements of high quality public transport in most but not all instances
		Not accessible to HQPT as defined. However, the site is within 400m of other bus services that link the site to the city centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score 19-25
Distance: bus		GG = Within 400m (6)
stop / rail station		00 40 minute frames and a half and (0)
Frequency of Public Transport		GG = 10 minute frequency or better (6)
Public transport		GG = 20 minutes or less (6)
journey time to City Centre		
Distance for cycling to City Centre		GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?	R = >800m

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

Site Information

Development Sequence

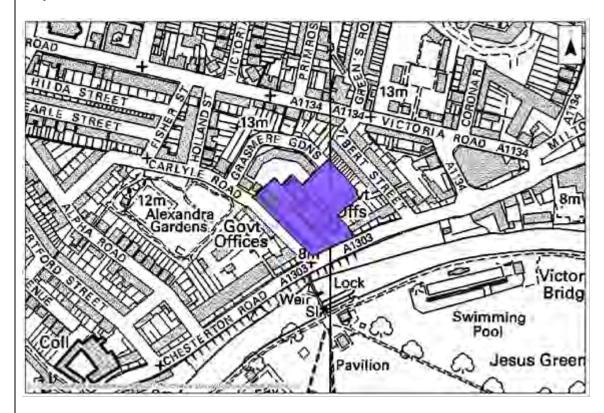
Cambridge urban area

Site reference number(s): R4 (Local Plan 2006 allocation site (for residential) - site 5.15)

**Consultation Reference numbers:** R4

Site name/address: Henry Giles House, Chesterton Road

Map:



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

Current use(s): Office

Proposed use(s): Residential

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

Potential residential capacity: 48

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

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

	International and		
	locally designated		
	sites)		
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
11 0	site or immediately		trees capable of appropriate mitigation
	adjacent protected		trees capable of appropriate mitigation
			There is one protected tree close to the site
	by a Tree Preservation Order		There is one protected tree close to the site.
0	(TPO)?		ANADED No significant and admitted as
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
	OWNSCAPE AND CU	LTURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		,
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
3.00.1 50.1	the development of		impact on Green Belt purposes
	this site have on		mipation of order bolt purpodes
	Green Belt		The site is not in the Green Belt.
	purposes?		The site is not in the Orden Deit.
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
Tichtage	I will it bioreor or		ANDLIN - One contains, is adjacent to, of

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

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

	centre?	includes a significant element of
	Control.	employment or is for another non-residential
		use
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	,
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	11 -1 7 - 3
	,	The implications of development locations
		for education provision will need to be
		considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any
		issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this
		issue.
Distance:	How far is the	A =400 - 800m
Primary School	nearest primary	Site is between 400 and 800m from Park
	school?	Street Primary School, Lower Park Street,
		CB5 8AR
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site within 1km of Chesterton Community
		College, 297 Gilbert Road, CB4 3NY
TRANSPORT	1	
Cycle Routes	What type of cycle	GREEN = Quiet residential street speed
	routes are	below 30mph, cycle lane with 1.5m
	accessible near to	minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	Accessible to HQPT as defined. Site is
	of site)?	within 400m of other bus services that link
	,	the site to the City Centre and other areas.
		, ,
	1	

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

**Site Information** 

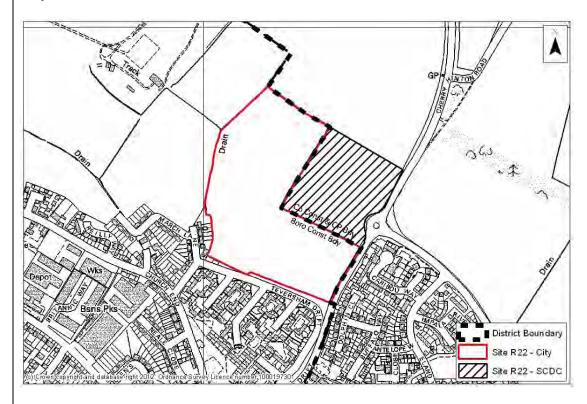
Development Sequence Cambridge urban area

Site reference number(s): Site R40 – Land north of Teversham Drift

Consultation Reference numbers: Issues and Options 2 – R22, Proposed Submission, R40

Site name/address: Land north of Teversham Drift

## Мар:



**Site description:** Open agricultural land to the southeast of Cambridge Airport and north of Teversham Drift

Current use(s): Agriculture

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 3.67 Cambridge: 8.79

Potential residential capacity: 498 (351 in Cambridge City, 147 in SCDC)

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

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

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

Г	T.,		I
	the development of		impact on Green Belt purposes
	this site have on		Landon Dali
	Green Belt		Land was removed from the Green Belt
	purposes?		through the Cambridge East Area Action
I la vita a a	M/:II :t mmata at an		Plan.
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or cultural interest		A lote Cavan authoment and comptony are
			A late Saxon settlement and cemetery are known to the west. There is also evidence
	(including conservation		
			for Roman and Medieval activity in the
	areas, listed		vicinity. Evaluation would be recommended to support any development proposals for
	buildings, registered parks		the site.
	and gardens and		the site.
	scheduled		
	monuments)?		
CLIMATE CHAN			
Renewables	Will it support the		AMBER = Standard requirements for
TOHOWADIOS	use of renewable		renewables would apply
	energy resources?		Tonowables would apply
Flood Risk	Will it minimise risk		AMBER = Flood Zone 2 / medium risk
1 lood 1 tiot	to people and		AMBER = 1 lood Zone Z / mediam nak
	property from		Site is in flood zone 1, lowest risk of fluvial
	flooding, and		flooding. Some risk of surface water
	account for all		flooding in north west corner of the site.
	costs of flooding		Capable of mitigation but could affect site
	(including the		density.
	economic,		,
	environmental and		
	social costs)?		
	·		
HUMAN HEALT	H AND WELL BEING	•	
Open Space	Will it increase the		GREEN = Assumes minimum on-site
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		No obvious constraints that prevent the site
			from providing minimum on-site provision.
Distance:	How far is the		GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		
Distance: Di	Ham for to the		AMPED 400 000
Distance: Play	How far is the		AMBER =400 -800m
Facilities	nearest play space		Holf the cite is within 400mm with the the
	for children and		Half the site is within 400m while the
	teenagers?		remainder is approx. 600m.
Cypoy 9	Mill it provide for		AMPED No Import
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
	accommodation		
	needs of Gypsies		

	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	R =>800m
District or Local	from the nearest	
Centre	District or Local	
Centre		
	centre?	
D: 4 O:4		B 000
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	
	centre or GP	
	service?	
	SCI VICE :	
Key Local	Will it improve	AMBER = No impact on facilities (or
	·	·
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	RED = Allocation would lead to loss of
Facilities	and enable	community facilities
1 domaio	engagement in	GREEN = Development would not lead to
	community	the loss of any community facilities or
1 ( () ()	activities?	replacement /appropriate mitigation possible
Integration with	How well would the	RED = Limited scope for integration with
Existing	development on	existing communities / isolated and/or
Communities	the site integrate	separated by non-residential land uses
	with existing	AMBER = Adequate scope for integration
	communities?	with existing communities
	!	GREEN = Good scope for integration with
	!	existing communities / of sufficient scale to
		create a new community.
ECONOMY		
Deprivation	Does it address	GREEN = Within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Local Super Output Areas
(Jambiluge)		i ilioot uodiivou Eudai Dubei Dulbul Aleas 🔝 📗
	1 •	
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	and employment deprivation particularly in	(LSOA) within Cambridge Site is adjacent to Abbey LSOA 7947: 23.64
	and employment deprivation particularly in Abbey Ward and	(LSOA) within Cambridge
	and employment deprivation particularly in Abbey Ward and Kings Hedges?	(LSOA) within Cambridge Site is adjacent to Abbey LSOA 7947: 23.64
	and employment deprivation particularly in Abbey Ward and	(LSOA) within Cambridge Site is adjacent to Abbey LSOA 7947: 23.64
	and employment deprivation particularly in Abbey Ward and Kings Hedges?	(LSOA) within Cambridge Site is adjacent to Abbey LSOA 7947: 23.64
	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in	(LSOA) within Cambridge Site is adjacent to Abbey LSOA 7947: 23.64
	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	(LSOA) within Cambridge Site is adjacent to Abbey LSOA 7947: 23.64
	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of	(LSOA) within Cambridge Site is adjacent to Abbey LSOA 7947: 23.64
Shopping	and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in	(LSOA) within Cambridge Site is adjacent to Abbey LSOA 7947: 23.64

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

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

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

Site Information	
Development Sequence	Cambridge urban area
Site reference number(s): R65	
Consultation Reference numbers: R44	
Site name/address: Betjemen House	
Map:	
Site description: Brownfield	Betjernan House - H44
Cito decempioni Brominica	
Current use(s): Offices/public house	
Proposed use(s): Office/Mixed-use	
Site size (ha): 1.17ha	
Potential residential capacity: 156	

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

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

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

	T	
	the development of	impact on Green Belt purposes
	this site have on	Site is not in the Green Belt
	Green Belt	
	purposes?	
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation.
	archaeological, or	1 1 11 0
	cultural interest	Site is adjacent to an historic park/garden
	(including	with potential for negative impacts capable
	conservation	of appropriate mitigation. The site is also
	areas, listed	located in a conservation area with potential
	buildings,	for negative impacts capable of mitigation.
	registered parks	To Trogative impacts capable of magation.
	and gardens and	
	scheduled	
	monuments)?	
CLIMATE CHAN		
Renewables	_	GREEN - Dovolopment would greate
Reflewables	Will it support the use of renewable	GREEN = Development would create
		additional opportunities for renewable
	energy resources?	energy.
		The site is in the vicinity of an existing or
		proposed district heating
E. 15:1	147011 14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	network/community energy network.
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	Flood Zone 1. Minor surface water issues
	property from	that can be mitigated through good design.
	flooding and	
	account for all	
	costs of flooding	
	(including the	
	economic,	
	environmental and	
	social costs)?	
	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	No obvious constraints that prevent the site
	space?	from providing minimum on-site provision.
Distance:	How far is the	AMBER = 1 - 3  km
Outdoor Sport	nearest outdoor	
Facilities	sports facilities?	
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	Site is within 400m of a play space.
	for children and	
	teenagers?	
	30.0.	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
Tavolioi	accommodation	
1	accommodation	

		 1
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	GREEN =<400m
District or Local	from the nearest	Site is less than 400m from the nearest
Centre	District or Local	local/district centre.
	centre?	
Distance: City	How far is the site	AMBER =400 - 800m
Centre	from edge of	
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	GREEN =<400m
Service	nearest health	Site is less than 400m from the nearest
	centre or GP	health centre of GP service (the Woodlands
	service?	Practice).
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in	replacement /appropriate mitigation possible
	community	
	activities?	Public house to be retained on site.
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	T=	
Deprivation	Does it address	GREEN = Within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Local Super Output Areas
	and employment	(LSOA) within Cambridge
	deprivation in	Site is adjacent to LSOA Trumpington 8005:
	Abbey Ward and	21.59 (within 40% most deprived LSOA).
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
1	supporting the	

	vitality and viability of Cambridge,	
	town, district and local centres?	
Employment - Accessibility	How far is the nearest main employment centre?	GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?	G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?	AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation Improved utility infrastructure is likely to be required as follows:  • Electricity  If any mitigation is deemed necessary this will be funded by the developer.
Education Capacity	Is there sufficient education capacity?	AMBER = School capacity not sufficient, constraints can be appropriately mitigated  Development of these homes within the projected timescales is likely to add to the pressures currently being experienced in primary schools across the south of Cambridge. The Council's review of primary education provision has identified limited options for expansion of existing schools, and the same is likely to be identified through a review of secondary school provision.  Therefore, regardless of the housing mix of dwellings on this development there is likely to be a need for additional places to be secured through CIL/S106. The approach for securing these places would need to reflect a more strategic review of school place provision and the cumulative impact of developments across the south of the
Distance: Primary School	How far is the nearest primary school?	City.  A =400 - 800m  Half of the site is within 400m of St Paul's Primary School.
Distance: Secondary School	How far is the nearest secondary school?	G = Within 1km (or site large enough to provide new) Site is within 1km of St Bede's Inter-Church

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

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

**Site Information** 

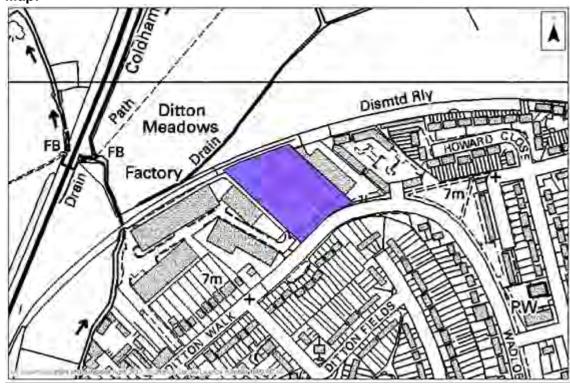
Development Sequence Cambridge urban area

**Site reference number(s):** R5 (SHLAA site 906 is contained within the boundary of this site to which the oil depot area has been added)

**Consultation Reference numbers: R5** 

Site name/address: Camfields Resource Centre & Oil Depot

## Мар:



**Site description:** Industrial site on the north side of Ditton Walk. It is bounded on the north by Ditton Meadows, on the west and east by warehouse/industrial type buildings and on the south by residential. It is in use as a resource centre and oil depot.

Current use(s): Resource Centre and Oil Depot

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 0.858

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

Г	Τ	,
	best and most	
	versatile	
	agricultural land?	005501 000 1 100 100 100 100 100 100 100
Minerals	Will it avoid the	GREEN = Site is not within an allocated or
	sterilisation of	safeguarded area.
	economic mineral	
	reserves?	
POLLUTION	<u> </u>	
Air Quality	Would the	AMBER = Site lies near source of air
	development of the	pollution, or development could impact on
	sites result in an	air quality adverse impacts.
	adverse	
	impact/worsening	
	of air quality?	
AQMA	Is the site within or	SUB INDICATOR: Is the site within or near
	near to an AQMA,	to an AQMA, the M11 or the A14?
	the M11 or the	AMBER = <1000m of an AQMA, M11 or
	A14?	A14
D " "	A (1 (2.2)	Site is <1000m of an AQMA
Pollution	Are there potential	AMBER = Adverse impacts capable of
	odour, light, noise	adequate mitigation
	and vibration	There are notoutial raise anablesse
	problems if the site	There are potential noise problems
	is developed, as a	associated with the site, capable of
	receptor or	mitigation.
	generator	
	(including	
	compatibility with	
	neighbouring	
	uses)?	
Contaminatio	le there peccible	AMBER = Site partially within or adjacent to
	Is there possible contamination on	an area with a history of contamination, or
n	the site?	capable of remediation appropriate to
	tile site:	proposed development (potential to achieve
		benefits subject to appropriate mitigation)
		benefits subject to appropriate mitigation)
		Information received recently shows oil
		contamination beneath the site. Some
		types of residential development may not be
		suitable (e.g. houses with gardens).
Water	Will it protect and	GREEN = No impact / Capable of full
	where possible	mitigation
	enhance the quality	94.0
	of the water	
	environment?	
BIODIVERSIT	•	
Designated	Will it conserve	AMBER = Contains or is adjacent to an
Sites	protected species	existing site designated for nature
	and protect sites	conservation or recognised as containing
	designated for	protected species and impacts capable of
	nature	appropriate mitigation
	conservation	appropriate miligation
	Jones valion	

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	Green Belt		Site is not in the Green Belt
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Site is adjacent to Central Extension
	(including		Conservation Area – the development of the
	conservation		site would not impact on the Conservation
	areas, listed		Area providing building height does not
	buildings,		exceed the immediate surrounding area.
	registered parks		Potential for archaeology – NGR: 547590
	and gardens and		259880. Adjacent area (141 Ditton Walk) is
	scheduled		heavily disturbed and archaeological
	monuments)?		remains are not likely to survive present
	monuments):		land use.
			iand use.
CLIMATE CHA	NGF		
Renewables	Will it support the		AMBER = Standard requirements for
Tronowabioo	use of renewable		renewables would apply
	energy resources?		Teriewabies would apply
Flood Risk	Will it minimise risk		AMBER = Flood Zone 2 / medium risk
1 1000 IXISK	to people and		AWDER = 1 1000 Zone Z / mediam nak
	property from		The site itself is in Flood Zone 1, although is
	flooding, and		
	account for all		adjacent to Flood Zone 3 (highest risk of
			fluvial flooding). There is a fairly significant
	costs of flooding		amount of surface water flooding on the
	(including the		site. Careful mitigation required which could
	economic,		impact on achievable site layout as greater
	environmental and		level of green infrastructure required.
	social costs)?		
	 TH AND WELL BEIN	G	
	Will it increase the		GREEN = Assumes minimum on-site
Open Space			
	quantity and quality		provision to adopted plan standards is
	of publically		provided onsite
	accessible open		
	space?		No obvious constraints that prevent the site
<b>-</b>			from providing minimum on-site provision.
Distance:	How far is the		GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor		
Facilities	sports facilities?		Site is within 1km of Abbey Meadows
			Primary School and St Andrews Primary
			School outdoor sports facilities and Barnwell
			Road Recreation Ground
Distance:	How far is the		GREEN =<400m
Play Facilities	nearest play space		
_	for children and		Site is within 400m of Ditton Fields
	teenagers?		Recreation Ground and Dudley Road
			Recreation Ground
Gypsy &	Will it provide for		AMBER = No Impact
Traveller	the		
714451101	accommodation		
	accommodation		

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

	1	-
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of
		employment or is for another non-residential
		use
Employment -	Would	A = Some loss of employment land and job
Land	development result	opportunities mitigated by alternative
	in the loss of	allocation in the area (< 50%).
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	
	level of investment	GREEN = Existing infrastructure likely to be
	in key community	sufficient
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
	' '	The implications of development locations
		for education provision will need to be
		considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any
		issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this
		issue.
Distance:	How far is the	R =>800m
Primary	nearest primary	
School	school?	
Distance:	How far is the	A =1 to 3 km
Secondary	nearest secondary	
School	school?	
TRANSPORT		
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
, , , , , , , , , , , , , , , , , , , ,	routes are	GREEN = Quiet residential street speed
	accessible near to	below 30mph, cycle lane with 1.5m
	the site?	minimum width, high quality off-road path
L	11.0 01.0	minimum width, mgm quality on road path

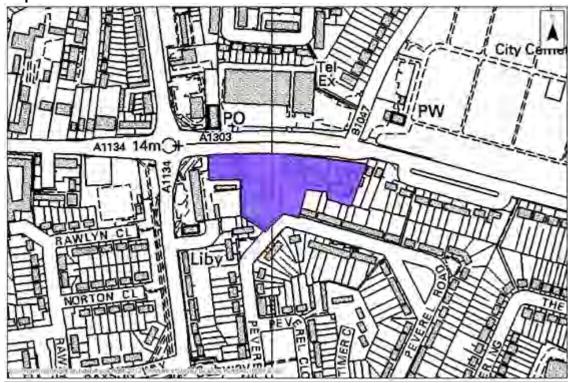
HQPT	Is there High Quality Public Transport (at edge of site)?	e.g. cycleway adjacent to guided busway. Good link to Newmarket Road but fairly poor quality off-road provision on Newmarket Road. Other good off-road links across Coldham's Common and Stourbridge Common unlit so issues of personal safety.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

Site reference number(s): R6 (SHLAA Site CC443)

**Consultation Reference numbers: R6** 

**Site name/address:** 636 – 656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road

## Мар:



**Site description:** A series of community facility and other mixed use type buildings and associated car parking, on the south side of Newmarket Road close to the Barnwell Road / Wadloes Road roundabout. Residential development borders the site to the east and south.

**Current use(s):** Churches, community centre, flats, nursery, games court, vicarage and car park

Proposed use(s): Mixed use development including residential

Site size (ha): South Cambridgeshire: 0 Cambridge: 1.01

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

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

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

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

r	T	
Distance: City	How far is the site	R =>800m
Centre	from edge of	
	defined Cambridge City Centre?	
	City Certife?	
Distance: GP	How far is the	G =<400m
Service	nearest health	0 = 100111
OCIVICO	centre or GP	Majority of the site is within 400m of East
	service?	Barnwell Health Centre, Ditton Lane, CB5
		8SP.
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	, , , , , , , , , , , , , , , , , , , ,
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	RED = Allocation would lead to loss of
Facilities	and enable	community facilities
	engagement in	Use of site associated with a community
	community	facility: Yes - the site comprises the Holy
	activities?	Cross Church, Church Hall, East Barnwell
		Community Centre and Meadowlands
		Methodist Church, Newmarket Road
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	
	communities?	
ECONOMY	T	
Deprivation	Does it address	GREEN = Within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Local Super Output Areas
	and employment	(LSOA) within Cambridge
	deprivation	0': 1 1 1 1 0 0 1 7 0 1 7 0 0 0 1 / 1 1 1
	particularly in	Site in Abbey LSOA 7947: 23.64 (within
	Abbey Ward and	40% most deprived LSOA)
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	development in deprived wards of	
Chapring	development in deprived wards of Cambridge?	CDEEN - No offect or would assess the
Shopping	development in deprived wards of Cambridge? Will it protect the	GREEN = No effect or would support the
Shopping	development in deprived wards of Cambridge? Will it protect the shopping	GREEN = No effect or would support the vitality and viability of existing centres
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy,	
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the	
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability	
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,	
Shopping	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge, town, district and	
Shopping  Employment -	development in deprived wards of Cambridge? Will it protect the shopping hierarchy, supporting the vitality and viability of Cambridge,	

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

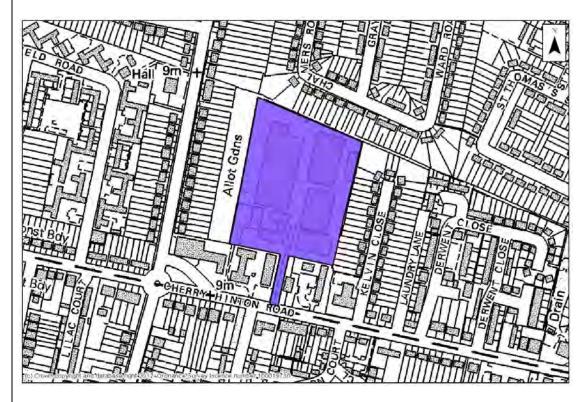
		widened and segregated by a kerb rather than railing as part of the development of this site.
HQPT	Is there High Quality Public Transport (at edge of site)?	GREEN = High quality public transport service  Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the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

Site reference number(s): R7 (Local Plan 2006 Allocation (for residential) – Site 5.02)

Consultation Reference numbers: R7

Site name/address: The Paddocks, Cherry Hinton Road

Мар:



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

Current use(s): Industrial estate

Proposed use(s): Residential

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

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

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

	sites)		
Biodiversity	Would		GREEN = Development could have a
,	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		THE WOLK HINKS
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
	infrastructure)?		
TPO	Are there trees on		AMBER = Any adverse impact on protected
	site or immediately		trees capable of appropriate mitigation
	adjacent protected		3
	by a Tree		Site contains protected land with protected
	Preservation Order		trees on the site boundary.
	(TPO)?		trees on the site boundary.
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		
mnastructure			loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		
	and access to		
	green		
	infrastructure?		
	TOWNSCAPE AND CU	LTURAL HEI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
1 -	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		improvemente)
	character, including		
	through		
	appropriate design		
	and scale of		
0 5 "	development?		ODEEN N : 4 M : 22
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
5	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	1.00.0.00 01 01000 01		and realists, mili petermarior riogative

	historical,	impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	No history of excavation in this area but
	(including	stray finds are known from gardens south of
	conservation	the plot (e.g. MCBs5247, 5794). WW2
	areas, listed	structures in the vicinity (to the north:
	buildings,	MCB17102). An Archaeological Condition is
	registered parks	recommended for any consented scheme.
	and gardens and	recommended for any concerned concine.
	scheduled	
	monuments)?	
CLIMATE CHAN	,	
Renewables	Will it support the	AMBER = Standard requirements for
Reflewables	use of renewable	•
		renewables would apply
FI 15:1	energy resources?	
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	
	property from	Flood Zone 1, lowest risk of fluvial flooding.
	flooding, and	Minor surface water issues that can be
	account for all	mitigated against through good design.
	costs of flooding	
	(including the	
	economic,	
	environmental and	
	social costs)?	
<b>HUMAN HEALTH</b>	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	'
	space?	No obvious constraints that prevent the site
	орасо :	providing minimum on-site provision.
Distance:	How far is the	GREEN =<1km; or allocation is not housing
Outdoor Sport	nearest outdoor	Green = Train, or anocation is not notified ing
Facilities	sports facilities?	Site is within 400m of St Bede's School.
raciiilles	sports racilities?	Site is within 400m of St Bede's School.
Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	ONELIN = < 400III
i aciiilies	for children and	Site is within 400m of St Thomas' Road
	teenagers?	Play Area and Cherry Hinton Hall is only
		just beyond 400m from the site and remains
	NACH 1	easily accessible
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G =<400m
	from the nearest	
I District or Local		
District or Local		Site within 400m of Adkins Corner
Centre	District or Local centre?	Site within 400m of Adkins Corner.

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

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

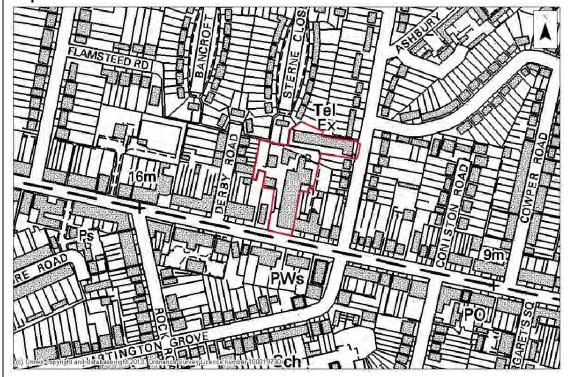
TRANSPORT		
Cycle Routes	What type of cycle routes are accessible near to the site?	AMBER = Medium quality off-road path. GREEN = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway.
		Safety improvements for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

or cycling facilities?

Site reference number(s): R8 - (SHLAA Site - CC087)

Consultation Reference numbers: R8
Site name/address: 149 Cherry Hinton Road

## Map:



**Site description:** The site consists of a number of light industrial buildings (laundry site – retail shop to the front with laundry process works to the rear of site). The surrounding area is predominantly residential but there is another light industrial site to the northwest.

**Current use(s):** Laundry site (retail shop to front with laundry process works (light industrial buildings) to the r/o the site).

Proposed use(s): Residential

**Site size (ha):** South Cambridgeshire: 0 Cambridge: 0.76 (assumed net developable area: 0.413)

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

	T	
	to the loss of the best and most versatile agricultural land?	affect grade 1 and 2 land.
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	GREEN = Minimal, no impact, reduced impact.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14?  GREEN = >1000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  The site is bounded by commercial uses and a site noise survey would be required with potential for noise controls being needed.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY	14/:11:4	LODEEN David ( ) ( )
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity?  (Including International and	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

	locally designated		
D: 11 ':	sites)		ODEEN D. I
Biodiversity	Would		GREEN = Development could have a
	development		positive impact by enhancing existing
	reduce habitat		features and adding new features or
	fragmentation,		network links
	enhance		
	native species, and		
	help deliver habitat		
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		ODEEN ON L
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
minastructure	and green spaces,		of appropriate mitigation
	through delivery of		or appropriate magadon
	and access to		
	green		
	infrastructure?		
LANDSCAPE, TO	WNSCAPE AND CU	LTURAL HE	RITAGE
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
•	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
0 5 1	development?		ODEEN N. I.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt
Horitogo	purposes?		AMPER - Site contains is adisport to a
Heritage	Will it protect or enhance sites,		AMBER = Site contains, is adjacent to, or
	לוווומווטט אונטא,		within the setting of such sites, buildings

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

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

	a manufactura a mat	ODEEN Alem or allocation in terror
	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of employment or is for another non-residential
		use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
Land	in the loss of	is for employment development
	employment land,	While the site is in light industrial use, it is
	or deliver new	not identified in the Employment Land
	employment land?	Review and given the residential nature of
	' '	the area the redevelopment of the site for
		residential may be more appropriate.
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
Capacity	capacity?	constrainte can se appropriatory margates
	, , , ,	Primary amber; secondary red; overall
		amber. Schools sites in Cambridge are
		largely constrained and without significant
		investment to replace existing buildings,
		provide only limited opportunities for
		expanding capacity further. Mitigation for
		primary by expansion of existing capacity in
		south of city.
Distance:	How far is the	G =<400m
Primary School	nearest primary	
	school?	Site within 400m of Morley Memorial
		School, 91 Blinco Grove, CB1 7TX
Distance:	How far is the	G = Within 1km (or site large enough to
Secondary	nearest secondary	provide new)
School	school?	Site is within 1km of Coloridae Community
		Site is within 1km of Coleridge Community College, Radegund Road, CB1 3RJ
TRANSPORT		College, Naueguliu Noau, OD I SKJ
Cycle Routes	What type of cycle	AMBER = Medium quality off-road path.
2,515.153.00	routes are	
	accessible near to	Medium quality off-road path along some of
	the site?	Cherry Hinton Road. Traffic calming or
		removal of car parking and introduction of
		cycle lanes needed on Coleridge Road for
		route to station.
HQPT	Is there High	GREEN = High quality public transport
	Quality Public	service
	Transport (at edge	Accessible to HQPT as defined. Site is

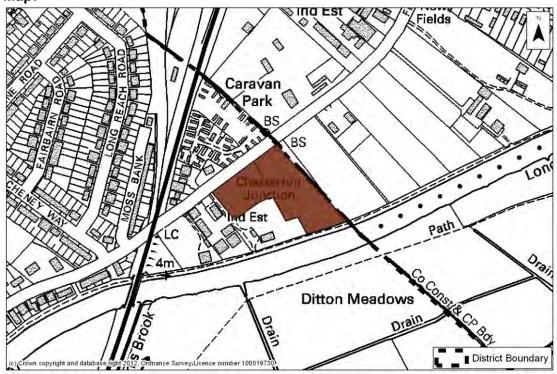
	of site)?	within 400m of other bus services that link the site to the City Centre and other areas.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	DARK GREEN = Score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

Site reference number(s): RM1 (Local Plan 2006 Allocation (off river moorings) - Site 3.01)

Consultation Reference numbers: RM1

Site name/address: Fen Road

## Мар:



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

Current use(s): Agricultural

Proposed use(s): Residential moorings.

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

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

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

	to a sum a milation		
	fragmentation,		mitigation
	enhance		Detection to subsume viscous behitete
	native species, and		Potential to enhance riparian habitats.
	help deliver habitat		Water Voles possible.
	restoration (helping		
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TDO	infrastructure)?		CDEEN. Cita do consta contain ou adiain
TPO	Are there trees on		GREEN = Site does not contain or adjoin
	site or immediately		any protected trees
	adjacent protected		
	by a Tree		
	Preservation Order		
Green	(TPO)?		AMPER - No significant apportunities or
	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable of appropriate mitigation
	and green spaces,		or appropriate mitigation
	through delivery of and access to		
	green infrastructure?		
I ANDSCADE TO	DWNSCAPE AND CU	TURAL HE	PITAGE
Landscape	Will it maintain and	LIONALIILI	GREEN = No impact (generally compatible,
Landscape	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		improvements)
	character?		
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
Townsoapo	enhance the		or capable of being made compatible with
	diversity and		local townscape character, or provide minor
	distinctiveness of		improvements)
	townscape		
	character, including		
	through		
	appropriate design		
	and scale of		
	development?		
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		Site is not in the Green Belt.
	purposes?		
Heritage	Will it protect or		AMBER = Site contains, is adjacent to, or
	enhance sites,		within the setting of such sites, buildings
	features or areas of		and features, with potential for negative
	historical,		impacts capable of appropriate mitigation
	archaeological, or		
	cultural interest		Area of Iron Age and Saxon inhumations
	(including		(MCB6756 and 6758) and Roman
			( - 3:00 0:00 0:00 / 0:00

	conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?	occupation (MCB6757) found immediately north of this plot in a former gravel pit (shown on1 <sup>st</sup> and 2 <sup>nd</sup> ed OS maps). That archaeological evidence will occur in site 44 can be anticipated. Owing to the presence of burials evidence of further similar remains should be obtained prior to any planning decision in order that an appropriate mitigation strategy can be devised for any potential cemetery or, if remains are deemed to be of national significance, to object to development in this area. A Predetermination evaluation will be required ahead of any planning determination.
CLIMATE CHAN	GE	
Renewables	Will it support the use of renewable energy resources?	AMBER = Standard requirements for renewables would apply
Flood Risk	Will it minimise risk to people and property from flooding, and account for all costs of flooding (including the economic, environmental and social costs)?	GREEN = Flood Zone 1 / low risk  Flood zone 1, lowest risk of fluvial flooding. Adjacent to flood zone 3, highest risk of flooding. Minor to moderate amount of surface water flooding towards the centre of the northern site. Careful mitigation required which could impact on achievable site layout.
HUMAN HEALTH	AND WELL BEING	
Open Space	Will it increase the quantity and quality of publically accessible open space?	GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite  No obvious constraints that prevent the site providing minimum onsite provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?	GREEN =<1km; or allocation is not housing  Site is within 1km of St Andrews Primary School's outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?	AMBER =400 -800m
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies and Travellers and Travelling Showpeople?	AMBER = No Impact
Distance: District or Local Centre	How far is the site from the nearest District or Local	R =>800m

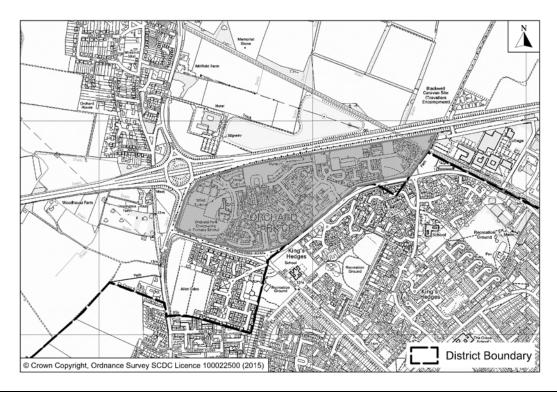
	centre?	
	Centre :	
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?	R =>800m
Distance: GP Service	How far is the nearest health centre or GP service?	A =400 - 800m  Site is between 400 and 800m from Nuffield Road Medical Centre, Nuffield Road, CB4 1GL
Key Local Facilities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

	centre?	includes a significant element of
	Certife:	employment or is for another non-residential
		use
Employment -	Would	G = No loss of employment land / allocation
Land	development result	is for employment development
	in the loss of	
	employment land,	
	or deliver new	
	employment land?	
Utilities	Will it improve the	GREEN = Existing infrastructure likely to be
	level of investment	sufficient
	in key community	
	services and	
	infrastructure,	
	including	
	communications	
	infrastructure and	
	broadband?	
Education	Is there sufficient	AMBER = School capacity not sufficient,
Capacity	education	constraints can be appropriately mitigated
	capacity?	
		The implications of development locations
		for education provision will need to be
		considered as part of taking the Plan
		forward. The scale and location of
		development will be important in terms of
		current education capacity and how any
		issues can be met. This will include capacity
		of the development itself to support new
		primary and secondary schools where there
		is a shortfall. The current review of school
		catchments will have a bearing on this
		issue.
51.1		1 100 000
Distance:	How far is the	A =400 - 800m
Primary School	nearest primary	0;; ; , , , , , , , , , , , , , , , , ,
	school?	Site is between 400 and 800m from Shirley
D: 4		School, Nuffield Road, CB4 1TF
Distance:	How far is the	A =1 to 3 km
Secondary	nearest secondary school?	Site is within 2km of Chasterton Community
School	SChool?	Site is within 3km of: Chesterton Community
		College, 297 Gilbert Road, CB4 3NY; Manor
		Community College, Arbury Road, CB4 2JF
		and Parkside Community College, Parkside, CB1 1EH
TRANSPORT		ODI ILII
Cycle Routes	What type of cycle	GREEN = Quiet residential street speed
Cycle Roules	routes are	below 30mph, cycle lane with 1.5m
	accessible near to	minimum width, high quality off-road path
	the site?	e.g. cycleway adjacent to guided busway.
	tile dite:	o.g. cycleway adjacent to guided busway.
		But only if speeds were reduced along Fen
		Road with additional traffic calming
		measures. The addition of an advanced
	1	

LIOPT		stop lane in front of cars queuing whilst the level crossing barriers are down would also be beneficial. However, facilities for pedestrians are very poor here with no space for a footway either side of the level crossing.
HQPT	Is there High Quality Public Transport (at edge of site)?	RED = Service does not meet the requirements of a high quality public transport (HQPT)
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.	GREEN = Score 15-19 from 4 criteria below
Distance: bus		GG = within 400m (6)
stop / rail station		
Frequency of		R= Less than hourly service (0)
Public Transport		C = 21 to 20 minutes. (4)
Public transport journey time to		G = 21 to 30 minutes (4)
City Centre		
Distance for		GG = Up to 5km (6)
cycling to City		, , ,
Centre		
Distance:	How far is the site	A = 400 - 800m
Railway Station	from an existing or	
	proposed train	Half of the site is between 400 and 800m of
	station?	a proposed train station.
Access	Will it provide safe	AMBER = Insufficient capacity / access.
	access to the	Negative effects capable of appropriate
	highway network,	mitigation.
	where there is	
Non Cor	available capacity?	AMPED No imports
Non-Car Facilities	Will it make the	AMBER = No impacts
ı acıııl <del>e</del> s	transport network safer for public	
	transport, walking	
	or cycling facilities?	
	or cycling facilities?	

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

Мар:



**Site description:** The site lies between Cambridge Road and the Cambridge Science Park, to the south of the A14 and north of Cambridge.

Orchard Park was allocated within South Cambridgeshire Local Development Framework Site Specific Policies Development Plan Document as Policy SP/1. Although most of the site has been developed there are some remaining undeveloped parcels of land. Policy SP/1 has been carried forward into the Local Plan as Policy SS/1.

**Current use(s):** The last few remaining parcels of a development site.

Proposed use(s): Residential

Site size (ha): South Cambridgeshire: 32.29 ha

**Potential residential capacity:** 140 dwellings on Parcels Q, COM2 and the former HRCC site. 80 dwellings on Parcel L2 and COM4.

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

llocated or
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impact on
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	locally designated		
	sites)		
Biodiversity	Would development		AMBER = Development would have a negative impact on existing features or
	reduce habitat		network links but capable of appropriate
	fragmentation,		mitigation
	enhance		Assumptions for a neutral impact are that
	native species, and		existing features that warrant retention can
	help deliver habitat		be retained or appropriate mitigation will be
	restoration (helping		achieved through the development process.
	to achieve		
	Biodiversity Action		
	Plan targets, and		
	maintain		
	connectivity		
	between green		
TPO	infrastructure)? Are there trees on		GREEN = Site does not contain or adjoin
150	site or immediately		any protected trees
	adjacent protected		any protected trees
	by a Tree		
	Preservation Order		
	(TPO)?		
Green	Will it improve		AMBER = No significant opportunities or
Infrastructure	access to wildlife		loss of existing green infrastructure capable
	and green spaces,		of appropriate mitigation
	through delivery of		Neutral impact (existing features retained,
	and access to		or appropriate mitigation possible).
	green		Assumptions for a neutral impact include
	infrastructure?		that appropriate design and mitigation
			measures would be achieved through the development process.
LANDSCAPE.	TOWNSCAPE AND C	ULTURAL HI	
Landscape	Will it maintain and		GREEN = No impact (generally compatible,
· ·	enhance the		or capable of being made compatible with
	diversity and		local landscape character, or provide minor
	distinctiveness of		improvements)
	landscape		Site is within the existing built-up area.
T	character?		ODEEN No in 17
Townscape	Will it maintain and		GREEN = No impact (generally compatible,
	enhance the		or capable of being made compatible with
	diversity and distinctiveness of		local townscape character, or provide minor improvements)
	townscape		Site is within the existing built-up area and
	character, including		the Development Framework Plan and
	through		Orchard Park Design Guidance
	appropriate design		Supplementary Planning Document will
	and scale of		guide development on the remaining
	development?		parcels of land to ensure compatibility.
Green Belt	What effect would		GREEN = No impact or Minor positive
	the development of		impact on Green Belt purposes
	this site have on		
	Green Belt		
	purposes?		

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

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

	1		
	infrastructure,		
	including		
	communications		
	infrastructure and		
	broadband?		
Education	Is there sufficient		GREEN= Non-residential development /
Capacity	education		surplus school places
	capacity?		
Distance:	How far is the		G = <400 m
Primary	nearest primary		Orchard Park Primary School is within the
School	school?		site.
Distance:	How far is the		A = 1  to  3  km
Secondary	nearest secondary		1.4km ACF from centre of site to Impington
School	school?		Village College.
TRANSPORT	T	l	
Cycle Routes	What type of cycle		AMBER = Medium quality off-road path.
	routes are		
	accessible near to		
LIODT	the site?		CDEEN High group the model to transport
HQPT	Is there High		GREEN = High quality public transport
	Quality Public		service
	Transport (at edge		
	of site)?		
Sustainable	Scoring		DARK GREEN = Score 19-25
Transport	mechanism has		Total score 24
Score (SCDC)	been developed to		10tal 30016 24
30016 (3000)	consider access to		
	and quality of		
	public transport,		
	and cycling. Scores		
	determined by the		
	four criteria below.		
Distance: bus			GG = Within 400m (6)
stop / rail			· ,
station			
Frequency of			GG = 10 minute frequency or better (6)
Public			
Transport			
Public			GG = 20 minutes or less (6)
transport			
journey time to			
City Centre			
Distance for			GG = Up to 5km (6)
cycling to City			
Centre			B 000
Distance:	How far is the site		R = >800m
Railway	from an existing or		4,574m ACF from centre of the site to
Station	proposed train		Cambridge Station.
A	station?		ODEEN No. 20 /
Access	Will it provide safe		GREEN = No capacity / access constraints
	access to the		identified that cannot be fully mitigated
	highway network,		
	where there is		

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

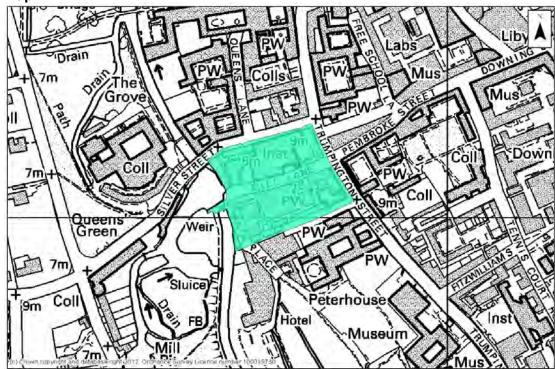
**Site Information** 

Development Sequence Cambridge urban area

**Site reference number(s):** U1 (Local Plan 2006 Allocation for part of the site (for University and mixed uses) - Site 7.10)

Consultation Reference numbers: U1
Site name/address: Old Press, Mill Lane

## Map:



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

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

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

Proposed use(s): University related uses

Site size (ha): South Cambridgeshire: 0 Cambridge: 2.004

Potential residential capacity: n/a

LAND				
PDL	Would		GREEN = Entirely on PDL	
	development make		•	

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

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

Groon Polt	What offeet would	GDEEN - No impost or Minor positive
Green Belt	What effect would	GREEN = No impact or Minor positive
	the development of this site have on	impact on Green Belt purposes
	Green Belt	Site is not in the Green Belt.
	purposes?	One is not in the Green Deit.
Heritage	Will it protect or	AMBER = Site contains, is adjacent to, or
Tieritage	enhance sites,	within the setting of such sites, buildings
	features or areas of	and features, with potential for negative
	historical,	impacts capable of appropriate mitigation
	archaeological, or	mipaete eapazie et appropriate intigation
	cultural interest	The site is located in the Central
	(including	Conservation Area and contains a number
	conservation	of listed buildings with potential for negative
	areas, listed	impacts capable of mitigation.
	buildings,	mip and a separate at minigram
	registered parks	Archaeology = red: This is a significant
	and gardens and	block within the historic core of Cambridge,
	scheduled	host to numerous listed buildings including
	monuments)?	the significant site of the 19 <sup>th</sup> century Pitt
	,	Press (47314) of CUP. The line of the 13 <sup>th</sup>
		century town ditch, the King's Ditch,
	ļ	traverses this plot - believed to be beneath
	ļ	the current route of Mill Lane, or close by.
		This demarcates a zone of enclosed town
		and the suburban land beyond, which was
	ļ	also a settlement zone during that period.
		The south gate into Cambridge lay just
	ļ	south of the Mill Lane/Trumpington Street
	ļ	cross road (MCB5537), itself a focus for
	ļ	settlement, alms giving and opportunistic
	ļ	trade. Medieval and Roman finds (MCBs
	ļ	5882-3, 5492) relating to contemporary and
	ļ	earlier settlement evidence (the river being
	ļ	the focus of settlement in the Roman
	ļ	period) were found during the building
	ļ	works for the Pitt Press in the 19 <sup>th</sup> century.
	ļ	Owing to the historic and archaeological
	ļ	significance of the plot a programme of pre-
		determination evaluation will be required
		ahead of any planning determination. This
		should include an impact assessment of the
		current buildings and an appraisal of the
		known depths of archaeological evidence in
		the area, and to establish greater detail on
		the depth of the archaeological sequence
		through an array of controlled trial pits in
		areas that will be subject to new ground
		works.
CLIMATE CHANG	 GE	<u> </u>
Renewables	Will it support the	GREEN = Development would create
	use of renewable	additional opportunities for renewable
	energy resources?	energy.
I	1	

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

	of key local	
	services and	
	facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
. disimuos	engagement in	replacement /appropriate mitigation possible
	community	Tropiacoment, appropriate maigation possible
	activities?	
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	-	_
Communities	the site integrate	create a new community.
	with existing communities?	Cita daga nat ingluda hayaina
FOONOMY	communities?	Site does not include housing.
ECONOMY	Dana Wasalaha	ANDED Naturalisa and the 1000
Deprivation (Combined to a)	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	
	Abbey Ward and	Site is in Market LSOA 7981: 10.34
	Kings Hedges?	
	Would allocation	
	result in	
	development in	
	deprived wards of	
	Cambridge?	
Shopping	Will it protect the	GREEN = No effect or would support the
	shopping	vitality and viability of existing centres
	hierarchy,	
	supporting the	
	vitality and viability	
	of Cambridge,	
	town, district and	
	local centres?	
Employment -	How far is the	How far is the nearest main employment
Accessibility	nearest main	centre?
, 100000ibility	employment	GREEN = <1km or allocation is for or
	centre?	includes a significant element of
	ocinic!	employment or is for another non-residential
		use
Employment	Would	
Employment - Land		A = Some loss of employment land and job
Lallu	development result in the loss of	opportunities mitigated by alternative
		allocation in the area (< 50%).
	employment land,	
	or deliver new	
1.14914	employment land?	AMBED O: W
Utilities	Will it improve the	AMBER = Significant upgrades likely to be
	level of investment	required, constraints capable of appropriate
	in key community	mitigation
	services and	

•		
communications		
infrastructure and		
broadband?		
Is there sufficient		GREEN= Non-residential development /
education		surplus school places
capacity?		
. ,		Site is not a housing allocation.
How far is the		G =<400m
nearest primary		
school?		Allocation is for University related
		development
How far is the		G = Within 1km (or site large enough to
		provide new)
		promac non,
00.10011		Allocation is for University related
		development
		development
What type of cycle		AMBER = Medium quality off-road path.
* * *		7 modium quanty on road paum
		Silver Street is narrow and busy at peak
		times though a good link when only one
tilo oito .		way.
Is there High		RED = Service does not meet the
		requirements of a high quality public
•		transport (HQPT)
. ` `		transport (right 1)
or site):		
Scoring		DARK GREEN = Score 19-25
•		5/11/11 ONLE 14 - 00010 10 20
•		
iour criteria below.		
		CC - Within 400m (6)
		GG = Within 400m (6)
		0.00 minute fr. (4)
		G = 20 minute frequency (4)
		GG = 20 minutes or less (6)
		GG = Up to 5km (6)
	broadband? Is there sufficient education capacity?  How far is the nearest primary school?	including communications infrastructure and broadband?  Is there sufficient education capacity?  How far is the nearest primary school?  How far is the nearest secondary school?  What type of cycle routes are accessible near to the site?  Is there High Quality Public Transport (at edge of site)?  Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the

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

**Site Information** 

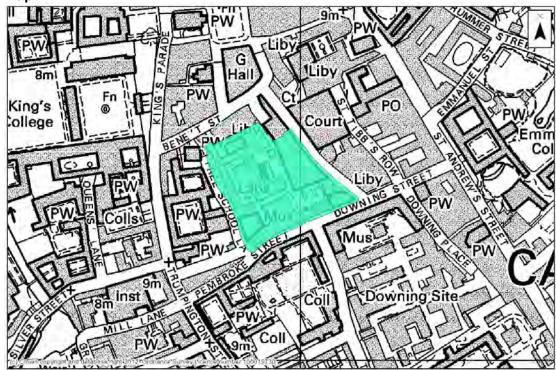
Development Sequence Cambridge urban area

**Site reference number(s):** U2 (Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.)

**Consultation Reference numbers: U2** 

Site name/address: New Museums

## Мар:



**Site description:** Site currently in use as University buildings – Zoology museum, lecture theatre etc. It is located on the eastern side of Corn Exchange Street. It is a Local Plan 2006 allocation site (for University and mixed uses) – Site 7.08.

Current use(s): University facilities and museums

Proposed use(s): University related uses

Site size (ha): South Cambridgeshire: 0 Cambridge: 1.971

Potential residential capacity: n/a

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

	best and most versatile agricultural land?	
Minerals	Will it avoid the sterilisation of economic mineral reserves?	GREEN = Site is not within an allocated or safeguarded area.
POLLUTION		
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?	RED = Site lies near source of air pollution, or development could impact on air quality, significant adverse impacts
AQMA	Is the site within or near to an AQMA, the M11 or the A14?	SUB INDICATOR: Is the site within or near to an AQMA, the M11 or the A14? RED = Within or adjacent to an AQMA, M11 or A14 Site is within an AQMA
Pollution	Are there potential odour, light, noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?	AMBER = Adverse impacts capable of adequate mitigation  Potential noise and vibration problems, capable of mitigation.
Contamination	Is there possible contamination on the site?	AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation)
Water	Will it protect and where possible enhance the quality of the water environment?	GREEN = No impact / Capable of full mitigation
BIODIVERSITY	1.4.7:11:4	ODEEN David Control of the control o
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and	GREEN = Does not contain, is not adjacent to designated for nature conservation or recognised as containing protected species, or local area will be developed as greenspace. No or negligible impacts

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

	t	
	features or areas of historical,	and features, with potential for negative impacts capable of appropriate mitigation
	archaeological, or	
	cultural interest	Site is located in the Central Conservation
	(including	Area and contains many listed buildings.
	conservation	, , ,
	areas, listed	Significant town plot containing the 13 <sup>th</sup> C
	buildings,	King's Ditch, therefore, areas enclosed by it
	registered parks	to the northwest, and suburban areas
	and gardens and scheduled	outside it – as recently seen in excavations ahead of the Grand Arcade development
	monuments)?	(ECB 2379) where medieval and later
		settlement prevailed. The plot contains
		notable listed buildings, including the 17 <sup>th</sup>
		century Old Perse School (MCB5692) and
		the Old Cavendish Laboratory (MCB16535),
		but was occupied in the medieval period by
		an Augustinian Friary (within the town enclosure: MB5717). An Archaeological
		Condition is recommended for any
		consented scheme.
0.04475		
Renewables	Will it support the	GREEN = Development would create
Tellewables	use of renewable	additional opportunities for renewable
	energy resources?	energy.
		Area is in an area that shows potential for
		district heating and a heat network is
		proposed for the site as part of current redevelopment proposals.
Flood Risk	Will it minimise risk	GREEN = Flood Zone 1 / low risk
	to people and	
	property from	Site is in flood zone 1, lowest risk of fluvial
	flooding, and	flooding. Minor surface water issues on site
	account for all costs of flooding	that can be mitigated against through good
	(including the	design.
	economic,	
	environmental and	
	social costs)?	
LIIMAN DEALTI	AND WELL BEING	
Open Space	Will it increase the	GREEN = Assumes minimum on-site
27-11-04-00	quantity and quality	provision to adopted plan standards is
	of publically	provided onsite
	accessible open	
	space?	No obvious constraints to prevent the site
Diotonos	How far is the	providing minimum onsite provision.
Distance: Outdoor Sport	nearest outdoor	GREEN =<1km; or allocation is not housing
Facilities	sports facilities?	Allocation not for housing.
Distance: Play	How far is the	GREEN =<400m

Facilities	nearest play space	
T dominos	for children and	Allocation not for housing.
	teenagers?	
Cypou	Will it provide for	AMPER - No Import
Gypsy & Traveller	Will it provide for the	AMBER = No Impact
Traveller	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
	Showpeople?	
Distance:	How far is the site	G =<400m
District or Local	from the nearest	Cita is within the situacentes
Centre	District or Local centre?	Site is within the city centre
	Centre?	
Distance: City	How far is the site	G =<400m
Centre	from edge of	
	defined Cambridge	Site is within the city centre
	City Centre?	
Distance: GP	How far is the	G =<400m
Service	nearest health	0 = \400m
	centre or GP	
	service?	
Key Local	Will it improve	GREEN = New local facilities or improved
Facilities	quality and range of key local	existing facilities are proposed of significant benefit
	services and	benefit
	facilities including	Improvements to Museums proposed.
	health, education	mapro como do maso amo proposo an
	and leisure (shops,	
	post offices, pubs	
	etc?)	ODEEN D. I. I. I. I. I.
Community Facilities	Will it encourage and enable	GREEN = Development would not lead to
racilities	engagement in	the loss of any community facilities or replacement /appropriate mitigation possible
	community	replacement /appropriate mitigation possible
	activities?	Improvements to Museums proposed.
Integration with	How well would the	GREEN = Good scope for integration with
Existing	development on	existing communities / of sufficient scale to
Communities	the site integrate	create a new community.
	with existing	Site is not for housing
ECONOMY	communities?	Site is not for housing.
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in	07
	Abbey Ward and	Site is in Market LSOA 7981: 10.34
	Kings Hedges? Would allocation	
	I VVOUIU AIIOCALION	

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

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

Site Information

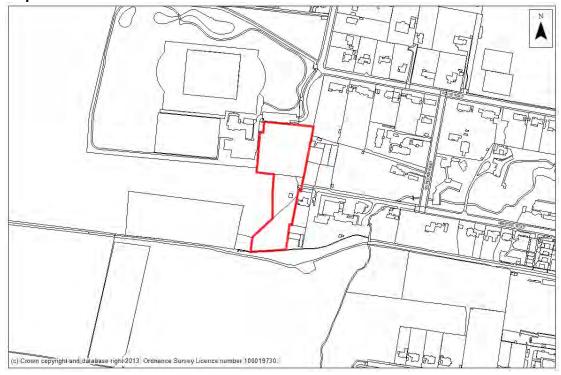
Development Sequence
Site reference number(s): U3

Cambridge urban area

Consultation Reference numbers: U3

Site name/address: Grange Farm off Wilberforce Road





**Site description**: Enclosed scrubland with a tennis court at the south of the site, located to the south of the University Sports Ground. Local Plan 2006 site allocation 7.09

Current use(s): Uncultivated land and a tennis court

**Proposed use(s):** University related uses (student accommodation – capacity 120 student units)

Site size (ha): South Cambridgeshire: 0 Cambridge: 1.22

Potential residential capacity: n/a

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

	T		1
	best and most		
	versatile		
	agricultural land?		000000000000000000000000000000000000000
Minerals	Will it avoid the		GREEN = Site is not within an allocated or
	sterilisation of		safeguarded area.
	economic mineral		
	reserves?		
POLLUTION	1	•	
Air Quality	Would the		GREEN = Minimal, no impact, reduced
	development of the		impact (student accommodation
	sites result in an		development).
	adverse		
	impact/worsening		
	of air quality?		
AQMA	Is the site within or		SUB INDICATOR: Is the site within or near
AQIVIA	near to an AQMA,		
	the M11 or the		to an AQMA, the M11 or the A14?  AMBER = <1000m of an AQMA, M11 or
	A14?		A14
	A14:		A14
Pollution	Are there potential		AMBER = Adverse impacts capable of
1 ollation	odour, light, noise		adequate mitigation
	and vibration		adoquato maganem
	problems if the site		May be potential problems with light
	is developed, as a		pollution and noise from the M11, capable
	receptor or		of mitigation.
	generator		5ga
	(including		
	compatibility with		
	neighbouring		
	uses)?		
Contamination	Is there possible		AMBER = Site partially within or adjacent to
	contamination on		an area with a history of contamination, or
	the site?		capable of remediation appropriate to
			proposed development (potential to achieve
			benefits subject to appropriate mitigation)
Motor	Mill it makes to a self-		CDEEN No import / Constitution
Water	Will it protect and		GREEN = No impact / Capable of full
	where possible		mitigation
	enhance the quality of the water		
BIODIVEDSITY	environment?		
BIODIVERSITY  Designated	Will it conserve		AMRER - Contains or is adjacent to an
Designated Sites			AMBER = Contains or is adjacent to an
JILES	protected species and protect sites		existing site designated for nature
	designated for		conservation or recognised as containing protected species and impacts capable of
	nature		appropriate mitigation
	conservation		αρριοριιαίο πιμιματίοι
	interest, and		The boundary hedgerows form part of a
	geodiversity?		wider network. As with much of the arable
	(Including		land surrounding the City it still support
	International and		good populations of farmland birds such as
	micinational allu		good populations of familiand billus such as

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

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

Distance: Play	How far is the	GREEN =<400m
Facilities	nearest play space	- CALEAR 1700
	for children and	Student accommodation development.
	teenagers?	
Gypsy &	Will it provide for	AMBER = No Impact
Traveller	the	1 222
	accommodation	
	needs of Gypsies	
	and Travellers and	
	Travelling	
Distance:	Showpeople?  How far is the site	R =>800m
District or Local	from the nearest	K =>000111
Centre	District or Local	
	centre?	
Distance: City	How far is the site	R =>800m
Centre	from edge of	1 ->000111
	defined Cambridge	
	City Centre?	
Distance: GP	How far is the	R =>800m
Service	nearest health	
	centre or GP	
	service?	
Key Local	Will it improve	AMBER = No impact on facilities (or
Facilities	quality and range	satisfactory mitigation proposed).
	of key local	
	services and facilities including	
	health, education	
	and leisure (shops,	
	post offices, pubs	
	etc?)	
Community	Will it encourage	GREEN = Development would not lead to
Facilities	and enable	the loss of any community facilities or
	engagement in community	replacement /appropriate mitigation possible
	activities?	
Integration with	How well would the	AMBER = Adequate scope for integration
Existing	development on	with existing communities
Communities	the site integrate	
	with existing communities?	
ECONOMY	communics:	
Deprivation	Does it address	AMBER = Not within or adjacent to the 40%
(Cambridge)	pockets of income	most deprived Super Output Areas within
	and employment	Cambridge according to the Index of
	deprivation	Multiple Deprivation 2010.
	particularly in Abbey Ward and	Amber: Site in Newnham LSOA 7984: 4.61
	Kings Hedges?	7 Milbor. Oile in Newman LOOA 7004. 4.01
	i i i i go i i oagoo:	

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

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