

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location 7, Land between Babraham Road and Fulbourn Road
Site reference number(s): SC111	
Site name/address: Land south of Cambridge Road Fulbourn, Cambridge	
Functional area (taken from SA Scoping Report): South Cambridge	
Map:	
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Site description: Arable fields, some with hedges and trees, to the south of Cambridge Road. The land rises up to the south towards the Gog Magog Hills. Overlaps SHLAA site 911 in Cambridge. Adjoins sites 283.	
Current use(s): Agriculture Arable Crop	
Proposed use(s): Part of a much larger site including land in Cambridge City Council's area for an urban extension to Cambridge	
Site size (ha): South Cambridgeshire: 29.05 ha	
Assumed net developable area: 14.52-21.79ha (assuming 50% net or 75% net)	
Assumed residential density: 40 dph in SCDC	
Potential residential capacity: 581-872	
Site owner/promoter: Owners known	
Landowner has agreed to promote site for development?: Yes	
Site origin: SHLAA call for sites	

Relevant planning history:

2003. The Structure Plan panel Report considered the release of land at Netherhall Farm and concluded that “ studies consistently reject this location due to its contribution to the Green Belt. We heard nothing to persuade us to form a different view. Nor did we hear anything to convince us that there were other considerations of sufficient weight to override the harm that strategic development in this location would have on Green Belt purposes.”

2006. Proposals put forward through the 2006 Cambridge Local Plan: land adjoining Peterhouse Technology Park proposed for housing / employment was dismissed by the Inspector on grounds that the land was located within the Green Belt, was open land outside the urban area, was not needed to supply housing, and that land should not be released to satisfy a possible shortage of employment land on an ad-hoc basis. Netherhall Farm was found to be a sustainable location for development but dismissed because of its importance to the setting of the City and there was no need to release from the Green Belt to make up the supply of housing for Cambridge. The Inspector concluding: “Even if development were to be limited to the western part of the site, the open land of that part of the site would be lost, and this land is well seen in the foreground in views from Lime Kiln Hill and Worts Causeway. The land is seen more distantly in views from the Gog Magog Hills. In some of the relevant views the site is part of the green foreground in wider prospects over the urban area. The site is important to the setting of the City and should remain part of the Green Belt.”

There are no significant planning applications.

Level 1

Part A: Strategic Considerations

Conformity with the Council’s Sustainable Development Strategy (SDS)

Criteria	Performance (fill with relevant colour R A G 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?	G = Yes	Edge of Cambridge

Flood Risk

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: Small amount of surface water flooding in a band across centre of site following course of watercourse. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required.

Green Belt

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	The site is located on open, rising ground. The southern part of the site would be very visible and negatively impact the purposes of Green Belt. The northern part of the site could be mitigated if developed. See site 300.
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 to approximate centre of site is around 5Km	Red: The visibility of the site would worsen the negative effect on perception of City as compact.
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: The proposed development site would extend up the easternmost slope of the Gog Magog hills. There would be effect on coalescence.
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red, Red: The setting of the City would be severely negatively impacted by development by compromising the openness of the area, interrupting views over the city and have a negative impact on setting.
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: There are open views of the site and the City from the west and south. Existing clear views to historic and collegiate core of the City would be severely negatively impacted if development occurred on the site.
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 particularly as the site is divorced from the existing urban edge.
Distinctive urban edge	G = Not present	Green: No effect on distinctive urban edge.
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: Site is not close to recognised green corridor.
The distribution, physical separation, setting, scale	A = Negative impacts but capable of partial mitigation	Amber: The proposed development may have an

and character of Green Belt villages (SCDC only)		affect on Fulbourn village.
A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation	Red: The site has a rural character. Its development would have a negative impact on its character.
Overall conclusion on Green Belt	RR = Very high and high impacts	Red, Red: The site is on open, rising ground and highly visible. It is also divorced from the existing urban edge making it damaging to the purposes of green belt.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	R = Site is on or adjacent to an SSSI with negative impacts incapable of mitigation A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation G = Site is not near to an SSSI with no or negligible impacts	Amber: Adjoins the Gog-Magog SSSI to the south,
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:No
Part B: Deliverability and Viability Criteria		
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	A = Site or part of site within	Amber: Entire site in SZ.

Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	SZ	Small part of southern end of site in PSZ Red. No structures. 35% of site within zone any structure greater than 10m AGL.
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Yes with mitigation
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Negative effects capable of mitigation. The County Highways Authority has undertaken initial transport modelling on the promoter's proposal for around 3,100 dwellings. Based on the SCATP trip rates they have assessed that it could generate around 26,410 all mode daily trips. Most of the area is over 400 metres from the nearest bus stop. Further transport modelling will need to be carried out, as part of the overall spatial strategy work, to understand the implications as a whole of further development on the transport network. New public transport services required. Roads in the area are narrow with limited capacity. Need to consider moving the bus gate on Worts Causeway, improvements to local roads to accommodate additional movements, and impact on the Hospital roundabout and Granhams Road & Babraham Road junctions. Full Transport Assessment, Travel Plan & S106 mitigation measures needed.
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation. G = No capacity constraints identified that cannot be fully mitigated	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. With regard to the A14 the Department for Transport announced in July that the

		<p>A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p>	<p>A = Some impact</p>	<p>Amber: Site SC111 is closely related to South Cambs SHLAA Sites, SC283 and SC284. Site SC283 could be accessed off of Fulbourn Road as a free standing development. Also adjacent to City Council site CC911.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p>	<p>G = No</p>	<p>Green: No known issues</p>
<p>Timeframe for bringing the site forward for</p>	<p>G = Start of construction between 2011 and 2016</p>	<p>Green: Start of construction between 2011 and 2016</p>

development?		
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation</p>	<p>Amber: <i>Electricity</i> - Not supportable from existing network. Significant reinforcement and new network required.</p> <p><i>Mains water</i> - The site falls within the Cambridge distribution zone of the Cambridge Water Company (CWC), within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</p> <p>Gas – Cambridge is connected to the national gas grid. A development of this scale would require substantial network reinforcement.</p> <p><i>Mains sewerage</i> - There is sufficient capacity at the Cambridge works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with</p>

		regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
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 large sites on site provision would be expected.

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: Site is further than 800m from nearest Local Centre.
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: Development would not lead to the loss of any community facilities or appropriate mitigation possible
How well would the development on the site integrate with existing communities?	R = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses	Red: Site is isolated from existing communities with limited opportunities to facilitate community integration.
How far is the nearest secondary school?	A = 1-3km	Amber: Site is between 1 and 3km of Coleridge Community College, St Bede's Inter-Church Comprehensive School and Netherhall School
How far is the nearest primary school?	City preference: R = >800m SCDC: A = 1-3 km	Red: Only the northern edge of the site is within 800m of Colville Primary School). SCDC Only the northern part of the site is within 1km of Colville Primary School). <i>[Whole site is within 3km of a primary school. These include Colville Primary School,</i>

		<i>Fulbourn Primary School, Queen Emma Primary School, St Philip's Primary School, Teversham Primary School, Spinney Primary School, Morley Memorial Primary School, Queen Edith Community Primary School and Ridgefield Primary School]</i>
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 probably too small to support a new Local Centre by itself. The nearest Local Centre is Cherry Hinton High Street. This centre is fairly large and performing well. Additional population at this site may help to support this centre, although it is further than 800m away.
Accessibility to outdoor facilities and green spaces		
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).	G=No	Green: Site is not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No G=Yes	N/A
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	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: No obvious constraints that prevent the site providing minimum on-site provision.

minimum standards of onsite public open space provision?		
Supporting Economic Growth		
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?	G = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010.	Green: Site in Fulbourn LSOA 8243: 11.41 and Fulbourn LSOA 8244: 3.58 and adjacent to Cherry Hinton LSOA 7960: 20.41 (within 40% most deprived LSOA)
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	A = service meets requirements of high quality public transport in most but not all instances	Amber: Not accessible to HQPT as defined. Top end of site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station?	R = >800m	Red: More than 800 metres.
What type of cycle routes are accessible near to the site?	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.	Red Red: This end of Fulbourn Rd has no cycling provision and speeds are even higher than neighbouring sites and cyclists will need to cross the busy junction to join the on-road cycle lane or off-road path along Cherry Hinton Rd.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 21
SCDC Sub-indicator:	Within 400m (6)	Fulbourn Road

Distance to a bus stop / rail station		
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Citi 3 service.
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Between 31 and 40 minutes (3)	35 minutes – (Cherry Hinton, Yarrow Road – Cambridge, St. Andrews Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	4.38km ACF
Air Quality, pollution, contamination and noise		
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	Major Development Environmental Impact Assessment required to assess likely major transport impact. Outside the Air Quality Management Area but air quality assessment required. More than 1000m from an AQMA, M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber:
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: The North of the site is close to Cambridge Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation
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:
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	A = Site partially within or	Amber: Part of this site is

contamination on the site?	adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	adjacent to an area of unknown filled land. This could be dealt with by condition.
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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.	G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1 or allocation is for greenspace

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 setting of such areas	Green: Site does not contain or adjoin such areas, and there is no 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: Abuts Fulbourn Hospital CA. Adverse effect to setting of Conservation Area due to loss of significant open land providing rural backdrop for the designed landscape of Fulbourn Hospital.
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:
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: Numerous Bronze Age ring barrows area known in the vicinity. The War Ditches Iron Age defensive site is located to the east and the line of the Via Devana Roman road forms the southern site boundary. Further information would be necessary in advance of any planning application for this site.

		Results of pre-determination evaluation to be submitted with any planning application to inform a planning decision.
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Making Efficient Use of Land

Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	R = Significant loss (20 ha or more) of grades 1 and 2 land	Red: Whole of site is Grade 2 land. (24.75ha)
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: 0% PDL
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber :No

Biodiversity and Green Infrastructure

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: County Wildlife Site - Roadside verges of Limekiln Road & Worts Causeway are a County Wildlife Site as is Netherhall Farm. Local Nature Reserve – Adjoins Beechwoods LNR to south.
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: The whole site is of strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat	A = Development would have a negative impact on existing features or network links but capable of	Amber: Presence of protected species - Greatest impact likely to be from the extensive loss of

restoration (helping to achieve Biodiversity Action Plan targets?)	appropriate mitigation	open farmland leading to impact upon farmland species including brown hare and farmland birds. Protected road verges exist south of the site which may be impacted upon if road improvement schemes are needed. Opportunity for habitat linkage/ enhancement/restoration – includes new woodland planting, new and reinforced hedgerows, buffering of and extensions to grassland habitats and the creation of new ponds.
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: None in South Cambridgeshire
Any other information not captured above?		
Conclusions		
Level 1 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: - Very significant impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: -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. -Cycle access is poor. -Loss of Grade 2 agricultural land (24.75 ha).
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts)	Red: Site with no significant development potential (significant constraints and adverse impacts)
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Consultants are at an early stage in the viability appraisal work. This work will be available to inform the choice of sites to include in the Draft Local Plan.

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location 7, Land between Babraham Road and Fulbourn Road
Site reference number(s): SC283	
Site name/address: Land south of Cambridge Road Fulbourn, Cambridge	
Functional area (taken from SA Scoping Report): N/A in SCDC	
Map:	
Site description: Arable fields, some with hedges and trees, to the south of Cambridge Road. The land rises up to the south towards the Gog Magog Hills. Overlaps SHLAA site 911 in Cambridge. Adjoins sites 283.	
Current use(s): Agriculture Arable Crop	
Proposed use(s): Part of a much larger site including land in Cambridge City Council's area for an urban extension to Cambridge comprising approximately 2829 dwellings, R&D employment, neighbourhood centre and public open space (24.92 hectares is in South Cambridgeshire, provisionally 712 dwellings)	
Site size (ha): South Cambridgeshire: 6.62 ha	
Assumed net developable area: 3.31-4.96ha (assuming 50% net or 75% net)	
Assumed residential density: 40dph in SCDC	
Potential residential capacity: 132-199	
Site owner/promoter: <i>Owners known</i>	
Landowner has agreed to promote site for development?: Yes	
Site origin: <i>SHLAA call for sites</i>	

Relevant planning history:

2003. The Structure Plan panel Report considered the release of land at Netherhall Farm and concluded that “ studies consistently reject this location due to its contribution to the Green Belt. We heard nothing to persuade us to form a different view. Nor did we hear anything to convince us that there were other considerations of sufficient weight to override the harm that strategic development in this location would have on Green Belt purposes.”

2006. Proposals put forward through the 2006 Cambridge Local Plan: land adjoining Peterhouse Technology Park proposed for housing / employment was dismissed by the Inspector on grounds that the land was located within the Green Belt, was open land outside the urban area, was not needed to supply housing, and that land should not be released to satisfy a possible shortage of employment land on an ad-hoc basis. Netherhall Farm was found to be a sustainable location for development but dismissed because of its importance to the setting of the City and there was no need to release from the Green Belt to make up the supply of housing for Cambridge. The Inspector concluding: “Even if development were to be limited to the western part of the site, the open land of that part of the site would be lost, and this land is well seen in the foreground in views from Lime Kiln Hill and Worts Causeway. The land is seen more distantly in views from the Gog Magog Hills. In some of the relevant views the site is part of the green foreground in wider prospects over the urban area. The site is important to the setting of the City and should remain part of the Green Belt.”

There are no significant planning applications.

Level 1**Part A: Strategic Considerations****Conformity with the Council’s Sustainable Development Strategy (SDS)**

Criteria	Performance (fill with relevant colour R A G 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?	G = Yes	Edge of Cambridge

Flood Risk

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. Development should be mindful of potential flow routes from adjacent high land to south

Green Belt

Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters	See below	The site is located on open, rising ground. The southern part of the site would be very visible and negatively

important to the special character of Cambridge and setting?		impact the purposes of Green Belt. The northern part of the site could be mitigated if developed. See site 300. If development were confined to the northern part of the site only i.e. at the 20m contour, it might be suitably mitigated and therefore have a low impact on the purposes of Green Belt.
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 to approximate centre of site is 5Km	Red: The visibility of the site would worsen the negative effect on perception of City as compact.
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: The proposed development site would extend up the easternmost slope of the Gog Magog hills. There would be effect on coalescence.
To maintain and enhance the quality of the setting of Cambridge	R = High/medium impacts	Red: The setting of the City would be negatively impacted by any development on the southern part of the site by compromising the openness of the area, interrupting views over the city and have a negative impact on setting.
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: There are open views of the site and the City from the west and south. Existing clear views to historic and collegiate core of the City would be severely negatively impacted if development occurred on the site.
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.
Distinctive urban edge	G = Not present	Green: No effect on distinctive urban edge.
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: Site is not close to recognised 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: The proposed development may have an affect on Fulbourn Hospital.
A landscape which has a strongly rural character	A = Negative impacts but capable of partial mitigation	Amber: The site has a rural character but the technology park has eroded it slightly. Impact could be mitigated.
Overall conclusion on Green Belt	R = Very high and high impacts	Red: The site is on open, rising ground and southern part is highly visible making it damaging to the purposes of green belt.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation	Amber: Adjoins the Gog-Magog SSSI to the south
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: No
Part B: Deliverability and Viability Criteria		
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 (add building height restriction in comments)	Amber: Entire site in SZ. 40% within zone for consultation on any structure greater than 10m AGL.
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Yes, with mitigation. Technically it would be possible to provide access.

		The internal roads to Peterhouse Technology Park are private and may not have been constructed to the Highway Authority's requirements.
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>
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</p>

		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.
Is the site part of a larger site and could it prejudice development of any strategic sites?	A = Some impact	Amber: Site SC283 is closely related to South Cambs SHLAA Sites, SC111 and SC284. Site SC283 could be accessed off of Fulbourn Road as a free standing development. Also adjacent to City Council site CC911.
Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green: None known that would delay development coming forward. The site is in multiple ownership.
Timeframe for bringing the site forward for development?	G = Start of construction between 2011 and 2016	Green: Start of construction between 2011 and 2016
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: <i>Electricity</i> - Not supportable from existing network. Significant reinforcement and new network required. <i>Mains water</i> - The site falls within the Cambridge distribution zone of the Cambridge Water Company (CWC), within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There

		<p>is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</p> <p>Gas – Cambridge is connected to the national gas grid. A development of this scale would require substantial network reinforcement.</p> <p><i>Mains sewerage</i> - There is sufficient capacity at the Cambridge works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.</p>
<p>Would development of the site be likely to require new education provision?</p>	<p>A = School capacity not sufficient, constraints can be appropriately mitigated</p>	<p>Amber: County Education comments awaited. Expect appropriate education provision to be made. For smaller sites this is likely to be off site.</p>
<p>Level 2</p>		
<p>Accessibility to existing centres and services</p>		
<p>Criteria</p>	<p>Performance</p>	<p>Comments</p>
<p>How far is the site from the nearest District or Local centre?</p>	<p>A = 400-800m</p>	<p>Amber: Half the site is within 400-800m (as the crow flies) of Cherry Hinton</p>

		High Street local centre with the remainder beyond 800m.
How far is the nearest health centre or GP service in Cambridge?	A = 400-800m	Amber: Half the site is within 800m of a GP service with the remainder beyond 800m
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: Development would not lead to the loss of any community facilities or appropriate mitigation possible
How well would the development on the site integrate with existing communities?	R = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses	Red: Site is isolated from existing communities with limited opportunities to facilitate community integration.
How far is the nearest secondary school?	A = 1-3km	Amber: Site is between 1 and 3km of Coleridge Community College, St Bede's Inter-Church Comprehensive School and Netherhall 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 school	Green: Majority of site is between 400 and 800m from nearest secondary school. Site is less than 1km from nearest primary school (Colville Primary School).
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 Cherry Hinton High Street. This centre is fairly large and performing well. Additional population at this site may help to support this centre.
Accessibility to outdoor facilities and green spaces		
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).	G=No	Green: Site is not protected open space or has the potential to be protected
If the site is protected open	R=No	The site owner must

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	provide details of how this can be achieved
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?	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: No obvious constraints that prevent the site providing minimum on-site provision.
Supporting Economic Growth		
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?	G = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010.	Green: Site in Fulbourn LSOA 8243: 11.41 and Fulbourn LSOA 8244: 3.58 and adjacent to Cherry Hinton LSOA 7960: 20.41 (within 40% most deprived LSOA)
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	A = service meets requirements of high quality public transport in most but not all instances	Amber: Access to HQPT as defined in part but over 400m away. Site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station?	R = >800m	Red: Site is beyond 800m from either an existing or proposed train station
What type of cycle routes are accessible near to the site?	no cycling provision and traffic speeds >30mph with high vehicular traffic volume.	Red Red: - this end of Fulbourn Rd has no cycling provision and speeds can be even higher and cyclists will need to cross the busy

		junction to join the on-road cycle lane or off-road path along Cherry Hinton Rd.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 21
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Fulbourn Road
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Citi 3 service.
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Between 31 and 40 minutes (3)	35 minutes – (Cherry Hinton, Yarrow Road – Cambridge, St. Andrews Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	4.22km ACF
Air Quality, pollution, contamination and noise		
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	Major Development Environmental Impact Assessment required to assess likely major transport impact. Outside the Air Quality Management Area but air quality assessment required. More than 1000m from an AQMA, M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber:
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: The North of the site is close to Cambridge Road. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation
Are there potential light pollution problems if the site	G = No adverse effects or capable of full mitigation	Green:

is developed, as a receptor or generator?		
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?	A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	Amber: Part of this site is adjacent to an area of unknown filled land. This could be dealt with by condition.

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.	G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1 or allocation is for greenspace

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 setting of such areas	Green: Site does not contain or adjoin such areas, and there is no 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: Abuts Fulbourn Hospital Conservation Area. Adverse effect to setting of Conservation Area due to loss of significant open land providing rural backdrop for the designed landscape of Fulbourn Hospital.
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:
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: Numerous Bronze Age ring barrows area known in the vicinity. The War Ditches Iron Age defensive site is located to the east and the line of the Via Devana Roman road forms the southern site

		<p>boundary. Further information would be necessary in advance of any planning application for this site.</p> <p>Results of pre-determination evaluation to be submitted with any planning application to inform a planning decision.</p>
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Making Efficient Use of Land

Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	A = Minor loss of grade 1 and 2 land	Amber: Approximately 75% of site (5ha) on Grade 2 with the remainder on urban land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: 0% PDL
Would development make use of previously developed land (PDL)? (SCDC)	G=Yes	Amber: No

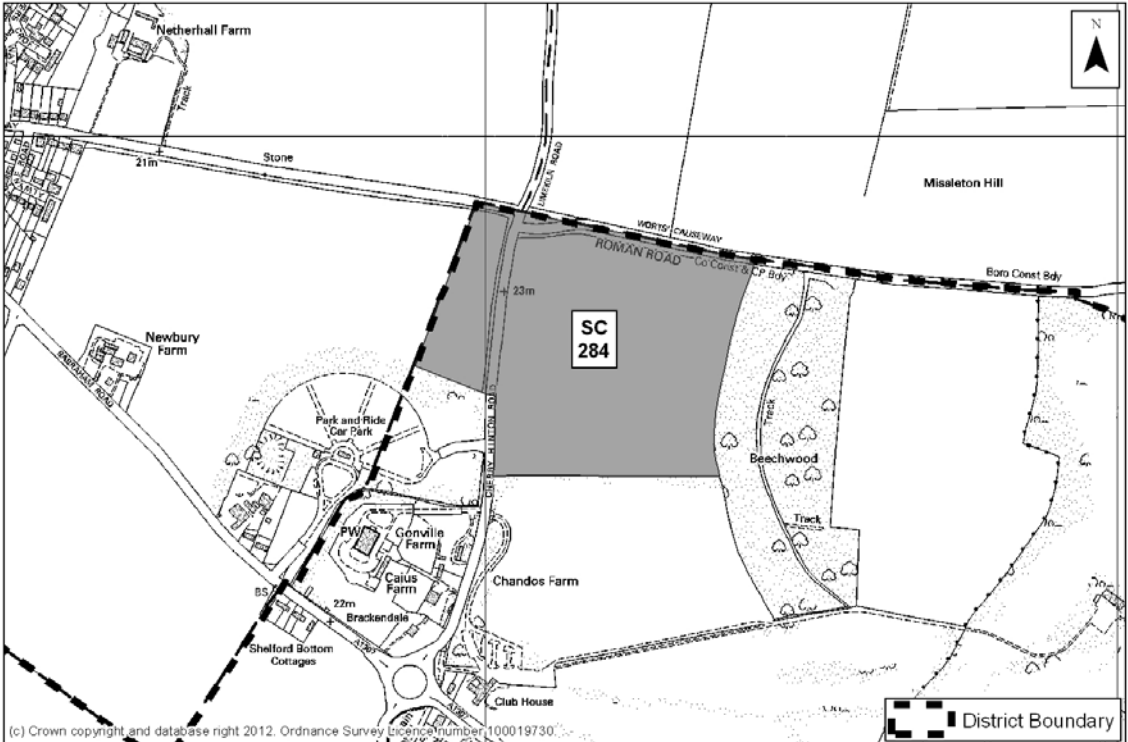
Biodiversity and Green Infrastructure

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: County Wildlife Site - Roadside verges of Limekiln Road & Worts Causeway are a County Wildlife Site as is Netherhall Farm. Local Nature Reserve – Adjoins Beechwoods LNR to south.
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: The whole site is of strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
Would development reduce	A = Development would	Amber: Presence of

habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	have a negative impact on existing features or network links but capable of appropriate mitigation	protected species - Greatest impact likely to be from the extensive loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. Protected road verges exist south of the site which may be impacted upon if road improvement schemes are needed. Opportunity for habitat linkage/ enhancement /restoration – includes new woodland planting, new and reinforced hedgerows, buffering of and extensions to grassland habitats and the creation of new ponds.
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: There are no Tree Preservation Orders on or near the site.
Any other information not captured above?		
Conclusions		
Level 1 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	- Significant impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: -Cycle access issues.
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts)	Red:
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Consultants are at an early stage in the viability appraisal work. This work will be available to inform the choice of sites to include in the Draft Local Plan.

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location 7, Land between Babraham Road and Fulbourn Road
Site reference number(s): SC284	
Site name/address: Land south of Worts Causeway, Cambridge	
Functional area (taken from SA Scoping Report): South Cambridge	
Map:	
 <p>(c) Crown copyright and database right 2012. Ordnance Survey licence number 100019730.</p>	
Site description: Arable fields, some with hedges and trees, south of Fulbourn Road including land on both sides of Limekiln Road. Adjoins Babraham Road Park & Ride site. The site rises to the north and east. Adjoins SHLAA site CC911 in Cambridge.	
Current use(s): Agriculture Arable Crop	
Proposed use(s): Residential. Part of a much larger site including land in Cambridge City Council's area for an urban extension to Cambridge	
Site size (ha): South Cambridgeshire: 24.92 ha	
Assumed net developable area:	
Assumed residential density: 28.5dph	
Potential residential capacity: 712	
Site owner/promoter: Owners known	
Landowner has agreed to promote site for development?: Yes	
Site origin: SHLAA call for sites	

Relevant planning history:

2003. The Structure Plan panel Report considered the release of land at Netherhall Farm and concluded that “studies consistently reject this location due to its contribution to the Green Belt. We heard nothing to persuade us to form a different view. Nor did we hear anything to convince us that there were other considerations of sufficient weight to override the harm that strategic development in this location would have on Green Belt purposes.”

2006. Proposals put forward through the 2006 Cambridge Local Plan: land adjoining Peterhouse Technology Park proposed for housing / employment was dismissed by the Inspector on grounds that the land was located within the Green Belt, was open land outside the urban area, was not needed to supply housing, and that land should not be released to satisfy a possible shortage of employment land on an ad-hoc basis. Netherhall Farm was found to be a sustainable location for development but dismissed because of its importance to the setting of the City and there was no need to release from the Green Belt to make up the supply of housing for Cambridge. The Inspector concluding: “Even if development were to be limited to the western part of the site, the open land of that part of the site would be lost, and this land is well seen in the foreground in views from Lime Kiln Hill and Worts Causeway. The land is seen more distantly in views from the Gog Magog Hills. In some of the relevant views the site is part of the green foreground in wider prospects over the urban area. The site is important to the setting of the City and should remain part of the Green Belt.”

There are no significant planning applications.

Level 1**Part A: Strategic Considerations****Conformity with the Council’s Sustainable Development Strategy (SDS)**

Criteria	Performance (fill with relevant colour R A G 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?	G = Yes	Edge of Cambridge if intervening land allocated

Flood Risk

Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green. Not in flood risk area.
Is site at risk from surface water flooding?	A = Medium risk	Amber: Fairly significant surface water flooding towards Cherry Hinton Road. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required

Green Belt

Criteria	Performance	Comments
What effect would the development of this site have on Green Belt	See below	Development of this site would have a severe negative impact on the

purposes, and other matters important to the special character of Cambridge and setting?		purposes of Green Belt affecting openness, setting and views.
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 around 5km	Red: Development in this location would increase distance from edge to centre.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	G = No impact	Green: The proposed development site would not have an effect on coalescence.
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red, Red: The setting of the City would be severely negatively impacted by development by compromising the openness of the area and interrupting views.
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: The proposed development site would extend up the easternmost slope of the chalk hills to the southwest of the City and would be visible from all directions and would have a severe negative impact.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: The site is isolated and divorced from the existing edge. The existing high quality soft green edge would be negatively impacted if development occurred on the site.
Distinctive urban edge	G = Not present	Green: No effect on distinctive urban edge.
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: There would be no loss of land associated with a recognised 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: The proposed development may have an affect on Fulbourn village.

A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation	Red: The landscape is strongly rural despite being on the urban edge. Development would have a severe negative impact.
Overall conclusion on Green Belt	RR = Very high and high impacts	Red, Red: Development of this site would have a severe negative impact on the purposes of Green Belt affecting openness, setting and views.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	A = Site is on or adjacent to an SSSI with negative impacts capable of mitigation	Amber. Adjoins the Gog-Magog SSSI to the south.
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 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
Part B: Deliverability and Viability Criteria		
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: This site 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. The adopted Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This area falls within this broad location. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide.

		Contributions may be required in the form of land and / or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF.
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: Entire site in SZ. 40% within zone for consultation on any structure greater than 10m AGL.
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Yes with mitigation
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate 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. Roads in the area are narrow with limited capacity. Need to consider bus gate on Worts Causeway, improvements to local roads to accommodate additional movements, and impact on the Hospital roundabout and Granhams Road & Babraham Road junctions.
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. With regard to the A14 the Department for Transport

		<p>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, Site SC284 is adjacent to City Council site CC911, but both can potentially utilise different access points.
Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green: None known that would delay development coming forward. The site is in multiple ownership.
Timeframe for bringing the site forward for development?	G = Start of construction between 2011 and 2016	Green: SHLAA Call for Sites 2011 –submission on behalf of

		<p>developer/landowner - The first dwellings be completed on site 2011-16</p>
<p>Would development of the site require significant new / upgraded utility infrastructure?</p>	<p>A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation</p>	<p>Amber:</p> <p><i>Electricity</i> - Not supportable from existing network. Significant reinforcement and new network required.</p> <p><i>Mains water</i> - The site falls within the Cambridge distribution zone of the Cambridge Water Company (CWC), within which there is a minimum spare capacity of 3,000 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Cambridge distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.</p> <p>Gas – Cambridge is connected to the national gas grid. A development of this scale would require substantial network reinforcement.</p> <p><i>Mains sewerage</i> - There is sufficient capacity at the Cambridge works to accommodate this development site. The sewerage network is approaching capacity and a pre-development</p>

		assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
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: Site is further than 800m from nearest Local Centre.
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 communities?	R = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses	Red: Site is isolated from existing communities with limited opportunities to facilitate community integration.
How far is the nearest secondary school?	A = 1-3km	Amber. Northern edge of site is within 1km of Netherhall School with the remainder between 1 and 3km (Coleridge Community College, St Bede's Inter-Church Comprehensive School and Netherhall School)
How far is the nearest primary school?	City preference: R = >800m SCDC:	Amber. Site is between 1 and 3km from Colville Primary School, Fawcett Primary School, Queen Emma Primary School Stapleford Community Primary School, Spinney

	A = 1-3 km	Primary School, Morley Memorial Primary School, Queen Edith Community Primary School and Ridgefield Primary School.
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 by itself, but it could not be developed without the development of Site 911, which is much larger and would be able to support a Local Centre. The nearest Local Centre is Wulfstan Way, which is a relatively small Local Centre and greater than 800m away. The distance to Wulfstan Way and the potential size of the new population if sites 911 and 284 were brought forward would merit a new Local Centre, which would be unlikely to have an impact on the existing hierarchy.
Accessibility to outdoor facilities and green spaces		
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).	G=No	Green: Site is not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No G=Yes	Not applicable
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	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: No obvious constraints that prevent the site providing minimum on-site provision.

minimum standards of onsite public open space provision?		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	A = 1-3km	Amber. Northern edge of site is within 1km of an employment centre with the remainder between 1 and 3km
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?	G = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge according to the Index of Multiple Deprivation 2010.	Green. Site in The Shelfords and Stapleford LSOA 8292: 3.62 and adjacent to Cherry Hinton LSOA 7960: 20.41 (within 40% most deprived LSOA) and Queen Edith's LSOA 7995: 3.99
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	A = service meets requirements of high quality public transport in most but not all instances	Amber: At present, and despite being close to the Babraham Road Park & Ride, 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 800 metres.
What type of cycle routes are accessible near to the site?	A = Medium quality off-road path.	Amber - if a crossing over Cherry Hinton Rd provided and a link through the Park & Ride site, then through site CC911/CC929 to an improved Babraham Rd off-road path. Otherwise Red 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 600m (4)	Babraham Park and Ride (99 service)
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Babraham Park and Ride (99 service)

SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Between 21 and 30 minutes (4)	21 minutes – (Babraham Park and Ride – Cambridge, Drummer Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	4.14km ACF
Air Quality, pollution, contamination and noise		
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. Major Development Environmental Impact Assessment required to assess likely major transport impact. Outside the Air Quality Management Area but air quality assessment required. More than 1000m from an AQMA, M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: Adverse impact
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. The North of the site is close to Fulbourn Road and Limelink Road runs the western half of the site. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation
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:
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?	A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	Amber: Part of this site is adjacent to an area of unknown filled land. This could be dealt with by condition.

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

Protecting the townscape and historic environment (<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	<p>Amber. There is extensive evidence for prehistoric and Roman activity in the area including finds of prehistoric date, ring ditch remains of Bronze Age burial mounds, cropmarks showing enclosures of probable late prehistoric and/or Roman date. The site is also bounded by a Roman road to the north. Further information would be necessary in advance of any planning application for this site.</p> <p>Results of pre- determination evaluation to be submitted with any planning application to inform a planning decision.</p>

Making Efficient Use of Land		
Criteria	Performance	Comments

Would development lead to the loss of the best and most versatile agricultural land?	A = Minor loss of grade 1 and 2 land.	Amber. Majority of site (15.5ha) on Grade 2 land with a small area on Grade 3.
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.
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	R = Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation	Red. County Wildlife Site - Roadside verges of Limekiln Road & Worts Causeway are a County Wildlife Site as is Netherhall Farm. Local Nature Reserve – Adjoins Beechwoods LNR to south.
Does the site offer opportunity for green infrastructure delivery?	R = Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation.	Red. Site falls within an area identified for landscape scale habitat and green infrastructure enhancement in the 2011 Cambridgeshire GI Strategy. However, the proximity of this site to the Beechwood LNR is likely to represent a significant detrimental influence.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	R = Development would have a negative impact on existing features or network links incapable of appropriate mitigation	Red: -Presence of protected species - Greatest impact likely to be from the extensive loss of open farmland leading to impact upon farmland species including brown hare and farmland birds. Protected road verges exist south of the site which may be impacted upon if road improvement schemes are needed. Opportunity for habitat linkage/enhancement/restoration – includes new woodland planting, new and reinforced hedgerows, buffering of and extensions to grassland habitats and the creation of new ponds.
Are there trees on site or immediately adjacent protected by a Tree	G = Site does not contain or adjoin any protected trees	Green. None in South Cambridgeshire

Preservation Order (TPO)?		
Any other information not captured above?		
Conclusions		
Level 1 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: - Very significant impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: -Site is not near to local facilities such as district / local centre & GP surgery. -Also scores badly on a local wildlife site, green infrastructure and biodiversity.
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts)	Red: Site with no significant development potential (significant constraints and adverse impacts)
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Consultants are at an early stage in the viability appraisal work. This work will be available to inform the choice of sites to include in the Draft Local Plan.