

## **Site Assessments of Rejected Green Belt Sites for Broad Location 2**

## Cambridge City Council / South Cambridgeshire District Council

### Green Belt Site and Sustainability Appraisal Assessment Proforma

<b>Site Information</b>	<b>Broad Location 2 Playing Fields off Grantchester Road Newnham</b>
<b>Site reference number(s):</b> CC897	
<b>Site name/address:</b> St. Catherines Playing Field Grantchester Road	
<b>Functional area (taken from SA Scoping Report):</b> West Cambridge	
<b>Map:</b>	
<b>Site description:</b>	This is one of a number of college playing fields located to the south of Newnham off Granchester Road. The area is relatively level with views into open countryside to the south towards Granchester and along the River Cam immediately east. The land is slightly elevated above the land to the east that forms part of the Cam river valley and Grantchester Meadows. The southern section of the Pembroke playing field to the south is located in South Cambridgeshire.
<b>Current use(s):</b>	Sports Pavilion
<b>Proposed use(s):</b>	Residential
<b>Site size (ha):</b>	2.71 South Cambridgeshire:0.00ha Cambridge: 2.71ha
<b>Assumed net developable area:</b>	1.35-2.03 (assuming 50%net or 75% net )
<b>Assumed residential density:</b>	45dph
<b>Potential residential capacity:</b>	61-91
<b>Site owner/promoter:</b>	Owner known
<b>Landowner has agreed to promote site for development?:</b>	No
<b>Site origin:</b>	Site submitted by member of the public

<b>Relevant planning history:</b> No relevant planning applications for residential use.		
<b>Level 1</b>		
<b>Part A: Strategic Considerations</b>		
<b>Conformity with the Council's Sustainable Development Strategy (SDS)</b>		
Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	<b>R = No</b> <b>G = Yes</b>	
<b>Flood Risk</b>		
Criteria	Performance	Comments
Is site within a flood zone?	<b>G = Flood risk zone 1</b>	Green: The location lies entirely within Flood Risk Zone 1 (the lowest level of river flood risk).
Is site at risk from surface water flooding?	<b>G = Low risk</b>	Green: No surface water issues.
<b>Green Belt</b>		
Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	Site is immediately adjacent to a Defining Character Area and Green corridor (River Cam)
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site is under 2.5Km  <b>RR = Very high and high impacts.</b>	Green: The west edge of Cambridge is important because it demonstrates compactness. However development in this location would do little to increase distance from edge to centre.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	<b>A = Some impact, but capable of mitigation</b>	Amber: Development would decrease distance between City and Grantchester but could be mitigated.
To maintain and enhance the quality of the setting of Cambridge	<b>RR = Very high and high impacts</b>	Red, red: The setting of the City and edge of Newnham/Grantchester Meadows would be significantly negatively affected by developing close to the River Cam corridor.
Key views of Cambridge / Important views	<b>R = Significant negative impact from loss or</b>	Red: Significant negative impact on views from

	degradation of views.	Grantchester Meadows footpath and Grantchester Road.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: There would be significant negative impact on the soft green edge. It would be unlikely that the boundary with Grantchester Meadows could be mitigated satisfactorily.
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: Grantchester Meadows is a distinctive City edge with high historic, cultural and environmental value. Development would have a significant negative impact.
Green corridors penetrating into the City	R = Significant negative impact from loss of land forming part of a green corridor, incapable of mitigation	Red: Significant negative impact on Green (river) Corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	A = Negative impacts but capable of partial mitigation	Amber: Any development would decrease the distance between the City and Grantchester but could be mitigated.
A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation	Red: The strongly rural landscape would be negatively impacted.
Overall conclusion on Green Belt	RR = Very high and high impacts	Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.
<b>Impact on national Nature Conservation Designations</b>		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	G = Site is not near to an SSSI with no or negligible impacts	Green: No
<b>Impact on National Heritage Assets</b>		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: No
Would development impact	G = Site does not contain or	Green: No

upon Listed Buildings?	adjoin such buildings, and there is no impact to the setting of such buildings	
<b>Part B: Deliverability and Viability Criteria</b>		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: Site is not allocated / identified or a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Air Safeguarding Area – Half of site no buildings, structures and works exceeding 15m and a constraint of 45m in height on the remainder of site.
Is there a suitable access to the site?	R = No	Red: The site has no direct access to the adopted public highway; South Green Road is private and unsuitable for intensification in its current form.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>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.</p> <p>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.</p> <p>This site is of a scale that</p>

		<p>would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.</p> <p>The site should only be considered in conjunction with Sites 895 and 896 to mitigate access problems.</p> <p>The size of development would require modifications to Granchester Road and would result in the nature of the road changing significantly.</p>
Would allocation of the site have a significant impact on the strategic road network capacity?	<p>A = Insufficient capacity. Negative effects capable of appropriate mitigation.</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will</p>

		benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.
Is the site part of a larger site and could it prejudice development of any strategic sites?	A = Some impact	Amber: Yes, the site is part of a group of playing field sites.
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes	Red: Yes, promoter is not landowner.
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period)	Red: No evidence of landowner intentions.
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation	Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Would development of the site be likely to require new education provision?	A = School capacity not sufficient, constraints can be appropriately mitigated	Amber: County Education comments awaited. Expect appropriate education provision to be made. For smaller sites this is likely to be off site.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	A = 400-800m	Amber: Approximately 60% of the site is within 400m and the remainder within 400-800m (as the crow flies) of the Local Centre Grantchester Street, Newnham.
How far is the nearest health centre or GP service in Cambridge?	R = >800m	Red: Site is over 800m from nearest health centre or GP service.
Would development lead to	G = Development would not	Green: No

a loss of community facilities?	lead to the loss of any community facilities or appropriate mitigation possible	
How well would the development on the site integrate with existing communities?	A = Adequate scope for integration with existing communities	Amber: Adequate scope to integrate with existing communities through good design
How far is the nearest secondary school?	A = 1-3km	Amber: Site is between 1 and 3km from nearest secondary school.
How far is the nearest primary school?	City preference:  A = 400-800m  SCDC:  G = <1km or non housing	Amber: Site is between 400 and 800m from nearest primary school, Newnham Croft.
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is Grantchester Street, Newnham. Additional population at this site may help to further support this relatively small Local Centre.
<b>Accessibility to outdoor facilities and green spaces</b>		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	R=Yes	Red: Identified in City Council Open Space & Recreation Strategy and 2006 Local Plan as protected open space and of environmental importance
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No	Red: Any future development would need to satisfactorily incorporate the environmentally sensitive protected open space or demonstrate it can be reprovided elsewhere in an appropriate manner.
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and	R= No, the site by virtue of its size is not able to provide the minimum standard of OS.	Loss of Protected Open Space (land protected by Local Plan Policy 4/2)

achieve the minimum standards of onsite public open space provision?		
<b>Supporting Economic Growth</b>		
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is within 1km of an employment centre
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review
Would allocation result in development in deprived areas of Cambridge?	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Amber: Site in Newnham LSOA 7984: 4.61 and adjacent to Newnham LSOA 7985: 5.07
<b>Sustainable Transport</b>		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	R = Service does not meet the requirements of a high quality public transport (HQPT)	Red: No high quality bus services within 400m, so the site does not meet the Local Plan (Policy 8/7) definition of high quality public transport.
How far is the site from an existing or proposed train station?	R = >800m	Red: More than 800m.
What type of cycle routes are accessible near to the site?	G = 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.	Green: Links to quiet residential streets
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 20
SCDC Sub-indicator: Distance to a bus stop / rail	Within 400m (6)	Newnham, Selwyn Road

station		
SCDC Sub-indicator: Frequency of Public Transport	60 minute service (2)	18 / 18A Service
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	10 minutes – (Newnham, Selwyn Road – Cambridge, Drummer Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	1.02km ACF
<b>Air Quality, pollution, contamination and noise</b>		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: Will require Air Quality Assessment due to size. More than 1000m from M11 and A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: The development may adversely affect air quality. An air quality assessment is required.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Frontage will be the noisiest part of the site from the road. Noise assessment and potential noise mitigation needed.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: From purely the residential amenity point of view the light impact from development would require assessment in the ES but could be fully mitigated.  Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: No adverse effects or capable of full mitigation
Is there possible contamination on the site?	G = Site not within or adjacent to an area with a history of contamination	Green: There are no known former or current industrial activities on and off the site.
<b>Protecting Groundwater</b>		
Criteria	Performance	Comments
Would development be within a source protection zone? Groundwater sources (e.g.	G = Not within SPZ1 or allocation is for greenspace	Green: Site is not within SPZ 1.

wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.		
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<b>Protecting the townscape and historic environment</b> ( <i>Landscape addressed by Green Belt criteria</i> )		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: No
Would development impact upon a Conservation Area?	A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation	Amber: Yes, in the Newnham Croft Conservation Area.
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: National Grid Reference 543990 257080. River Cam terraces along the Barton Road and Newnham are host to late prehistoric to Saxon settlement (Monuments in Cambridge eg MCB15026, MCB16190). A moated medieval site is located at Dumpling Farm (MCB11422) and the watercourses from it connect to the Cam. A programme of archaeological works should be undertaken prior to the submission of any planning application.

<b>Making Efficient Use of Land</b>		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	G = Neutral. Development would not affect grade 1 and 2 land.	Green: Site on urban land.

Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber: No
<b>Biodiversity and Green Infrastructure</b>		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation	Amber: Site opposite Skater's Meadow Group County Wildlife Site and River Cam County Wildlife Site.
Does the site offer opportunity for green infrastructure delivery?	A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	Amber: Site sits in riparian habitats running south along the River Cam out of the City centre. Current playing fields offer a transition between the urban form and mixed arable and pasture farmland. Existing public footpath to Granchester Meadows and Byron's Pool Local Nature Reserve could be enhanced.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	A = Development would have a negative impact on existing features or network links but capable of appropriate mitigation	Amber: Boundary features of playing fields often form useful corridors for foraging and dispersing mammals, birds and invertebrates. Proposals should seek to retain mature trees, hedgerows and areas of scrub.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G = Site does not contain or adjoin any protected trees	Green: Site does not contain or adjoin any protected trees
<b>Any other information not captured above?</b>		
<b>Conclusions</b>		
Cross site comparison		
<b>Level 1 Conclusion</b> (after allowing scope for mitigation)	<b>R = Significant constraints or adverse impacts</b>	Red: - Very significant impact on Green Belt purposes - No evidence of landowner intention to develop - Inadequate vehicular access
<b>Level 2 Conclusion</b> (after allowing scope for	<b>R = Significant constraints or adverse impacts</b>	Red: - Site is further than 800m

mitigation)		from a health centre/GP and its small size would mean it could not provide for new health facilities on site. - It is not accessible to high quality public transport. - Development would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.
<b>Overall Conclusion</b>	<b>R = Site with no significant development potential (significant constraints and adverse impacts)</b>	Red: Site with no significant development potential (significant constraints and adverse impacts)
<b>Viability feedback (from consultants)</b>	R = Unlikely to be viable, A = May be viable G = Likely to be viable	<i>Sites ranked A or G will be taken forward for viability assessment by consultants</i>

## Cambridge City Council / South Cambridgeshire District Council

*To be accompanied by a table which identifies how it provides /encompasses both LPA's SA and SHLAA assessments. Text in italics are officer prompts to be deleted on completion.*

### Green Belt Site and Sustainability Appraisal Assessment Proforma

<b>Site Information</b>	<b>Broad Location 2 Playing Fields Off Grantchester Road Newnham</b>
<b>Site reference number(s):</b> CC896	
<b>Site name/address:</b> Pembroke Playing Field Grantchester Road	
<b>Functional area (taken from SA Scoping Report):</b> West Cambridge	
<b>Map:</b>	<p>(c) Crown copyright and database right 2012. Ordnance Survey Licence number 100019730.</p>
<b>Site description:</b> This is one of a number of college playing fields located to the south of Newnham off Grantchester Road. The area is relatively level with views into open countryside to the south towards Grantchester and along the River Cam immediately east. The land is slightly elevated above the land to the east that forms part of the Cam river valley and Grantchester Meadows. The southern section of the Pembroke playing field to the south is located in South Cambridgeshire.	
<b>Current use(s):</b> Playing Fields	
<b>Proposed use(s):</b> Residential	
<b>Site size (ha):</b> 3.76 South Cambridgeshire: Further section of the playing field is in SCDC. Area Cambridge: 3.76	
<b>Assumed net developable area:</b> 1.88-2.82ha (assuming 50% net or 75% net)	
<b>Assumed residential density:</b> 45dph	
<b>Potential residential capacity:</b> 85-127	
<b>Site owner/promoter:</b> Owners known	
<b>Landowner has agreed to promote site for development?:</b> No	
<b>Site origin:</b> Site submitted by member of the public	
<b>Relevant planning history:</b> No relevant planning applications for residential use.	

<b>Level 1</b>		
<b>Part A: Strategic Considerations</b>		
<b>Conformity with the Council's Sustainable Development Strategy (SDS)</b>		
Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	
<b>Flood Risk</b>		
Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green: The location lies entirely within Flood Risk Zone 1 (the lowest level of river flood risk).
Is site at risk from surface water flooding?	G = Low risk	Green: No surface water issues
<b>Green Belt</b>		
Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	Site is immediately adjacent to a Defining Character Area and Green corridor (River Cam)
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site is under 2.5 Km	Green: The west edge of Cambridge is important because it demonstrates compactness. However development in this location would do little to increase distance from edge to centre.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	R = Significant negative impacts	Red: Development would move the urban edge closer to Grantchester.
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red, red: The setting of the City and edge of Newnham/Grantchester Meadows would be significantly negatively affected by developing close to the River Cam corridor.
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: Significant negative impact on views from Grantchester Meadows footpath and Grantchester Road.

Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: the existing soft green edge would be negatively impacted by development and would be problematic to mitigate particularly as it is a site surrounded by rural landscape.
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: Grantchester Meadows is a distinctive City edge with high historic, cultural and environmental value. Development would have a significant negative impact.
Green corridors penetrating into the City	R = Significant negative impact from loss of land forming part of a green corridor, incapable of mitigation	Red: Significant negative impact on Green (river) Corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	R = Significant negative impacts incapable of satisfactory mitigation	Red: Development would decrease distance from City to Grantchester.
A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation	Red: The strongly rural landscape would be negatively impacted.
Overall conclusion on Green Belt	RR = Very high and high impacts	Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.

#### Impact on national Nature Conservation Designations

Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	G = Site is not near to an SSSI with no or negligible impacts	Green: No

#### Impact on National Heritage Assets

Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: Site is not on or adjacent to a SAM
Would development impact upon Listed Buildings?	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings

#### Part B: Deliverability and Viability Criteria

Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals	G = Site is not within an allocated or safeguarded	Green: Site is not allocated / identified for a mineral or

and Waste LDF?	area.	waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works (WWTW) or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Air Safeguarding Area - No erection of buildings, structures and works exceeding 150ft (45.7m) in height
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: County Highways: The size of the proposed development would require modifications to Grantchester Road and would result in the nature of the road changing significantly.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>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.</p> <p>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.</p> <p>The size of the proposed development would require modifications to Grantchester Road and would result in the nature of the road changing significantly.</p>

		The site should only be considered in conjunction with Sites 895 and 897 to mitigate access problems.
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>
Is the site part of a larger site and could it prejudice development of any strategic sites?	A = Some impact	Amber: Yes, the site is part of a group of playing field sites.

Are there any known legal issues/covenants that could constrain development of the site?	R = Yes	Red: Yes promoter is not landowner
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period)	Red: No evidence of landowner intentions
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation	Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Would development of the site be likely to require new education provision?	A = School capacity not sufficient, constraints can be appropriately mitigated	Amber: County Education comments awaited. Expect appropriate education provision to be made. For smaller sites this is likely to be off site.

<b>Level 2</b>		
<b>Accessibility to existing centres and services</b>		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	A = 400-800m	Amber: The site is within 400-800m (as the crow flies) of the Local Centre Grantchester Street, Newnham.
How far is the nearest health centre or GP service in Cambridge?	R = >800m	Red: Site is over 800m from nearest health centre or GP service.
Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green: No loss of community facilities
How well would the development on the site integrate with existing communities?	A = Adequate scope for integration with existing communities	Amber: Adequate scope to integrate with existing communities through good design
How far is the nearest secondary school?	A = 1-3km	Amber: Site is between 1 and 3km from nearest secondary school.
How far is the nearest primary school?	City preference: A = 400-800m  SCDC:  G = <1km or non housing allocation or site large enough to provide new	Amber: Site is between 400 and 800m from nearest primary school, Newnham Croft.

	<b>school</b>	
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is Grantchester Street, Newnham. Additional population at this site may help to further support this relatively small Local Centre.
<b>Accessibility to outdoor facilities and green spaces</b>		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	R=Yes	Red: Identified in City Council Open Space & Recreation Strategy and 2006 Local Plan as protected open space and of environmental importance
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No	Red: Any future development would need to satisfactorily incorporate the environmentally sensitive protected open space or demonstrate it can be reprovided elsewhere in an appropriate manner.
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	R= No, the site by virtue of its size is not able to provide the minimum standard of OS.	Red: Loss of Protected Open Space (land protected by Local Plan Policy 4/2)
<b>Supporting Economic Growth</b>		
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is within 1km of an employment centre.
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review.
Would allocation result in	A = Not within or adjacent	Amber: Site in Newnham

development in deprived areas of Cambridge?	to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	LSOA 7984: 4.61 and adjacent to Barton LSOA 8225: 7.07
<b>Sustainable Transport</b>		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	R = Service does not meet the requirements of a high quality public transport (HQPT)	Red: No high quality bus services within 400m, so the site does not meet the Local Plan (Policy 8/7) definition of high quality public transport.
How far is the site from an existing or proposed train station?	R = >800m	Red: More than 800m.
What type of cycle routes are accessible near to the site?	G = 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.	Green – links to quiet residential streets, only if the link to Grantchester Meadows through the car park is significantly improved and future maintenance of the link agreed (otherwise Red).
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 20
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Newnham, Selwyn Road
SCDC Sub-indicator: Frequency of Public Transport	60 minute service (2)	18 / 18A Service
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	10 minutes – (Newnham, Selwyn Road – Cambridge, Drummer Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	1.16km ACF
<b>Air Quality, pollution, contamination and noise</b>		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: Will require Air Quality Assessment due to size. More than 1000m from M11 and A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: Development may result in an adverse impact on the air quality. Further assessment is required.
Are there potential noise and vibration problems if	A = Adverse impacts capable of adequate	Amber: Frontage will be the noisiest part of the site from

the site is developed, as a receptor or generator?	mitigation	the road. Noise assessment and potential noise mitigation needed.  EH are unable to answer vibration and/or generator question at this stage. It will depend on development characteristics.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	R = Significant adverse impacts incapable of appropriate mitigation	Green: From purely the residential amenity point of view the light impact from development would require assessment in the ES but could be fully mitigated.  Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: No adverse effects
Is there possible contamination on the site?	G = Site not within or adjacent to an area with a history of contamination	Green: There are no known former or present industrial uses on and off the site.
<b>Protecting Groundwater</b>		
Criteria	Performance	Comments
Would development be within a source protection zone?  Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply.  These zones show the risk of contamination from any activities that might cause pollution in the area.	G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1

<b>Protecting the townscape and historic environment</b> ( <i>Landscape addressed by Green Belt criteria</i> )		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: Site does not contain or adjoin such areas
Would development impact upon a Conservation Area?	A = Site contains, is adjacent to, or within the setting of such an area with	Amber: The site is partly located within, and adjoins, the Newnham Croft

	potential for negative impacts capable of appropriate mitigation	Conservation Area. There will therefore be definite impacts on the character and setting of this Conservation Area. The extent to which such impacts can be mitigated will be highly dependent on where any development is located, whether any adjoining edge of city sites are further considered, and on detailed building and site design, including building height and form, as well as landscape design including buffers.
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: National Grid Reference: 543820 257010 River Cam terraces along the Barton Road and Newnham are host to late prehistoric to Saxon settlement. (Monuments in Cambridge - eg MCB15026, MCB16190). A moated medieval site is located at Dumpling Farm (MCB11422) and the watercourses from it connect to the Cam. National Grid Reference: 543760 257190 River Cam terraces along the Barton Road and Newnham are host to late prehistoric to Saxon settlement (Monuments in Cambridge eg MCB15026, MCB16190). A moated medieval site is located at Dumpling Farm (MCB11422) and the watercourses from it connect to the Cam. A programme of archaeological works should be undertaken prior to the submission of any

		planning application. A programme of archaeological works should be undertaken prior to the submission of any planning application.
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<b>Making Efficient Use of Land</b>		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	G = Neutral. Development would not affect grade 1 and 2 land.	Green: Site on urban land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber: No
<b>Biodiversity and Green Infrastructure</b>		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	G = Does not contain, is not adjacent to or local area will be developed as greenspace	Green: Does not contain, is not adjacent to locally designated wildlife sites
Does the site offer opportunity for green infrastructure delivery?	A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	Amber: No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Boundary features of playing fields often form useful corridors for foraging and dispersing mammals, birds and invertebrates. Proposals should seek to retain mature trees, hedgerows and areas of scrub. Opportunities for small scale woodland planting and creation of wetland features. Habitat links to adjoining countryside should be maintained and enhanced.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G = Site does not contain or adjoin any protected trees	Green: Site does not contain or adjoin any protected trees

<b>Any other information not captured above?</b>		
<b>Conclusions</b>		
<b>Cross site comparison</b>		
<b>Level 1 Conclusion</b> (after allowing scope for mitigation)	<b>R = Significant constraints or adverse impacts</b>	Red: - Very significant impact on Green Belt purposes - No evidence of landowner intention to develop
<b>Level 2 Conclusion</b> (after allowing scope for mitigation)	<b>R = Significant constraints or adverse impacts</b>	Red: - Site is further than 800m from a health centre/GP and its small size would mean it could not provide for new health facilities on site. - It is not accessible to high quality public transport. - Development would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.
<b>Overall Conclusion</b>	<b>R = Site with no significant development potential (significant constraints and adverse impacts)</b>	Red: Site with no significant development potential (significant constraints and adverse impacts)
<b>Viability feedback (from consultants)</b>	R = Unlikely to be viable, A = May be viable G = Likely to be viable	<i>Sites ranked A or G will be taken forward for viability assessment by consultants</i>

## Cambridge City Council / South Cambridgeshire District Council

*To be accompanied by a table which identifies how it provides /encompasses both LPA's SA and SHLAA assessments. Text in italics are officer prompts to be deleted on completion.*

### Green Belt Site and Sustainability Appraisal Assessment Proforma

<b>Site Information</b>	<b>Broad Location 2 Playing Fields Off Grantchester Road Newnham</b>
<b>Site reference number(s):</b> CC895	
<b>Site name/address:</b> Downing Playing Field Grantchester Road	
<b>Functional area (taken from SA Scoping Report):</b> West Cambridge	
<b>Map:</b>	<p>(c) Crown copyright and database right 2012. Ordnance Survey Licence number 100019730.</p>
<b>Site description:</b> This is one of a number of college playing fields located to the south of Newnham off Grantchester Road. The area is relatively level with views into open countryside to the south towards Grantchester and along the River Cam immediately east. The land is slightly elevated above the land to the east that forms part of the Cam river valley and Grantchester Meadows. The southern section of the Pembroke playing field to the south is located in South Cambridgeshire.	
<b>Current use(s):</b> Playing Field	
<b>Proposed use(s):</b> Residential	
<b>Site size (ha):</b> 4.83 South Cambridgeshire: 0.00 Cambridge: 4.83	
<b>Assumed net developable area:</b> 2.42-3.62ha (assuming 50% net or 75% net)	
<b>Assumed residential density:</b> 45dph	
<b>Potential residential capacity:</b> 109-163	
<b>Site owner/promoter:</b> Owners known	
<b>Landowner has agreed to promote site for development?:</b> No	
<b>Site origin:</b> Site submitted by member of the public	
<b>Relevant planning history:</b> None	

<b>Level 1</b>		
<b>Part A: Strategic Considerations</b>		
<b>Conformity with the Council's Sustainable Development Strategy (SDS)</b>		
Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	
<b>Flood Risk</b>		
Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green: The location lies entirely within Flood Risk Zone 1 (the lowest level of river flood risk).
Is site at risk from surface water flooding?	A = Medium risk	Amber: Fairly significant amount of surface water flooding towards the south east of the site. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required
<b>Green Belt</b>		
Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	Edge of city site adjacent to low density established development. Area is discreet and could accommodate a low density, 2-storey development. Development would extend the envelop of Newnham to the south and would need a strong landscape buffer along southern and western edges.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site is under 2.5Km	Green: The west edge of Cambridge is important because it demonstrates compactness. However development in this location would do little to increase distance from edge to centre.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	A = Some impact, but capable of mitigation	Amber: Development would decrease distance between City and Grantchester but could be mitigated.

To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red Red: There would be a significant negative impact to the setting of the City.
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: There are very important views to the historic centre from the west which would be negatively impact.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: Development would have negative impact on the soft green edge.
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: The existing urban edge is green and abrupt and is distinctive in the Cambridge context. Development would have a negative impact.
Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: No loss of green corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	A = Negative impacts but capable of partial mitigation	Amber: Development would decrease distance between City and Grantchester but could be mitigated.
A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation	Red: Site adjacent to rural hinterland and has a strong rural character. Any new development could have a negative impact, but could be mitigated.
Overall conclusion on Green Belt	RR = Very high and high impacts	Red, Red: This site is on the edge of the city and presents an abrupt suburban/rural edge and is highly visible from the west and south. Any form of development would have a significant negative impact.

#### Impact on national Nature Conservation Designations

Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	G = Site is not near to an SSSI with no or negligible impacts	Green: No

#### Impact on National Heritage Assets

Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: No
Would development impact	G = Site does not contain or	Green: No

upon Listed Buildings?	adjoin such buildings, and there is no impact to the setting of such buildings	
<b>Part B: Deliverability and Viability Criteria</b>		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: Site is not allocated / identified or a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: No erection of buildings, structures and works exceeding 150ft (45.7m) in height
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: The size of the proposed development would require modifications to Grantchester Road and would result in the nature of the road changing significantly.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>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.</p> <p>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.</p> <p>The size of the proposed development would require</p>

		modifications to Grantchester Road and would result in the nature of the road changing significantly.
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>
Is the site part of a larger	A = Some impact	Amber: Yes, the site is part

site and could it prejudice development of any strategic sites?		of a group of playing field sites.
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes	Red: Yes promoter is not landowner
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period)	Red: No evidence of landowner intentions
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation	Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Would development of the site be likely to require new education provision?	A = School capacity not sufficient, constraints can be appropriately mitigated	Amber: County Education comments awaited. Expect appropriate education provision to be made. For smaller sites this is likely to be off site.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	A = 400-800m	Amber: The site is within 400-800m (as the crow flies) of the Local Centre Grantchester Street, Newnham.
How far is the nearest health centre or GP service in Cambridge?	R = >800m	Red: Site part within 800m limit and part beyond 800m limit from nearest health centre or GP service
Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green: No loss of community facilities
How well would the development on the site integrate with existing communities?	A = Adequate scope for integration with existing communities	Amber: Adequate scope to integrate with existing communities through good design
How far is the nearest secondary school?	A = 1-3km	Amber: Site is between 1 and 3km from nearest secondary school.
How far is the nearest primary school?	City preference: A = 400-800m  SCDC:	Amber: Site is between 400 and 800m from nearest primary school.

	G = <1km or non housing allocation or site large enough to provide new school	
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	R = Significant negative effect A = Negative effect G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is Grantchester Street, Newnham. Additional population at this site may help to further support this relatively small Local Centre.
<b>Accessibility to outdoor facilities and green spaces</b>		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	R=Yes	Red: Identified in City Council Open Space & Recreation Strategy and 2006 Local Plan as protected open space and of environmental importance.
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	G=Yes	Red: Any future development would need to satisfactorily incorporate the environmentally sensitive protected open space or demonstrate it can be reprovided elsewhere in an appropriate manner.
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	R= No, the site by virtue of its size is not able to provide the minimum standard of OS.	Red: Loss of Protected Open Space (land protected by Local Plan Policy 4/2)
<b>Supporting Economic Growth</b>		
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is within 1km of an employment centre
Would development result in the loss of employment land identified in the	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified

Employment Land Review?		in the Employment Land Review
Would allocation result in development in deprived areas of Cambridge?	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Amber: Site in Newnham LSOA 7984: 4.61 and Newnham LSOA 7985: 5.07
<b>Sustainable Transport</b>		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	R = Service does not meet the requirements of a high quality public transport (HQPT)	Red: No, service does not meet the requirements of a high quality public transport (HQPT)
How far is the site from an existing or proposed train station?	R = >800m	Red: Site is greater than 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the site?	A = Medium quality off-road path.	Amber: Links to quiet residential roads (assuming the cycle route to Millington Rd is maintained and the gap widened) but then need to link to off road facility on Barton Road which is not direct.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 20
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Newnham, Selwyn Road
SCDC Sub-indicator: Frequency of Public Transport	60 minute service (2)	18 / 18A Service
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	10 minutes – (Newnham, Selwyn Road – Cambridge, Drummer Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	1.03km ACF
<b>Air Quality, pollution, contamination and noise</b>		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: Will require Air Quality Assessment due to size. More than 1000m from M11 and A14.
Would the development of the site result in an adverse impact/worsening of air	A = Adverse impact	Amber: The development may have an adverse impact on air quality.

quality?		Further assessment is required.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Frontage will be the noisiest part of the site from the road. Noise assessment and potential noise mitigation needed.  Unable to answer vibration and/or generator question at this stage. It will depend on development characteristics.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: From purely the residential amenity point of view the light impact from development would require assessment in the ES but could be fully mitigated.  Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: No adverse effects for residential use
Is there possible contamination on the site?	G = Site not within or adjacent to an area with a history of contamination	Green: There are no known former industrial activities on or in close proximity to the site.

#### Protecting Groundwater

Criteria	Performance	Comments
Would development be within a source protection zone?  Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply.  These zones show the risk of contamination from any activities that might cause pollution in the area.	R = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1

#### Protecting the townscape and historic environment (*Landscape addressed by Green Belt criteria*)

Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the	Green: Site does not contain or adjoin such areas, and there is no

	setting of such areas	impact to the setting of such areas
Would development impact upon a Conservation Area?	A = Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation	Amber: This site borders both the Newnham Croft and West Cambridge Conservation Areas which are located immediately east. There are several Buildings of Local Interest on Millington Road (see note below). Careful design would be required in respect of building design, height, landscape and access in order to achieve acceptable mitigation of harmful impacts on these established Conservation Areas.
Would development impact upon buildings of local interest (Cambridge only)	A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation	Amber: There are six Buildings of Local Interest on Millington Road immediately east of the site. Mitigation of any potential impacts would require a similar approach as that noted above in respect of the Conservation Areas.
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: NGR: 543760 257190 River Cam terraces along the Barton Road and Newnham are host to late prehistoric to Saxon settlement.(eg MCB15026, MCB16190). A moated medieval site is located at Dumpling Farm (MCB11422) and the watercourses from it connect to the Cam.

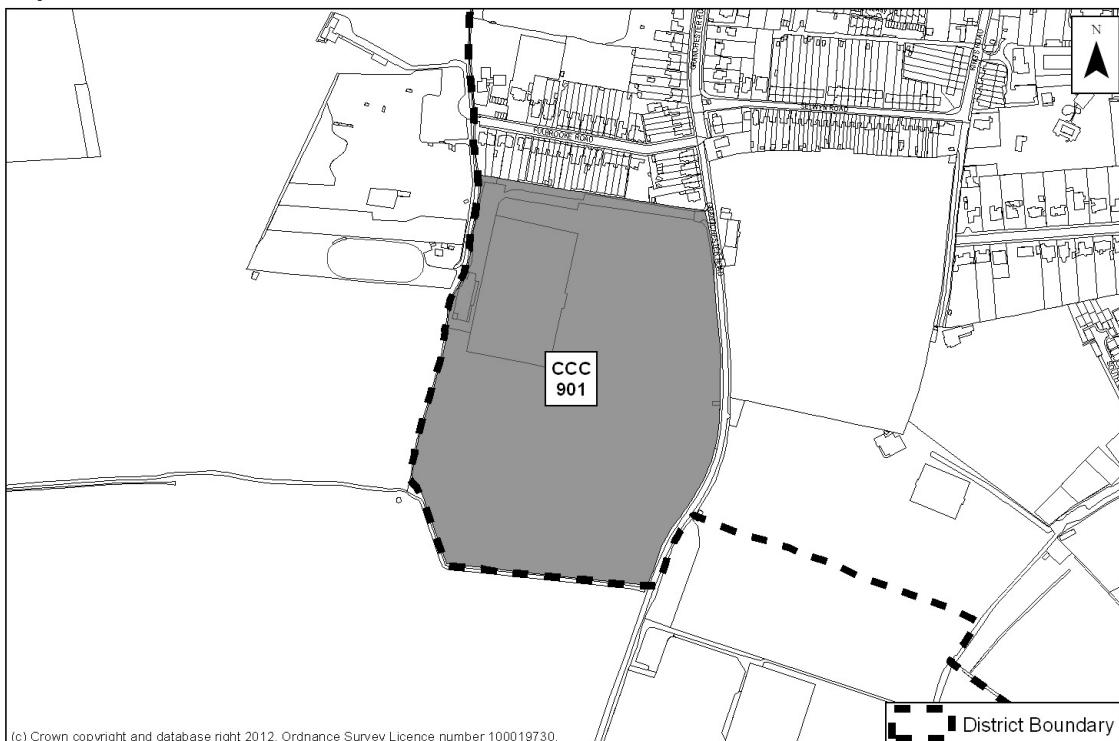
Making Efficient Use of Land		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	G = Neutral. Development would not affect grade 1 and 2 land.	Green: Small area on urban land with the remainder on Grade 3 land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber: No

<b>Biodiversity and Green Infrastructure</b>		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	G = Does not contain, is not adjacent to or local area will be developed as greenspace	Green: Does not contain, is not adjacent to locally designated wildlife sites
Does the site offer opportunity for green infrastructure delivery?	A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	Amber: No significant opportunities or loss of existing green infrastructure
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Boundary features of playing fields often form useful corridors for foraging and dispersing mammals, birds and invertebrates. Proposals should seek to retain mature trees, hedgerows and areas of scrub. Opportunities for small scale woodland planting and creation of wetland features. Habitat links to adjoining countryside should be maintained and enhanced.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	A = Any adverse impact on protected trees capable of appropriate mitigation	Amber: One TPO on the boundary
<b>Any other information not captured above?</b>		
<p>Townscape Comments – Wider Area: The area would require direct access onto Granchester Road, either in the form of a an intersection serving either side of Granchester Road or via other, or additional, access points. Development would need to “back” onto existing development to the north and east, and would require pedestrian/cycle links within/beyond the site. In approaching the lands from Granchester, a new city “edge” would be created.</p> <p>Townscape Comments - Site Specific: Site 895 backs directly onto properties fronting Selwyn Road and would require a well designed landscaped buffer/setback to those properties.</p>		
<b>Conclusions</b>		
Cross site comparison		
<b>Level 1 Conclusion</b> (after allowing scope for mitigation)	<b>A = Some constraints or adverse impacts</b>	Red: - Very significant impact on Green Belt purposes - No evidence of landowner intention to develop
<b>Level 2 Conclusion</b> (after	<b>A = Some constraints or</b>	Red:

allowing scope for mitigation)	<b>adverse impacts</b>	<ul style="list-style-type: none"> <li>- Site is further than 800m from a health centre/GP and its small size would mean it could not provide for new health facilities on site.</li> <li>- It is not accessible to high quality public transport.</li> <li>- Development would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.</li> </ul>
<b>Overall Conclusion</b>	<b>R = Site with no significant development potential (significant constraints and adverse impacts)</b>	Red: Site with no significant development potential (significant constraints and adverse impacts)
<b>Viability feedback (from consultants)</b>	R = Unlikely to be viable, A = May be viable G = Likely to be viable	<i>Sites ranked A or G will be taken forward for viability assessment by consultants</i>

**Cambridge City Council / South Cambridgeshire District Council**

**Green Belt Site and Sustainability Appraisal Assessment Proforma**

<b>Site Information</b>	<b>Broad Location 2 Playing Fields Off Grantchester Road Newnham</b>
<b>Site reference number(s):</b> CC901	
<b>Site name/address:</b> Wests Renault RUFC Grantchester Road	
<b>Functional area (taken from SA Scoping Report):</b> West Cambridge	
<b>Map:</b>	 <p>(c) Crown copyright and database right 2012. Ordnance Survey Licence number 100019730.</p>
<b>Site description:</b> This is one of a number of college playing fields located to the south of Newnham off Grantchester Road. The area is relatively level with views into open countryside to the south towards Grantchester and along the River Cam immediately east. The land is slightly elevated above the land to the east that forms part of the Cam river valley and Grantchester Meadows.	
<b>Current use(s):</b> Playing fields and sports pavilion	
<b>Proposed use(s):</b> Residential	
<b>Site size (ha):</b> 8.55 South Cambridgeshire: 0.00 ha Cambridge: 8.55ha	
<b>Assumed net developable area:</b> 4.28-6.41ha (assuming 50%net or 75% net )	
<b>Assumed residential density:</b> 45dph	
<b>Potential residential capacity:</b> 192-289	
<b>Site owner/promoter:</b> Owner known	
<b>Landowner has agreed to promote site for development?:</b> No	
<b>Site origin:</b> Site submitted by member of the public	

<b>Relevant planning history:</b> No relevant planning applications for residential use.		
<b>Level 1</b>		
<b>Part A: Strategic Considerations</b>		
<b>Conformity with the Council's Sustainable Development Strategy (SDS)</b>		
Criteria	Performance (fill with relevant colour R G B or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	<b>R = No</b> <b>G = Yes</b>	
<b>Flood Risk</b>		
Criteria	Performance	Comments
Is site within a flood zone?	<b>R = Flood risk zone 3</b>	Red: Significant parts of the site is in functional floodplain (3b) and is therefore unsuitable for development.
Is site at risk from surface water flooding?	<b>R = High risk,</b>	Red: Significant surface water flooding for the majority of the site, mitigation would be difficult due to the high risk.
<b>Green Belt</b>		
Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	Site is on the edge of the City with clear, open views from west. Current use as sports pitches with associated lighting visually degrades this area slightly.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre is under 2.5 Km to approximate centre of site	Green: The west edge of Cambridge is important because it demonstrates compactness. However development in this location would do little to increase distance from edge to centre.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	<b>R = Significant negative impacts</b>	Red: Development would move the urban edge closer to Grantchester.
To maintain and enhance the quality of the setting of Cambridge	<b>RR = Very high and high impacts</b>	Red Red: There would be a significant negative impact to the setting of the City.
Key views of Cambridge / Important views	<b>R = Significant negative impact from loss or degradation of views.</b>	Red: There are very important views to the historic centre from the west which would be negatively

		impact.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: Rugby Ground lighting lessens the quality of the edge slightly, but development would have negative impact.
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: Rugby Ground and associated lighting lessens the quality of the edge, but distinctive urban edge would be negatively affected.
Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: No loss of green corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	R = Significant negative impacts incapable of satisfactory mitigation	Red: Decreases distance between City and Grantchester
A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation	Red: the strongly rural character of the area would be negatively impacted.
Overall conclusion on Green Belt	RR = Very high and high impacts	Red, Red: This site is on the edge of the city and presents an abrupt suburban/rural edge and is highly visible from the west and south. Any form of development would have a significant negative impact.
<b>Impact on national Nature Conservation Designations</b>		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	G = Site is not near to an SSSI with no or negligible impacts	Green: No
<b>Impact on National Heritage Assets</b>		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: No
Would development impact upon Listed Buildings?	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
<b>Part B: Deliverability and Viability Criteria</b>		

Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: Site is not allocated / identified or a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Site within SZ. No erection of buildings, structures or works exceeding 45m in height
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: The size of the proposed development would require modifications to Grantchester Road and would result in the nature of the road changing significantly.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>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.</p> <p>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.</p> <p>The size of the proposed development would require modifications to Grantchester Road and would result in the nature of the road changing</p>

		<p>significantly.</p> <p>The proposal will result in a significant loss of existing hedge.</p>
Would allocation of the site have a significant impact on the strategic road network capacity?	<p>A = Insufficient capacity. Negative effects capable of appropriate mitigation.</p>	<p>Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.</p> <p>With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>

Is the site part of a larger site and could it prejudice development of any strategic sites?	A = Some impact	Amber: The site could be developed without prejudicing the development of any other sites. However there could be a cumulative effect with regards to transport on Grantchester Road if the other playing field sites in the area were also developed.
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes	Red: Yes, promoter is not landowner.
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period)	Red: No evidence of landowner intentions.
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation	Amber: Utility reinforcements required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision.
Would development of the site be likely to require new education provision?	A = School capacity not sufficient, constraints can be appropriately mitigated	Amber: County Education comments awaited. Expect appropriate education provision to be made. For smaller sites this is likely to be off site.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	R = >800m	Red: Half of the site is within 400-800m, and half more than 800m (as the crow flies) of the Local Centre Grantchester Street, Newnham.
How far is the nearest health centre or GP service in Cambridge?	R = >800m	Red: Site is over 800m from nearest health centre or GP service.
Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green: No
How well would the development on the site integrate with existing	A = Adequate scope for integration with existing communities	Amber: Adequate scope to integrate with existing communities through good

communities?		design
How far is the nearest secondary school?	A = 1-3km	Amber: Site is between 1 and 3km from nearest secondary school.
How far is the nearest primary school?	<p>City preference: R = &gt;800m</p> <p>SCDC: G = &lt;1km or non housing allocation or site large enough to provide new school</p>	Red: Site clips 800m limit from nearest primary school, Newnham Croft.
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is Grantchester Street, Newnham. Additional population at this site may help to further support this relatively small Local Centre, although it is further than 800m away.
<b>Accessibility to outdoor facilities and green spaces</b>		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	R=Yes	Red: Identified in City Council Open Space & Recreation Strategy and 2006 Local Plan as protected open space and of environmental importance
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No	Red: Any future development would need to satisfactorily incorporate the environmentally sensitive protected open space or demonstrate it can be reprovided elsewhere in an appropriate manner.
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of	R= No, the site by virtue of its size is not able to provide the minimum standard of OS.	Red: Loss of Protected Open Space (land protected by Local Plan Policy 4/2)

onsite public open space provision?		
<b>Supporting Economic Growth</b>		
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is within 1km of an employment centre
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review
Would allocation result in development in deprived areas of Cambridge?	A = Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Amber: Site in Newnham LSOA 7984: 4.61 and adjacent to Barton LSOA 8225: 7.07
<b>Sustainable Transport</b>		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	R = Service does not meet the requirements of a high quality public transport (HQPT)	Red: No high quality bus services within 400m, so the site does not meet the Local Plan (Policy 8/7) definition of high quality public transport.
How far is the site from an existing or proposed train station?	R = >800m	Red: More than 800m.
What type of cycle routes are accessible near to the site?	A = Medium quality off-road path.	Amber: If cycle-friendly traffic calming on Grantchester Road provided to make the link to the Barton Road off-road facility safer for cyclists.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 20
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Newnham, Selwyn Road
SCDC Sub-indicator: Frequency of Public Transport	60 minute service (2)	18 / 18A Service

SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	10 minutes – (Newnham, Selwyn Road – Cambridge, Drummer Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	1.27km ACF
<b>Air Quality, pollution, contamination and noise</b>		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: Will require Air Quality Assessment due to size. More than 1000m from M11 and A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: Development may adversely affect air quality. An air quality assessment is required.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Frontage will be the noisiest part of the site from the road. Some uses particularly industrial may affect the existing residential. Noise assessment and potential noise mitigation is needed.  Unable to answer the vibration and/or generator question at this stage, it will depend on development characteristics.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: From purely the residential amenity point of view the light impact from development would require assessment in the ES but could be fully mitigated.  Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: No adverse effects
Is there possible contamination on the site?	G = Site not within or adjacent to an area with a history of contamination	Green: There are no known former or current industrial uses on and off the site.
<b>Protecting Groundwater</b>		
Criteria	Performance	Comments

Would development be within a source protection zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.	G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ 1.
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<b>Protecting the townscape and historic environment</b> ( <i>Landscape addressed by Green Belt criteria</i> )		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: No
Would development impact upon a Conservation Area?	G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: No
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: National Grid Reference 543550 257110. River Cam terraces along the Barton Road and Newnham are host to late prehistoric to Saxon settlement.(Monuments in Cambridge eg MCB15026, MCB16190). A moated medieval site is located at Dumpling Farm (MCB11422) and the watercourses from it connect to the Cam. A programme of archaeological works should be undertaken prior to the submission of any planning application.

<b>Making Efficient Use of Land</b>		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	G = Neutral. Development would not affect grade 1 and 2 land.	Green: Small area of Grade 3 land with the remainder on urban land.

Would development make use of previously developed land (PDL)? (CITY)	R = No	No
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber: No
<b>Biodiversity and Green Infrastructure</b>		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation	Amber: Boundary features of playing fields often form useful corridors for foraging and dispersing mammals, birds and invertebrates. Proposals should seek to retain mature trees, hedgerows and areas of scrub.
Does the site offer opportunity for green infrastructure delivery?	A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	Amber: No significant opportunities
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Boundary features of playing fields often form useful corridors for foraging and dispersing mammals, birds and invertebrates. Proposals should seek to retain mature trees, hedgerows and areas of scrub. Opportunities for small scale woodland planting and creation of wetland features. Habitat links to adjoining countryside should be maintained and enhanced.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	A = Any adverse impact on protected trees capable of appropriate mitigation G = Site does not contain or adjoin any protected trees	Amber: A dozen or so TPOs on the northern periphery.
<b>Any other information not captured above?</b>		
<b>Conclusions</b>		
Cross site comparison		
<b>Level 1 Conclusion</b> (after allowing scope for mitigation)	<b>R = Significant constraints or adverse impacts</b>	Red: - Very significant impact on Green Belt purposes - Significant flooding problems - No evidence of

		landowner intention to develop
<b>Level 2 Conclusion (after allowing scope for mitigation)</b>	<b>R = Significant constraints or adverse impacts</b>	<p>Red:</p> <ul style="list-style-type: none"> <li>-Site is not near to local facilities such as district / local centre, GP surgery and primary school, and due to its size it is less likely to be able to provide for new facilities.</li> <li>-It is not accessible to high quality public transport.</li> <li>-Development would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.</li> </ul>
<b>Overall Conclusion</b>	<b>R = Site with no significant development potential (significant constraints and adverse impacts)</b>	<p>Red:</p> <p>Site with no significant development potential (significant constraints and adverse impacts)</p>
<b>Viability feedback (from consultants)</b>	<p>R = Unlikely to be viable,            A = May be viable            G = Likely to be viable</p>	<i>Sites ranked A or G will be taken forward for viability assessment by consultants</i>