

Site Assessments of Rejected Green Belt Sites for Broad Location 3

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location: No. 3 Land West Of Trumpington Road
Site reference number(s): CC924	
Site name/address: Land West of Trumpington Road	
Functional area (taken from SA Scoping Report): South Cambridge	
Map:	
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Site description:	
<p>Area of land west of Trumpington Road comprising a playing field at the northern end which is at the southern edge of Latham Road Conservation Area, Cambridge Lakes golf course, a football pitch and open arable land to the south towards Trumpington. The site is well defined by a belt of mature trees to Trumpington Road, The site lies to the east of a higher ridge which overlooks the Cam valley and Grantchester Meadows to the west.</p>	
Current use(s): Agriculture, Golf Course, Football Ground, and Playing Fields	
Proposed use(s): Residential	
Site size (ha): 45.30ha Cambridge only:	
Assumed net developable area: 22.65-33.98 (assuming 50%net or 75% net)	
Assumed residential density: 45dph	
Potential residential capacity: 1019-1529	
Site owner/promoter: Owners known	

Landowner has agreed to promote site for development?: No		
Site origin: SHLAA Site and Green Belt Site Assessment 2012		
Relevant planning history:		
<p>Land West of Trumpington Road was identified in the Cambridgeshire and Peterborough Structure Plan 2003 as an area to be assessed through the Cambridge Local Plan for its suitability for Housing.</p> <p>The Cambridge Local Plan 2006 Inspector rejected this area on the grounds that the investigation undertaken by Landscape Design Associates in response to the Structure Plan concern about this land indicated that it was not suitable for development. The Landscape Design Associates study concluded that there was no case for a Green Belt release in this location as it provided an attractive well managed rural setting to the historic core; the green approach along Trumpington Road is an important quality of the setting; the green gap between Trumpington and the urban gateway at Brooklands Avenue contributes positively to the perception of Cambridge as a compact City; urbanisation of this green approach would increase the perception that settlements such as Great Shelford to the south are part of the urban mass of Cambridge; the land provides a rural gap between Trumpington and the historic core. There are only certain areas of land within the location, which in visual terms could be developed without harming publically accessible views. The playing field and golf Course contribute to the quality of the landscape setting.</p>		
Conformity with the Council's Sustainable Development Strategy (SDS)		
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	
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 risk).
Is site at risk from surface water flooding?	A = Medium risk	Amber: Fairly significant surface water issue toward the north of the site. 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	See below	Development on this site has potential to have a

have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?		severe negative impact on the 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 in Kilometres to approximate centre of site 2.5km	Amber: The site would extend the edge of the city southward and would have some impact on the compactness of the City.
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: There would be some affect on coalescence as development closes the rural gap between the City and Trumpington on the western side of Trumpington Road.
To maintain and enhance the quality of the setting of Cambridge	R = High/medium impacts	Red: There would be severe negative impact to the setting of the City by changing the rural nature of the west side of Trumpington Road and opening views from the river corridor.
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: There would clear views to the development from Grantchester Meadows and the river corridor which would disrupt views of historic and collegiate core of the City.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: The existing high quality, rural, soft green edge would be severely negatively impacted if the entire development occurred.
Distinctive urban edge	G = Not present	Green: The existing urban edge is rural in nature.
Green corridors penetrating into the City	R = Significant negative impact from loss of land forming part of a green corridor, incapable of mitigation	Red: The site severely impacts on the river green corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	G = No impacts or minor impacts capable of mitigation	Green: No impact
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.
Overall conclusion on	RR = Very high and high	Red, Red: Development on

Green Belt	impacts	the entire proposed area would have a severe 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 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 Listed Buildings on site but Latham Road Conservation Area is adjacent to the north and contains a number of locally listed properties whose setting may be affected
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 WWTW 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 site 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	A = Site or part of site within the SZ	Amber: Air Safeguarding Area - No erection of

Safety Zone (PSZ) or Safeguarding Zone?		buildings, structures and works exceeding (15m) in height
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Technically it would be possible to provide access, but the site does not abut the adopted public highway and third part land appears to lay between it and the highway
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:</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>Requirement for transport modelling using the Cambridge Sub-Regional Model (CSRM to consider wider strategic impact).</p> <p>Full Transport Assessment (TA) and Travel Plans (TP) for residential, schools and employment sites required.</p> <p>Cambridgeshire Local Transport Plan 3, Cambridge Area Transport Strategy and Southern Corridor Area Transport Plan will need to be taken into account.</p> <p>Potential impact on M11 Junctions.</p> <p>No direct rail access, but connection to Cambridge Station via extended Guided Busway or enhanced local bus services likely to be required.</p> <p>Opportunities to enhance walking and cycling routes between the site and Cambridge city centre, Addenbrookes Hospital and other key facilities.</p>

		<p>Provision required for Cambridge Orbital Cycle Route.</p> <p>Opportunities to develop and enhance bus services connecting to Cambridge city centre, the railway station and other key destinations – using CGB where possible.</p> <p>Potential requirement to enhance Trumpington Park and Ride site to provide greater capacity.</p> <p>A1309 corridor will need to be considered – capacity constraints at A1309 / A1301 and A1309 / A1134 junctions and along corridor into Cambridge will need to be addressed.</p> <p>May be a restriction on the number of access points onto Trumpington Road.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p>	<p>A = Insufficient capacity. Negative effects capable of appropriate mitigation.</p>	<p>Amber:</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</p>

		<p>Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p> <p>As it stands the A14 corridor cannot accommodate any significant additional levels of new development traffic. There are proposed minor improvements to the A14 in the short term (within 2 years), which are expected to release a limited amount of capacity, however the nature and scale of these are yet to be determined. The Department for Transport are also carrying out a study looking at improving things longer term, in the wake of the withdrawn Ellington to Fen Ditton Scheme.</p> <p>This site is very well related to the City Centre, but could also be attractive for M11 J12. It could result in adverse impacts upon the Strategic Road Network so we would require a robust assessment to confirm this before coming to a definitive view.</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p>	<p>G = No impact</p>	<p>Green: No, its not envisaged the site would provide access to other sites. The land to the west and south are on a prominent slope down to</p>

		the River Cam and not thought suitable for development.
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes	Red: Site is not available or deliverable.
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period)	Red: Site is not available or deliverable within the plan period.
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 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?	A = 400-800m	Amber: Approximately 10% of the site is within 400-800m (as the crow flies) of Grantchester Street, Newnham local centre. An additional 10% is within 400-800m of Trumpington local centre. The remaining 80% of the site is beyond 800m of a local centre. The site has been scored amber as it is large enough to support a new local centre.
How far is the nearest health centre or GP service in Cambridge?	R = >800m	Red: Third of site within 800m, remainder beyond 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	G = Good scope for integration with existing communities / of sufficient	Green: Site should provide good opportunities to link with existing communities,

communities?	scale to create a new community	with good urban design, good connectivity and appropriate community provision to aid integration.
How far is the nearest secondary school?	A = 1-3km	Amber: Site is within the 3km limit from nearest secondary school.
How far is the nearest primary school?	City preference: G = <400m or non-housing allocations or site large enough to provide new school SCDC: G = <1km or non housing allocation or site large enough to provide new school	Green: 5% of site within 400m limit; 65 % of site is between 400 and 800m limit; 30% of site beyond 800m limit from nearest primary school. However, site would be large enough to provide its own facilities
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 would probably be large enough to support a new Local Centre or neighbourhood shops. The nearest Local Centre is Trumpington, but this is a considerable distance. The distance to Trumpington would mean that a new Local Centre on this site 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).	R=Yes	Red: Approximately 40% of the site is designated Protected Open Space and development proposal would need to comply with Local Plan policy 4/2 Protection of Open Space. Site is actively used for sports and recreation. It is very important for environmental reasons Around 9.3ha of the site is of environmental importance. The protected open space provides attractive features in their own right and contribute positively to the

		landscape setting.
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?	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: Assuming area of POS is retained, no obvious constraints that prevent the remainder of site providing full 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: All but a small portion of the 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: Trumpington LSOA 8002: 12.62 and Trumpington LSOA 8004: 14.42
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: Most of site is within 400m of a route which meets some of the qualities of a HQPT service.
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?	G = Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road	Green: Providing there is cycle access to Latham Rd (quiet residential street) from the north of the site

	path e.g. cycleway adjacent to guided busway.	thus providing good cycle links to the good off-road facility on Trumpington Rd.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 24
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Trumpington Road, opposite Porson Road
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Within 400m buffer of City HQP (Trumpington Park and Ride Service, 88)
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	9 minutes (Porson Road – Cambridge, St. Andrews Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	1.45km 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:
Would the development of the site result in an adverse impact/worsening of air quality?	R = Significant adverse impact	Red: The development will have a significant adverse impact in air quality due to increased traffic. An air quality assessment is essential.
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: Site adjacent to major road. Noise assessment and potential mitigation measures required
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	G = Site not within or	Green: There are no known

contamination on the site?	adjacent to an area with a history of contamination	former potentially contaminative activities on the site.
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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:No

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: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: Part of the site is in the Southacre Conservation Area, which is characterised by large dwellings in big plots on the edge of the built form of the city. Any glimpse views across the site are of open fields and trees in the Green Belt, which are important to the setting of the city. This is picked up in the draft Trumpington Road Suburbs & Approaches Study
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: The site is adjacent to a number of local listed buildings in Latham Road and therefore their setting may be affected.
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: National Grid Reference: 544530 256540. Very significant archaeological area: This area on the east side of the River Cam contains extensive cropmarked sites of Bronze Age, Iron, Age and Roman

		<p>settlements, funerary monuments and field systems, supported by a network of drives.</p> <p>Gravel and residential ground works at the turn of the 20th century revealed Iron Age remains, Roman burials and settlement evidence at Latham Road (Monuments in Cambridge - eg MCBs 11425, 5884, 6093, 6069) and a Saxon cemetery at Dam Hill, near Vicar's Brook. The central area of the site contains similar archaeological cropmarked evidence to that recently investigated at Clay Farm (Gt Kneighton devt): late Bronze Age field systems and settlement enclosures, along with distinctive cropmarked sites of Roman ladder enclosures (eg MCBs 10752, 5892, 17955, 17895). Roman building fabric is recorded at the south end of the allocation area, further attesting to the presence of significant buildings in this area. Predetermination works are required to obtain information on the character and significance of the archaeology in this area in order to inform the planning process over potential constraints to development.</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?	R = Significant loss (20 ha or more) of grades 1 and 2 land	Red: Approximately 75% of the site (33 hectares) is on Grade 2 land with the remainder on urban land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: No for the most part green field
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	<p>Amber: The majority of the site is currently arable land with the key ecological features associated with the field boundaries i.e hedgerows, drainage ditches and tree belts. As with much of the arable land surrounding the City it is likely to still support good populations of farmland birds such as skylark and grey partridge, as well as Brown Hares.</p> <p>The existing Green Belt designation offers protection of this green corridor heading into the City that includes many sites designated for Nature Conservation including the River Cam County Wildlife Site, Paradise Local Nature Reserve, Perse Girl School Reedbed (with associated heronry) and Coe Fen County Wildlife Sites. I understand the farmland between the proposed site and the river has recently been brought into 'Higher level Stewardship' by the landowner to benefit nesting wading birds. Such species require low disturbance, especially from dogs and could adversely effected by any changes to the hydrology of the site.</p> <p>Any development proposals should seek to mitigate against loss of farmland by creating new lowland habitat for key species.</p> <p>Farmland bird populations may require off site mitigation.</p>

		The mature tree belt along Trumpington Road is a City 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: Existing mix of arable, golf course and sports provision provide good habitat. Potential GI enhancement but public access could disturb existing biodiversity
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: The current lack of public access to the land this side of the River Cam allows wildlife a refuge with public access concentrated on the Granchester side of the river. The key ecological features associated of the adjoining arable land are the field boundaries i.e. hedgerows, drainage ditches and tree belts. As with much of the arable land surrounding the City it is likely to still support good populations of farmland birds such as skylark and grey partridge, as well as Brown Hares.
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: Yes, there is a Tree Preservation Order on a tree just within the northern boundary of the site plus there also appears to be further lines of protected trees on the north-west boundary of the site, alongside Trumpington Road, and along the field boundary between the Leys and St.Faiths School playing field and the Cambridge Football Stadium. Pre-development tree survey to British Standard 5837 may be required.
Any other information not captured above?		

Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: - Very significant impact on Green Belt purposes - No evidence of landowner intention to develop
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: -Further than 800m to access GP surgery. -Air quality issues -Loss of protected open space, particularly as this is within and contributes to the character of the Southacre Conservation Area. -Loss of Grade 2 agricultural land (32 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	<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

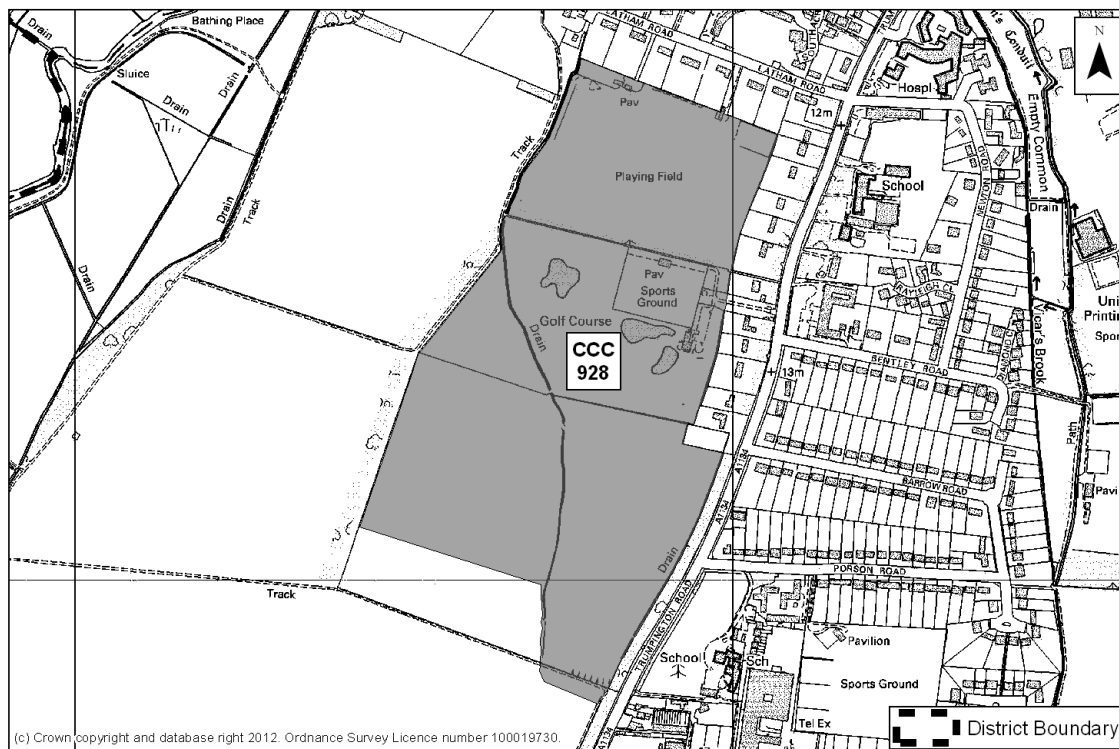
Site Information	Broad Location: No. 3 Land West of Trumpington Road
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Site reference number(s): CC928

Site name/address: Trumpington Road West Amended

Functional area (taken from SA Scoping Report): South Cambridge

Map:



Site description: Area of land west of Trumpington Road comprising a playing field at the northern end which is at the southern edge of Latham Road Conservation Area, Cambridge Lakes golf course, a football pitch and open arable land to the south towards Trumpington. The site is well defined by a belt of mature trees to Trumpington Road, The site lies to the east of a higher ridge which overlooks the Cam valley and Grantchester Meadows to the west.		
Current use(s): Agriculture, Golf Course, Football Ground, and Playing Fields		
Proposed use(s): Residential		
Site size (ha): 32.8ha Cambridge 32.8ha		
Assumed net developable area: 24.6ha (assuming 75% net)		
Assumed residential density: 45dph		
Potential residential capacity: 1107		
Site owner/promoter: Owners known		
Landowner has agreed to promote site for development?: No		
Site origin: SHLAA Site and Green Belt Site Assessment 2012		
Relevant planning history: Land West of Trumpington Road was identified in the Cambridgeshire and Peterborough Structure Plan 2003 as an area to be assessed through the Cambridge Local Plan for its suitability for Housing. The Cambridge Local Plan 2006 Inspector rejected this area on the grounds that the investigation undertaken by Landscape Design Associates in response to the Structure Plan concern about this land indicated that it was not suitable for development. The Landscape Design Associates study concluded that there was no case for a Green Belt release in this location as it provided an attractive well managed rural setting to the historic core; the green approach along Trumpington Road is an important quality of the setting; the green gap between Trumpington and the urban gateway at Brooklands Avenue contributes positively to the perception of Cambridge as a compact City; urbanisation of this green approach would increase the perception that settlements such as Great Shelford to the south are part of the urban mass of Cambridge; the land provides a rural gap between Trumpington and the historic core. There are only certain areas of land within the location, which in visual terms could be developed without harming publically accessible views. The playing field and golf Course contribute to the quality of the landscape setting.		
Conformity with the Council's Sustainable Development Strategy (SDS)		
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	
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

		risk)
Is site at risk from surface water flooding?	A = Medium risk	Amber: Fairly significant 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	Development on this site has potential to have a negative impact on the 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 in Kilometres to approximate centre of site 2.5km	Amber: The site would extend the edge of the city southward and would have some impact on the compactness of the City.
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: There would be some affect on coalescence as development closes the rural gap between the City and Trumpington on the western side of Trumpington Road.
To maintain and enhance the quality of the setting of Cambridge	A = Medium and medium/minor impacts	Amber: There would be slight negative impact to the setting of the City by changing the rural nature of the west side of Trumpington Road. This could be mitigated if development was restricted.
Key views of Cambridge / Important views	A = Negative impact from loss or degradation of views.	Amber: Views into and out of the site are screened by vegetation and landform. However there maybe a visual impact on the area.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: The existing high quality, rural, soft green edge would be negatively impacted if development occurred.
Distinctive urban edge	G = Not present	Green: The existing urban edge is rural in nature.
Green corridors penetrating into the City	R = Significant negative impact from loss of land	Red: Land to the west of the site is a green corridor, but

	forming part of a green corridor, incapable of mitigation	there would be no loss of land. However, there may be a significant negative visual impact.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	A = Negative impacts but capable of partial mitigation	Amber: There would be an impact on distribution, physical separation, setting, scale and character of Green Belt villages.
A landscape which has a strongly rural character	A = Negative impacts but capable of partial mitigation	Amber: The landscape has a rural character despite being on the urban edge. However, the current sports uses lessen the rural characteristics.
Overall conclusion on Green Belt	R = High/medium impacts	Red: Development on this site has potential to have a negative impact on the Green Belt although the site is well screened by vegetation and partially protected by landform.
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 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 Listed Buildings on site but Latham Road Conservation Area is adjacent to the north and contains a number of locally listed properties whose setting may be affected
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 WWTW 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 site 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: Air Safeguarding Area - No erection of buildings, structures and works exceeding (15m) in height
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Yes with Mitigation. Technically it would be possible to provide access, but the site does not abut the adopted public highway and third part land appears to lay between it and the highway
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: 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. Requirement for transport modelling using the Cambridge Sub-Regional Model (CSRM to consider wider strategic impact). Full Transport Assessment (TA) and Travel Plans (TP) for residential, schools and employment sites required. Cambridgeshire Local Transport Plan 3, Cambridge Area Transport

		<p>Strategy and Southern Corridor Area Transport Plan will need to be taken into account.</p> <p>Potential impact on M11 Junctions.</p> <p>No direct rail access, but connection to Cambridge Station via extended Guided Busway or enhanced local bus services likely to be required.</p> <p>Opportunities to enhance walking and cycling routes between the site and Cambridge city centre, Addenbrookes Hospital and other key facilities.</p> <p>Provision required for Cambridge Orbital Cycle Route.</p> <p>Opportunities to develop and enhance bus services connecting to Cambridge city centre, the railway station and other key destinations – using CGB where possible.</p> <p>Potential requirement to enhance Trumpington Park and Ride site to provide greater capacity.</p> <p>A1309 corridor will need to be considered – capacity constraints at A1309 / A1301 and A1309 / A1134 junctions and along corridor into Cambridge will need to be addressed.</p> <p>May be a restriction on the number of access points onto Trumpington Road.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p>	<p>A = Insufficient capacity. Negative effects capable of appropriate mitigation.</p>	<p>Amber: With regard to the A14 the Department for Transport announced in July that the A14</p>

		<p>improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p> <p>As it stands the A14 corridor cannot accommodate any significant additional levels of new development traffic. There are proposed minor improvements to the A14 in the short term (within 2 years), which are expected to release a limited amount of capacity, however the nature and scale of these are yet to be determined. The Department for Transport are also carrying</p>
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		<p>out a study looking at improving things longer term, in the wake of the withdrawn Ellington to Fen Ditton Scheme.</p> <p>This site is very well related to the City Centre, but could also be attractive for M11 J12. It could result in adverse impacts upon the Strategic Road Network so we would require a robust assessment to confirm this before coming to a definitive view.</p>
Is the site part of a larger site and could it prejudice development of any strategic sites?	G = No impact	Green: No impact as this site is alternative to the larger site CC924.
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes	Red: Site is not available or deliverable.
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period)	Red: Site is not available or deliverable within the plan period.
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 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?	A = 400-800m	Amber: Most of the site is further than 800m from local centres at Trumpington and Granchester Street. The site has been scored amber as it is probably large enough to support its own facilities.

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?	G = Good scope for integration with existing communities / of sufficient scale to create a new community	Green: Site should provide good opportunities to link with existing communities, with good urban design, good connectivity and appropriate community provision to aid integration.
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: G = <400m or non-housing allocations or site large enough to provide new school SCDC: G = <1km or non housing allocation or site large enough to provide new school	Green: Approximately 60% of the site is over 800m from nearest primary school and the remainder within 800m. However site is large enough to provide a new 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 would probably be large enough to support a new Local Centre or neighbourhood shops. The nearest Local Centre is Trumpington, but this is a considerable distance. The distance to Trumpington would mean that a new Local Centre on this site 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	R=Yes	Red: Approximately 40% of the site is designated Protected Open Space and development proposal would need to comply with Local Plan policy 4/2 Protection of Open Space. Site is actively used for

its Green Belt status).		sports and recreation. It is very important for environmental reasons Around 9.3ha of the site is of environmental importance. The protected open space provides attractive features in their own right and contribute positively to the landscape setting.
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?	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: Assuming area of POS is retained, no obvious constraints that prevent the remainder of site providing full 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: All but a small part of the 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 Trumpington LSOA 8004: 14.42
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of	A = service meets requirements of high quality public transport in most but	Amber: Most of site is within 400m of a route which meets some of the

the site?	not all instances	qualities of a HQPT service.
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?	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: Providing there is cycle access to Latham Rd (quiet residential street) from the north of the site thus providing good cycle links to the good off-road facility on Trumpington Rd.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 24
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Trumpington Road, opposite Porson Road
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Within 400m buffer of City HQP (Trumpington Park and Ride Service, 88)
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	9 minutes (Porson Road – Cambridge, St. Andrews Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	1.29km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	A = <1000m of an AQMA, M11 or A14	Amber: The site is not within the Air Quality Management Area. The site is however less than 1000m from an AQMA but more than 1000m from the M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	R = Significant adverse impact	Red.:Significant impact. An air quality assessment would be 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: Site adjacent in part to a major road, frontages will be the noisiest part of the site from the road. Some uses particularly industrial could affect existing residential. Noise assessment and potential mitigation measures required.

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 potentially contaminative activities on 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.	G = Not within SPZ1 or allocation is for greenspace	Green: No

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

Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	R = Site contains, is adjacent to, or within the setting of such areas with potential for significant negative impacts incapable of appropriate mitigation A = Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation 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: Approximately a third of the site is within the Southacre Conservation Area. This northern section of the site is designated within the boundary of the Conservation Area because it provides an open and green setting to the large dwellings in substantial plots immediately north and east which front Latham Road and Trumpington Road respectively. Mitigation measures would need to be very carefully considered and developed, including the use of generous landscape and buffering, low building heights, low density approach to development, sympathetic use of building materials and design, etc.
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: The site is adjacent to a number of local listed buildings in Latham Road and therefore their setting may be affected. Almost every dwelling north of the and on the south side of Latham Road is a Building of Local Interest. Mitigation of the impact on these BLI's would require very careful consideration.
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: A pre-development archaeological survey should be required.

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: Approximately 60% (20ha) of site on Grade 2 land with the remainder on urban land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red: Part of the site is PDL however the majority is not.
Would development make	G=Yes	Amber: No

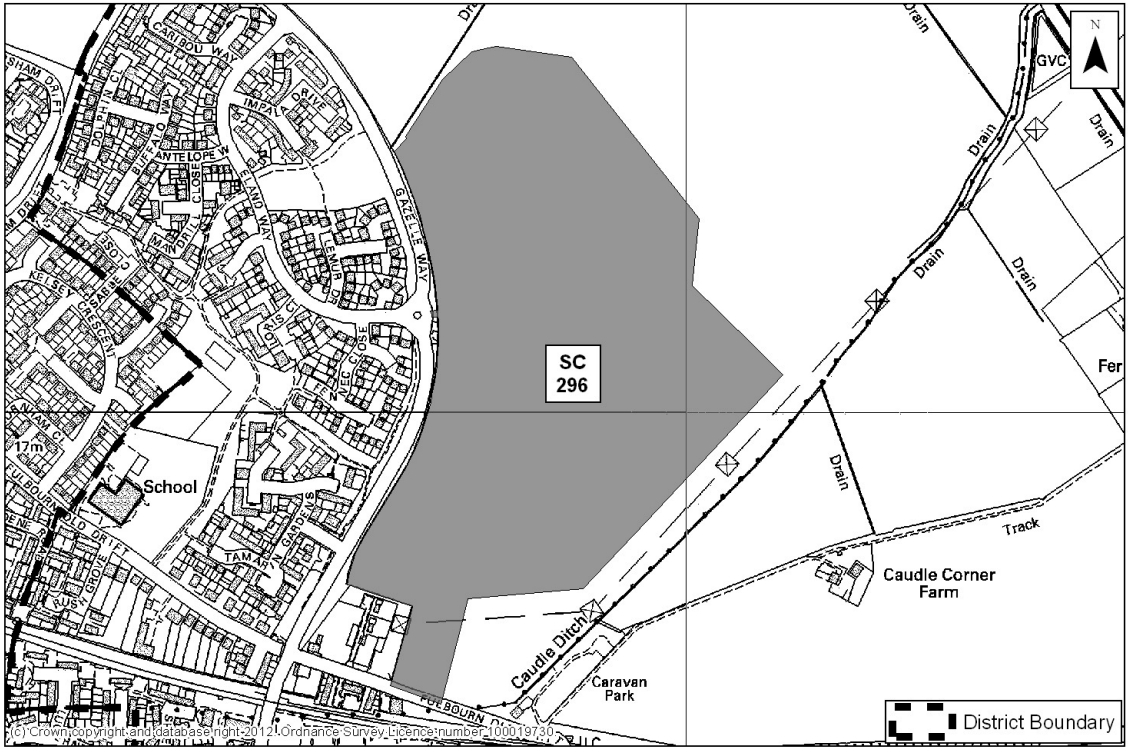
use of previously developed land (PDL)? (SCDC)		
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation	Amber: The mature tree belt along Trumpington Road is a City Wildlife Site. The existing Green belt designation offers protection of this green corridor heading into the City that includes many sites designated for Nature Conservation including the River Cam County Wildlife Site, Paradise Local Nature Reserve, Perse Girl School Reedbed City Wildlife Site and Sheeps Green and Coe Fen Local Nature Reserve
Does the site offer opportunity for green infrastructure delivery?	A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	Amber: Existing mix of arable, golf course and sports provision provide good habitat. Potential GI enhancement but public access could disturb existing biodiversity.
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: The current lack of public access to the land this side of the River Cam allows wildlife a refuge with public access concentrated on the Granchester side of the river. The key ecological features associated of the adjoining arable land are the field boundaries i.e. hedgerows, drainage ditches and tree belts. As with much of the arable land surrounding the City it is likely to still support good populations of farmland birds such as skylark and grey partridge, as well as Brown Hares.
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: Yes, there is a Tree Preservation Order on a tree just within the northern boundary of the site plus there also

		<p>appears to be further lines of protected trees on the north-west boundary of the site, alongside Trumpington Road, and along the field boundary between the Leys and St.Faiths School playing field and the Cambridge Football Stadium.</p> <p>Pre-development tree survey to British Standard 5837 may be required.</p>
Any other information not captured above?		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	<p>Red:</p> <ul style="list-style-type: none"> - Significant impact on Green Belt purposes - No evidence of landowner intention to develop
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	<p>Red:</p> <ul style="list-style-type: none"> -Further than 800m to access GP surgery. -Air quality issues -Loss of protected open space, particularly as this is within and contributes to the character of the Southacre Conservation Area. -Loss of Grade 2 agricultural land (32 ha).
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts)	<p>Red:</p> <p>Site with no significant development potential (significant constraints and adverse impacts)</p>
Viability feedback (from consultants)	<p>R = Unlikely to be viable, A = May be viable G = Likely to be viable</p>	<p><i>Sites ranked A or G will be taken forward for viability assessment by consultants</i></p>

Site Assessments of Rejected Green Belt Sites for Broad Location 8

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

<p>Site Information</p>	<p>Broad Location 8 Land east of Gazelle Way</p>
<p>Site reference number(s): SC296</p>	
<p>Site name/address: Land east of Gazelle Way</p>	
<p>Functional area (taken from SA Scoping Report): <i>City only</i></p>	
<p>Map:</p>	
 <p>The map displays the site location (SC 296) in a grey-shaded area. To the west is a residential area with streets like Gazelle Way and Fulbourn Old Drift. A school is marked near the residential area. To the east is Caudle Corner Farm and Caraven Park. The site is bounded by Gazelle Way to the north and south. A drainage system with several 'Drain' labels and a 'Track' is visible. A dashed line indicates the 'District Boundary'. A north arrow and a scale bar are also present.</p>	
<p>Site description: Large flat arable fields with low boundary hedges to Gazelle Way. Woodland belt adjoins Cherry Hinton Road, more significant hedges elsewhere. Suburban residential to west of Gazelle Way. Major electricity transformer station to south at junction of Gazelle Way and Fulbourn Old Drift with two lines of pylons, one high, metal pylon line to eastern field boundary and a second double line of lower power, wooden pylons crosses the middle of the site. Tesco supermarket to south. Prefab housing site adjoins Fulbourn Old Drift to the east. The land very gently falls away towards the east.</p>	
<p>Current use: Agricultural</p>	
<p>Proposed use(s): Residential</p>	
<p>Site size (ha): 21 approximately</p>	
<p>Assumed net developable area: 10.5 approximately</p>	
<p>Assumed residential density: 40 dph</p>	
<p>Potential residential capacity: 420</p>	
<p>Site owner/promoter: Known</p>	
<p>Landowner has agreed to promote site for development?: Landowners appear to support development</p>	
<p>Site origin: Green Belt assessment</p>	

Relevant planning history:

Planning permission granted in 1981 for land fronting onto the northern half of Gazelle Way for housing development, open space and schools. A subsequent planning permission in 1985 limited built development to the west of Gazelle Way only, which was implemented.

The Panel Report into the draft Cambridgeshire & Peterborough Structure Plan published in February 2003 considered proposals for strategic large scale development to the east of Cambridge Airport around Teversham and Fulbourn. The panel report rejects this proposal but also states at paragraph 8.35 that 'We conclude below that the longer term expansion of the city eastwards would not accord with the vision of Cambridge as a compact city. We recognise that the existing distributor road along the eastern edge of Cherry Hinton represents a clear boundary to the city, although we also note that some limited development in this location could make more efficient use of this existing infrastructure without necessarily leading to coalescence with Teversham or Fulbourn. In our view, any scope which may exist for any amendments to the Green Belt boundary in this location are not a strategic matter. Thus, we do not propose to recommend that the change proposed by the Structure Plan Authorities be included in the Structure Plan'.

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

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	

Flood Risk

Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green:
Is site at risk from surface water flooding?	G = Low risk	Green: Site subject to minor surface water flood risk but capable of mitigation.

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	See below-
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: 5km	Red:
To prevent communities in the environs of Cambridge from merging into one another and with the City.	R = Significant negative impacts	Red: Depending on the scale and type of development the proposals could visually or physically link Cherry Hinton with

		Teversham / Fulbourn to the north and east. A significant landscape buffer will be required between the villages.
To maintain and enhance the quality of the setting of Cambridge	A = Medium and medium/minor impacts	Amber: There would be a significant expansion of development into the fen edge landscape which forms the setting for Cambridge, particularly evident from Airport Way.
Key views of Cambridge / Important views	G = No or negligible impact on views	Green: There are no significant views of Cambridge identified at this point
Soft green edge to the City	A = Existing lesser quality edge / negative impacts but capable of mitigation	Amber: The soft green edge of the city is of mixed quality at this point. Sensitive development may offer the opportunity to improve the soft green edge
Distinctive urban edge	G = Not present	Green: Not present
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: Not present
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	A = Negative impacts but capable of partial mitigation	Amber: Sensitive development would be needed to retain visual and physical separation between Cherry Hinton, Fulbourn and Teversham. Longer views from the south east begin to link Fulbourn and Cherry Hinton

A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation	Red: Despite suburban edges and the presence of infrastructure such as pylons, the area retains a strongly rural Fen edge character
Overall conclusion on Green Belt	A = Medium and medium/minor impacts	Amber: Development of this site is likely to have impacts on several green Belt functions, notably the possible joining of villages and communities and on the Fen edge character to the east Cambridge.
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:
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: There are two Scheduled Monuments in the vicinity, to the north east (a moated site at Manor Farm), and to the south east (settlement site at Caudle Farm).
Would development impact upon Listed Buildings?	A = Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation	Amber: Manor Farmhouse, Fulbourn Road, Listed Grade II, lies approximately 500m to the north east of the site The proposed development would have harmful impacts on wider settings through the loss of open countryside in views to and from them, and in the change to the character of the area between the three villages and the way they are experienced in relation to that area.
Part B: Deliverability and other constraints		
Criteria	Performance	Comments

Is there a suitable access to the site?	A = 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: In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links; such infrastructure will extend beyond the confines of the site. . Most of the land is likely to be within 400 metres of bus stops on Gazelle Way. Transport modelling needs to be undertaken as part of the overall spatial strategy work to understand the implications as a whole of further development on the transport network.
Would allocation of the site have a significant impact on the strategic road network capacity?	G = No capacity constraints identified that cannot be fully mitigated	Green: Regarding sites in the Fen Ditton / Fulbourn et al / Gt Wilbraham / Teversham area (estimated capacity of 10,922 dwellings on 25 sites) the Highways Agency comment that sites at the southern end of this group are likely to be well integrated with Cambridge though clearly there could be some additional pressure on M11 and A14. Sites around Fen Ditton are more likely to generate pressure on the A14 corridor, particularly to and from employment along the northern fringe of Cambridge.
Is the site part of a larger site and could it prejudice development of any strategic sites?	G = No impact	Green: The proposed boundary has been drawn to ensure appropriate separation between the Cambridge urban area, Fulbourn and Teversham.
Are there any known legal issues/covenants that could constrain development of the site?	R = Yes G = No	Unknown
Timeframe for bringing the site forward for	A = Start of construction between 2017 and 2031	Amber: Unknown, but given the location of the site and

development?		its scale a start of construction between 2017 and 2031 may be possible.
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 infrastructure will require reinforcement and investment. A buffer zone will be required around the high power high metal pylons to the eastern boundary of the site. It may be necessary to bury the low power pylons underground. A national high pressure gas pipeline is located in the vicinity of the site running from the south west to the north east. It appears to run just to the east of the site.
Would development of the site be likely to require new education provision?	A = School capacity not sufficient, constraints can be appropriately mitigated	Amber: After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or provision of new schools.
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 for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a 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: Location within a zone will not in itself prevent development, it depends upon the nature of the development and its height. No erection of buildings, structures or works exceeding 15.2m/50ft, in height.

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: 1.16km ACF – Cherry Hinton High Street
How far is the nearest health centre or GP service in Cambridge?	R = >800m	Red: 1.01km ACF – Cherry Hinton
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:
Site integration with existing communities	A = Adequate scope for integration with existing communities	Amber:
How far is the nearest secondary school?	A = 1-3km	Amber: 1.94km ACF St Bede's Inter-Church Comprehensive School. Netherhall, c2,000m. Coleridge c2,500m.
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	Amber/ Green: 0.55km ACF - Bewick Bridge Community 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:
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:
If the site is protected open	R=No	Not applicable

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	
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 (OS) provision?	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green:
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	A = 1-3km	Amber: 2.58km ACF – nearest employment 2000+ employees
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:
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: From GIS e.g. 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?	G = High quality public transport service	Green:
How far is the site from an existing or proposed train station?	R = >800m	Red: 3.65km ACF – Cambridge Station
What type of cycle routes are accessible near to the site?	A = Medium quality off-road path.	Amber: If appropriate crossing points across Gazelle Way provided and improvements to off-road links through the estate.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	RR = Score 0-4 from 4 criteria below R = Score 5-9 from 4 criteria below	Green, Green: Total Score = 22

	A = Score 10-14 from 4 criteria below G = Score 15-19 from 4 criteria below GG = Score 19-24 from 4 criteria below	
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Green, Green: 372m ACF to nearest bus stop.
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Green, Green: 10 minute service.
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Between 21 and 30 minutes (4)	Green: 26 minute journey time. (Gazelle Way – Cambridge, nr St. Andrew's Street).
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	Green, Green: 4.09km 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:
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: Despite this proposal not being adjacent to an Air Quality Management Area, it is potentially of a significant size and therefore, there is a potential for an increase in traffic and static emissions that could affect local air quality. More information is required for this location, particularly details for air quality assessment and a low emission strategy.
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 West of the site is bounded by the relatively busy Gazelle Way and there is a mainline railway to the South. Transport noise will need assessment in accordance with industry best practice / 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

		<p>providing a high quality living environment.</p> <p>However residential use is likely to be acceptable with careful noise mitigation – combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, dual aspect with sealed non-openable windows on façade facing Roads, acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). Commercial shielding or noise berms / barriers options? Noise likely to influence the design / layout and number / density of residential premises. Therefore no objection in principle on grounds of transport noises.</p> <p>NOISE: Industrial / Electricity Transformer Station The South West corner of site is bounded by a major electricity transformer station which is a possible noise source that may have intrusive low frequency noise content that can be very difficult to mitigate. Might be possible to coexist but it is a viable potential off-site noise impact that could have significant adverse impacts or statutory nuisances so requires careful consideration prior to allocation. Noise not quantified so off site industrial noise mitigation may be required at source</p>
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		but no guarantee that they can be secured and viability and any detrimental economic impact on existing businesses should be considered prior to allocation. However existing residential already in close proximity so minor to medium risk.
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:
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: Site is adjacent to a major electricity transformer site and agricultural land, potential contaminative uses. Requires assessment but can be conditioned

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:

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:
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: The Fulbourn Hospital Conservation Area lies just to the south of the railway line and Fulbourn Old Drift.
Would development impact	G = Site does not contain or	Green:

upon buildings of local interest (Cambridge only)	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	<p>Amber: The site is located in an area of high archaeological potential. A Roman Villa is known at this site. It was first identified on aerial photographs and by fieldwalking in the 1970s. Small scale trial excavations were undertaken seasonally between 1978 and 1986, the results of which suggest a Villa was first constructed of timber in the 2nd century, and replaced with stone, flint and timber structure in the late 3rd century. Surviving elements include walls and foundations and evidence for at least one tessellated pavement survived.</p> <p>In conjunction with the archaeological investigations of the main Villa structure, site investigation to the north revealed timber and stone buildings in associated with cobbled yards. A kiln found in associated with pottery 'wasters' (ceramic vessels which have failed during firing) and fragments of a crucible indicate that this area was industrial in character, most probably associated with the Villa.</p> <p>Further details of these sites are held in the Cambridgeshire Historic Environment Record under monument reference numbers 05099 and 05100. The results of the investigations are held as an unpublished report; E. J Pullinger and P. J. White, <i>Romano-British Sites at Hinton Fields, Teversham</i>.</p>

		<p>Comparisons can be made between this site and other Roman settlements in the area which benefit from designation as Scheduled Monuments (e.g. Roman Settlement south of Chronicle Hills, SAM 255; Roman Settlement Site at Duxford, SAM76).</p> <p>Consequently the site should be considered in terms of paragraph 139 of the National Planning Policy Framework which states that <i>non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.</i> Paragraph 132, concerning designated heritage assets, states that <i>great weight should be given to the asset's conservation.</i> The paragraph goes on to state that <i>substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, should be wholly exceptional.</i></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?	R = Significant loss (20 ha or more) of grades 1 and 2 land	Red: All of site is Grade 2 land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red:
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber:

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)	G = Does not contain, is not adjacent to or local area will be developed as greenspace	Green:
Does the site offer opportunity for green infrastructure delivery?	A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	Amber: Unknown, but no 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: Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
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:
Any other information not captured above?		
Past Green Belt studies have appraised the site differently. The Cambridge Inner Green Belt Boundary study 2002 for the City Council found the land to be of low to medium		

importance to the Green Belt where land could be released for development. The Cambridge Green Belt Study 2002 for South Cambridgeshire District Council found the land to be essential to the special character and setting of Cambridge where there is no scope for substantial release of land for development. At that time the City Council were advocates for large scale development to the east of Teversham and north of Fulbourn and both Councils were seeking to influence the outcome of the examination in public of the Cambridgeshire and Peterborough Structure Plan.

Environmental Health comment that the south of the site will be adjacent to / in close proximity to a major electricity transformer station. It is also noted that a high voltage overhead electricity line runs through part of and around the East of the site so possible Electromagnetic field health issues (EMFs). The Health and Safety Executive generally has the enforcement responsibility for legislation safeguarding the health and safety of the general public from such EMF sources. The HSE and Health Protection Agency should be contacted for advice on the suitability of this site for residential.

Conclusions

Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: - Adverse impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: - Distant from existing services and facilities - Very significant archaeology constraints
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	

Site Assessments of Rejected Green Belt Sites for Broad Location 4

**Cambridge City Council / South Cambridgeshire District Council
Green Belt Site and Sustainability Appraisal Assessment Proforma**

Site Information	Broad Location 4 Hauxton Road
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Site reference number(s): SC68

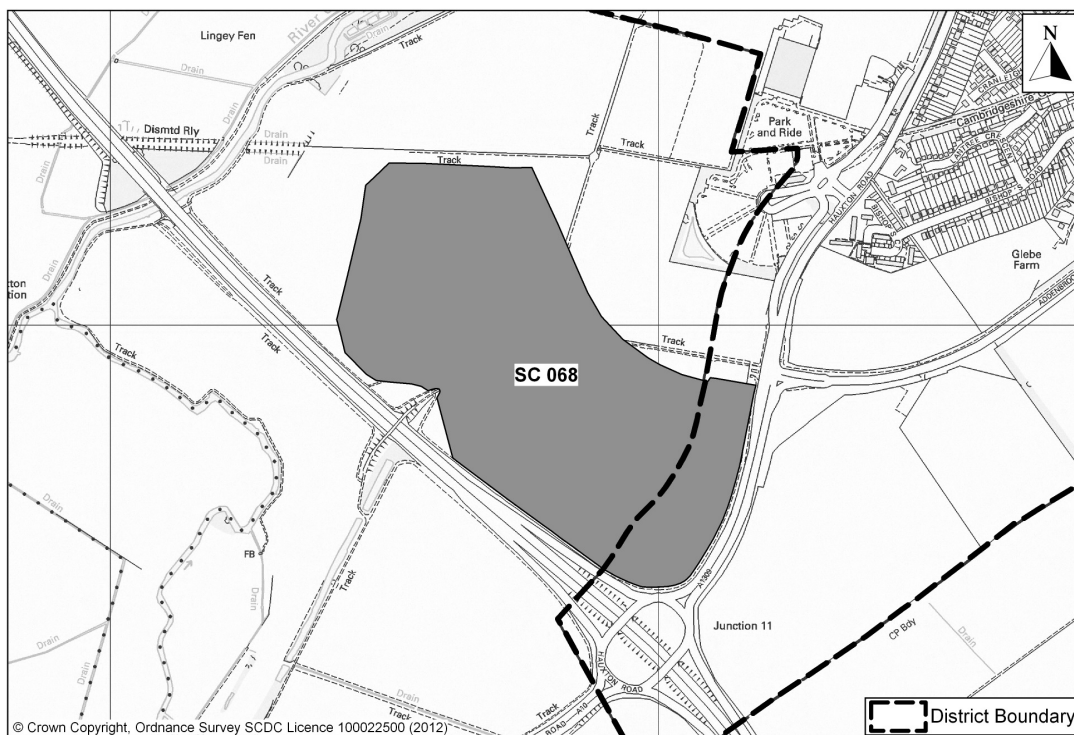
Site name/address: Land west of Hauxton Road, Trumpington

Functional area (taken from SA Scoping Report): *City only (South)*

Photo:

View from the M11 looking north east across the site. Temporary soil bund to left. Hauxton Road to right in middle distance.

Map:



Site description:

The site lies to the south of Trumpington and consists of a large area of open countryside immediately northeast of Junction 11 of the M11. The adjoining City SHLAA sites CC914a and CC914b adjoin the A1309 Hauxton Road to the east and the M11 to the south. The north western and northern boundaries are undefined on site but will abut the planned boundaries of a larger approved urban extension comprising 1,200 dwellings and its accompanying Country Park.

The site is generally flat but gently slopes down towards the M11 and the north-western corner where it drains into the river Cam. The site has no distinguishing features save for the remains of “Shepherds Cottage” towards the middle of the site.

Current use:

Arable agriculture

Proposed use(s):

Site SC68 (and CC914a) - A further urban extension of the consented Trumpington Meadows residential community, for approximately 500 dwellings and associated landscape and drainage proposals, play spaces, community allotments, new woodland, additional meadow land, infrastructure, access, and parking

SHLAA sites SC69 and CC914b are for the same land, but for fewer houses and including a Community Stadium.

Site size (ha): 27.56

Assumed net developable area: Around 50% of site area.

Assumed residential density: 40 dph

Potential residential capacity: Up to 500 dwellings

Site owner/promoter: Known

Landowner has agreed to promote site for development?: Yes

Site origin: SHLAA Call for Sites

Relevant planning history:

2008. This is part of a larger site, which was the subject of an outline planning application S/0054/08/O. This outline has granted consent for 1200 dwellings to the north of this site and a Country Park to the northwest. A reserved matter planning consent has been granted for 353 dwellings and construction has started on site. Also to the north a reserved matters planning consent has been granted for a two-form entry Primary School (420 pupils). Construction work is due to start soon with completion in mid 2013.

2006. The land to the north which is now consented was taken out of the Green Belt. The Cambridge Local Plan Inspector justified this for the following reasons: the high proportion of previously developed land on the Monsanto site, the sustainability of the location close to services and facilities with good public transport, the lack of evidence for noise and amenity issues from the M11 and the existing harsh urban edge in this location which could be replaced by a distinctive gateway development.

Level 1		
Part A: Strategic Considerations		
Conformity with the Council's Sustainable Development Strategy (SDS)		
Criteria	Performance	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green:
Is site at risk from surface water flooding?	G = Low risk	Green: Site subject to minor surface water flood risk but capable of mitigation.
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 open and highly visible from areas to the west, south and southeast. There would be adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	The straight line distance from the edge of the defined City Centre to the approximate centre of the site is 3.85km	Red: Extending the urban edge further south would cause the City to extend as far as the M11 motorway and thus negatively impact on the compact nature of the City.
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 development moves the urban edge further southwest would decrease the distance between the City and Hauxton. Development on this site would link physically and visually with that at Trumpington Meadows and Glebe Farm
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. It would extend the City southwest in the form of an isolated promontory. The development would have a severe adverse impact on the setting of the City
Key views of Cambridge / Important views	R = Significant negative impact from loss or	Red: Development would extend the urban edge down a

	degradation of views.	visually exposed southwest facing slope to meet the M11 corridor. The development would have a severe adverse impact on views from the west and south.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation	Red: Development would extend the urban edge down the slope to meet the M11 corridor and effectively lead to the loss of green foreground. The Trumpington Meadows development has been designed to achieve a soft green and distractive urban edge.
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation	Red: The Trumpington Meadows development has been designed to include a distinctive urban edge with a green foreground. Similar quality development could be developed nearer to the M11, but the green foreground would be largely lost and the noise mitigation measures necessary would be greater. Development would form a new edge against the M11 blocking views to townscape and landscape.
Green corridors penetrating into the City	A = Negative impact from loss of land forming part of a green corridor, but capable of mitigation	Amber: The development site would intrude into the river corridor and visually dominate it.
The distribution, physical separation, setting, scale and character of Green Belt villages	A = Negative impacts but capable of partial mitigation	Amber: Decreases distance between City and Hauxton. Development is set high relative to Hauxton and there will be a clear view to the development from the northern edge of the village. Removed mitigating edge landscapes between Cambridge and Hauxton will alter relationship between the two.
A landscape which has a strongly rural character	A = No impacts or impacts capable of mitigation	Amber: The landscape is rural, although clearly an urban edge site.
Overall conclusion on Green Belt	RR = Very high and high impacts	The development site is open and highly visible from areas to the west, south and southeast.

		There would be a significant adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
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:
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	A = Site is adjacent to a SAM that is less sensitive / not likely to be impacted / or impacts are capable of mitigation	Amber: The northern boundary lies close to a Romano-British settlement scheduled monument. Impacts are considered to be capable of mitigation.
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:
Part B: Deliverability and other constraints		
Criteria	Performance	Comments
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: The applicant has commented that the development would be accessed and serviced off the primary street through Trumpington Meadows, and that the northern and southern junctions onto Hauxton Road can, if necessary, be modified to provide sufficient capacity to accommodate the additional dwellings. County Highways have commented that access onto Hauxton Road would not be permitted. Any application would need to demonstrate that the northern and southern junctions can, after necessary modification accommodate additional traffic. <i>CCC Highways (Ian Dyers team to provide details)</i>

<p>Would allocation of the site have a significant impact on the local highway capacity?</p>	<p>A = Insufficient capacity. Negative impacts capable of appropriate mitigation.</p>	<p>A full transport assessment would be required to accompany any application including a residential travel plan, junction modelling of the area to assess network capacity and appropriate mitigation, including impact on public transport journey times and capacity.</p> <p>Development for 500 homes could generate a need for 4,250 all mode daily trips based on Southern Corridor Area Transport Plan trip rates.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p>	<p>A = Insufficient capacity. Negative impacts capable of appropriate mitigation.</p>	<p>Amber: A full transport assessment would be required to accompany any application. The Highways Agency advice is that sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment).</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p>	<p>G = No impact</p>	<p>Green: The site is part of a larger site including land in Cambridge but it would not prejudice their development. The development would form a further phase of the Trumpington Meadows development.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p>	<p>G = No</p>	<p>Green:</p>
<p>Timeframe for bringing the site forward for development?</p>	<p>A = Start of construction between 2017 and 2031</p>	<p>Amber: The Call for Sites questionnaire states that development is possible between 2011 and 2016, but that is considered to be unrealistic.</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</p>	<p>Amber: Improved utility infrastructure is likely to be required as follows. Electricity - Not supportable</p>

	mitigation	<p>from existing network. Significant reinforcement and new network required.</p> <p>Mains water - The site falls within the CWC Cambridge Distribution Zone, 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 Cambridge Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains.</p> <p>Gas - Significant reinforcement would be required to support the development.</p> <p>Mains sewerage - There is sufficient capacity at the Cambridge WWTW 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>
Would development of the site be likely to require new education provision?	A = School capacity not sufficient, constraints can be appropriately mitigated	Amber: Provisional assessment. The consented development to the north includes a 420 place, 2 forms of entry Primary School sufficient to serve that development, located to the west of the Park & Ride site and incorporating open space for play and sports use. After allowing for surplus school places, the development of a

		<p>site of this size would be likely to have to make provision on site for new primary school education, and possibly in combination with other sites, for secondary school education. The new primary school on the consented site is being built on a tight site with limited capacity for expansion. The proposed additional housing is not great enough by itself to justify an additional new primary school. It is unclear whether the existing primary school could be expanded into a 3 form of entry school sufficient to provide primary education to children from this site, but this is considered to be unlikely without the redesign of part of the consented site to provide for a bigger school site.</p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p>	<p>G = Site is not within an allocated or safeguarded area.</p>	<p>Green: The adopted Minerals and Waste Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site 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.</p> <p>This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?</p>	<p>A = Site or part of site within the SZ</p>	<p>Amber: Location within a zone will not in itself prevent development, it depends upon the nature of the development</p>

		and its height. No erection of buildings, structures or works exceeding 90m/295ft in height.
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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: 1.20km ACF - Trumpington
How far is the nearest health centre or GP service in Cambridge?	R = >800m	Red: 1.40km ACF - Trumpington
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:
Site integration with existing communities?	G = Good scope for integration with existing communities / of sufficient scale to create a new community	Green: Site would integrate with new community to be developed at Trumpington Meadows
How far is the nearest secondary school?	A = 1-3km	Amber: 1.40km ACF – Parkside Federation Proposed School at Clay Farm.
How far is the nearest primary school?	City preference: G = <400m or non-housing allocations or site large enough to provide new school SCDC: G = <1km or non housing allocation or site large enough to provide new school	Green: Measured to the new primary school at Trumpington Meadows.
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:

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:
If the site is protected open space, would the loss or replacement of the open space be consistent with CLP Local Plan policy 4/2 Protection of Open Space (for land in Cambridge), or with 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 minimum standards of onsite public open space (OS) provision?	GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards	Green Green: The Call for Sites questionnaire refers to new open spaces, woodland, meadows and a community orchard.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	A = 1-3km	Amber: 2.99km ACF – nearest employment 2000+ employees
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: No loss of employment land.
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	Amber:

	Deprivation 2010.	
Sustainable Transport		
Criteria	Performance	Comments
CITY 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: Beyond 400m of P&R site and does not benefit from all aspects of a HQPT service.
CITY How far is the site from an existing or proposed train station?	R = >800m	Red: 3.12km ACF – Great Shelford. From approximate centre of site
CITY What type of cycle routes are accessible near to the site?	A = Medium quality off-road path.	Amber: Provided the link from Harston/Hauxton to Trumpington Meadows is provided. This would provide a good route to the busway but, as above, the route to Trumpington is poor.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Green, Green: Total Score = 22
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 600m (4)	Green: 532m ACF to Trumpington Park and Ride from the centre of the site.
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Green, Green: 10 minute service.
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	Green, Green: 18 minute journey time. (Trumpington Park and Ride – Cambridge, nr St. Andrew's Street).
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	Green, Green: 3.85km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	R = Within or adjacent to an AQMA, M11 or A14	Red:
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: Site adjoins the M11 and A1309 which already experience poor air quality.

<p>Are there potential noise and vibration problems if the site is developed, as a receptor or generator?</p>	<p>A = Adverse impacts capable of adequate mitigation</p>	<p>There are high levels of ambient / diffuse traffic noise and other noise sources. Noise likely to influence the design / layout and number / density of residential premises. The site is similar to North West Cambridge and at least half the site nearest M11 and to a lesser distance from Hauxton Road, is likely to be NEC C (empty site) for night: PPG24 advice is "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of transport noise mitigation: combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing M11 / , acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and of practical / technical feasibility and financial viability.</p>
<p>Are there potential light pollution problems if the site is developed, as a receptor or generator?</p>	<p>A = Adverse impacts capable of adequate mitigation</p>	<p>Amber: Residents of the site may experience impacts from road lighting and headlights.</p>
<p>Are there potential odour problems if the site is developed, as a receptor or generator?</p>	<p>G = No adverse effects or capable of full mitigation</p>	<p>Green:</p>
<p>Is there possible contamination on the site?</p>	<p>A = Site partially within or adjacent to an area with a</p>	<p>Amber: Land contamination found at former Monsanto site, site may</p>

	history of contamination, or capable of remediation appropriate to proposed development	require further investigation.
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection zone?	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:
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:
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: Non-statutory archaeological site - Excavations in advance of development to the north have identified extensive evidence for Neolithic, Iron Age, Roman and Saxon activity.

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: All of site is grade 2 land.
Would development make use of previously developed land (PDL)? CITY	R = No	Red: No/insignificant PDL on site.
Would development make use of previously developed land (PDL)? SCDC	A = No	Amber:
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact	G = Does not contain, is not	Green:

upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	adjacent to or local area will be developed as greenspace	
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: The Call for Sites questionnaire refers to new open spaces, woodland, meadows and a community orchard.
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: Greatest impact would be upon farmland species for which this parcel of land has been specifically set-a-side to mitigate the adjacent residential development of Trumpington Meadows. Farmland species including large flocks of golden plover, common toad, brown hares and skylark would be lost. Opportunity for habitat linkage/enhancement/restoration by attenuation measures.
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:
Any other information not captured above?		
No Public Rights of Way but a footpath link across the site is planned to link the planned country parks north and south of the M11 which passes through the proposed site.		
Health facilities. Plans in place for the planned development at the Southern Fringe will provide for enough capacity for the growth currently planned. Any additional development on the fringes is likely to need new infrastructure.		
Conclusions		
Cross site comparison		
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)	A = Some constraints or adverse impacts	Amber: - Distant from existing services and facilities - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context - Close to M11 and Hauxton Road, air quality and noise

		concerns over part of site due to proximity to M11
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	

Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location 4 Hauxton Road
Site reference number(s): CC914b	
Site name/address: Land west of Hauxton Road, Trumpington	
Functional area (taken from SA Scoping Report): South (<i>City only</i>)	
Photo: View from Hauxton Road looking north west. Site in immediate foreground.	
Map:	
Site description:	
<p>The site lies to the south of Trumpington and consists of open countryside immediately northeast of Junction 11 of the M11 and adjoining the A1309. The adjoining South Cambridgeshire SHLAA sites SC68 and SC69 lie to the west and adjoin the M11 to the south. The north boundary will abut the planned boundaries of a larger approved urban extension comprising 1,200 dwellings and its accompanying Country Park.</p> <p>The wider site is generally flat but gently slopes down towards the M11 and the north-western corner where it drains into the river Cam. The wider site has no distinguishing features save for the remains of “Shepherds Cottage” towards the middle of the site.</p>	
Current use: Arable agriculture	

Proposed use(s):		
<p>Site CC914b (and SC69) - A further urban extension of the consented Trumpington Meadows residential community, for approximately 420 dwellings with additional sports facilities between the new urban edge and the M11 and a new Community Stadium, together forming the Cambridge Sporting Village development (including relocation of Cambridge United FC). The wider site also has the potential to accommodate the relocation of Cambridgeshire Constabulary from Parkside.</p> <p>SHLAA sites SC68 and CC914a are for the same land, but with more houses and without the Community Stadium.</p>		
Site size (ha): 4.65		
Assumed net developable area: n/a		
Assumed residential density: n/a		
Potential residential capacity: Ascribed to sites SC68 and SC69		
Site owner/promoter: Known.		
Landowner has agreed to promote site for development?: Yes		
Site origin: SHLAA Call for Sites		
Relevant planning history:		
<p>2008. This is part of a larger site, which was the subject of an outline planning application S/0054/08/O. This outline has granted consent for 1200 dwellings to the north of this site and a Country Park to the northwest. A reserved matter planning consent has been granted for 353 dwellings and construction has started on site. Also to the north a reserved matters planning consent has been granted for a two-form entry Primary School (420 pupils). Construction work is due to start soon with completion in mid 2013.</p> <p>2006. The land to the north which is now consented was taken out of the Green Belt. The Cambridge Local Plan Inspector justified this for the following reasons: the high proportion of previously developed land on the Monsanto site, the sustainability of the location close to services and facilities with good public transport, the lack of evidence for noise and amenity issues from the M11 and the existing harsh urban edge in this location which could be replaced by a distinctive gateway development.</p>		
Level 1		
Part A: Strategic Considerations		
Conformity with the Council's Sustainable Development Strategy (SDS)		
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	
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: Site subject to minor surface water flood risk but capable of mitigation.

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 open and highly visible from areas to the west, south and southeast. There would be adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
The straight line distance from the edge of the defined City Centre to the approximate centre of the site is 3.85km	Red: Extending the urban edge further south would cause the City to extend as far as the M11 motorway and thus negatively impact on the compact nature of the City.	Red: Extending the urban edge further south would cause the City to extend as far as the M11 motorway and thus negatively impact on the compact nature of the City.
A = Some impact, but capable of mitigation	Amber: The development moves the urban edge further southwest would decrease the distance between the City and Hauxton. Development on this site would link physically and visually with that at Trumpington Meadows and Glebe Farm	Amber: The development moves the urban edge further southwest would decrease the distance between the City and Hauxton. Development on this site would link Physically and visually with that at Trumpington Meadows and Glebe Farm
RR = Very high and high impacts	Red Red: Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. It would extend the City southwest in the form of an isolated promontory. The development would have a severe adverse impact on the setting of the City	Red Red: Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. It would extend the City southwest in the form of an isolated promontory. The development would have a severe adverse impact on the setting of the City
R = Significant negative impact from loss or degradation of views.	Red: Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. The development would have a severe adverse impact on views from the west and south.	Red: Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. The development would have a severe adverse impact on views from the west and south.
R = Existing high quality edge, significant negative impacts incapable of	Red: Development would extend the urban edge down the slope to meet the	Red: Development would extend the urban edge down the slope to meet the

mitigation	M11 corridor and effectively lead to the loss of green foreground. The Trumpington Meadows development has been designed to achieve a soft green and distractive urban edge.	M11 corridor and effectively lead to the loss of green foreground. The Trumpington Meadows development has been designed to achieve a soft green and distractive urban edge.
R = Existing high quality edge, significant negative impacts incapable of mitigation	Red: The Trumpington Meadows development has been designed to include a distinctive urban edge with a green foreground. Similar quality development could be developed nearer to the M11, but the green foreground would be largely lost and the noise mitigation measures necessary would be greater. Development would form a new edge against the M11 blocking views to townscape and landscape.	Red: The Trumpington Meadows development has been designed to include a distinctive urban edge with a green foreground. Similar quality development could be developed nearer to the M11, but the green foreground would be largely lost and the noise mitigation measures necessary would be greater. Development would form a new edge against the M11 blocking views to townscape and landscape.
A = Negative impact from loss of land forming part of green corridor	Amber: The whole development site would intrude into the river corridor and visually dominate it.	Amber: There would be adverse visual impact on the River Cam corridor.
A = Negative impacts but capable of partial mitigation	Amber: Decreases distance between City and Hauxton. Development is set high relative to Hauxton and there will be a clear view to the development from the northern edge of the village. Removed mitigating edge landscapes between Cambridge and Hauxton will alter relationship between the two.	Amber: Decreases distance between City and Hauxton. Development is set high relative to Hauxton and there will be a clear view to the development from the northern edge of the village. Removed mitigating edge landscapes between Cambridge and Hauxton will alter relationship between the two.
A = No impacts or impacts capable of mitigation	Amber: The landscape is rural, although clearly an urban edge site.	Amber: The landscape is rural, although clearly an urban edge site.
RR = Very high and high impacts	Red Red: The development site is open and highly visible from areas to the west, south and southeast. There would be a significant	Red Red: The development site is open and highly visible from areas to the west, south and southeast. There would be a significant

	adverse impact on the purposes of Green Belt in terms of openness and setting of the City.	adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
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: Site is not near to an SSSI
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	A = Site is adjacent to a SAM that is / less sensitive / not likely to be impacted / or impacts are capable of mitigation	This site is only developable in tandem with land in South Cambridgeshire. The northern boundary of adjoining sites SC68 and SC69 lie close to a Romano-British settlement scheduled monument. Impacts are considered to be capable of mitigation.
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 other constraints		
Criteria	Performance	Comments
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: This site is only developable in tandem with land in South Cambridgeshire. The applicant has commented that the development would be accessed and serviced off the primary street through Trumpington Meadows, and that the northern and southern junctions onto Hauxton Road can, if necessary, be modified to provide sufficient capacity to accommodate the additional dwellings. County Highways have commented that access onto Hauxton Road would not be permitted. Any application would need to demonstrate that the northern and southern junctions can, after necessary modification

		accommodate additional traffic.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative impacts capable of appropriate mitigation.	Amber: This site is only developable in tandem with land in South Cambridgeshire. A full transport assessment would be required to accompany any application including a residential travel plan, junction modelling of the area to assess network capacity and appropriate mitigation, including impact on public transport journey times and capacity. Development for 500 homes could generate a need for 4,250 all mode daily trips based on Southern Corridor Area Transport Plan trip rates. The likely daily trip generation of the community stadium and sports village would be additional and will need to be assessed.
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative impacts capable of appropriate mitigation.	Amber: This site is only developable in tandem with land in South Cambridgeshire. A full transport assessment would be required to accompany any application. The Highways Agency advice is that sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment).
Is the site part of a larger site and could it prejudice development of any strategic sites?	G = No	Green: The site is part of a larger site including land in South Cambridgeshire but it would not prejudice their development. The development would form a further phase of the Trumpington Meadows development.

Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green: Not aware of any legal issues/covenants
Timeframe for bringing the site forward for development?	A = Start of construction between 2017 and 2031	Amber: The Call for Sites questionnaire states that development is possible between 2011 and 2016, but that is considered to be unrealistic.
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation.	<p>Amber: Improved utility infrastructure is likely to be required as follows. This site is only developable in tandem with land in South Cambridgeshire.</p> <p>Electricity - Not supportable from existing network. Significant reinforcement and new network required.</p> <p>Mains water - The site falls within the CWC Cambridge Distribution Zone, 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 Cambridge Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains.</p> <p>Gas - Significant reinforcement would be required to support the development.</p> <p>Mains sewerage - There is sufficient capacity at the Cambridge WWTW to accommodate this</p>

		<p>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: Provisional assessment. This site is only developable in tandem with land in South Cambridgeshire. The consented development to the north includes a 420 place, 2 forms of entry Primary School sufficient to serve that development, located to the west of the Park & Ride site and incorporating open space for play and sports use. After allowing for surplus school places, the development of a site of this size would be likely to have to make provision on site for new primary school education, and possibly in combination with other sites, for secondary school education. The new primary school on the consented site is being built on a tight site with limited capacity for expansion. The proposed additional housing is not great enough by itself to justify an additional new primary school. It is unclear whether the existing primary school could be expanded into a 3 form of entry school sufficient to provide primary education to children from this site, but this is considered to be unlikely without the redesign of part of the consented site to provide for a bigger school site.</p>

Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	<p>Green: The adopted Minerals and Waste Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site 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.</p> <p>This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
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: Location within a zone will not in itself prevent development, it depends upon the nature of the development and its height. No erection of buildings, structures or works exceeding 90m/295ft in height.

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: 1.20km ACF - Trumpington
How far is the nearest health centre or GP service in Cambridge?	R= >800m	Red: 1.40km ACF - Trumpington
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	
Site integration with existing communities?	G = Good scope for integration with existing communities / of sufficient scale to create a new community	Green: Site would integrate with new community to be developed at Trumpington Meadows. The new community stadium and playing fields would create a facility of importance for communities from across the County
How far is the nearest secondary school?	A = 1-3km	Amber: 1.40km ACF – Parkside Federation Proposed School Clay Farm
How far is the nearest primary school?	City preference: G = <400m or non-housing allocations or site large enough to provide new school SCDC: G = <1km or non housing allocation or site large enough to provide new school	Green: Measured to the new primary school at Trumpington Meadows.
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:
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:
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 minimum standards of onsite public open space (OS) provision?	GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards	Green Green: This site is only developable in tandem with land in South Cambridgeshire. The Call for Sites questionnaire refers to new open spaces, woodland, meadows and a community orchard.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	A = 1-3km	2.99km ACF – nearest employment 2000+ employees
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	
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.	
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: Beyond 400m of P&R site and does not benefit from all aspects of a HQPT service.
How far is the site from an existing or proposed train station?	R= >800m	Red: 3.12km ACF – Great Shelford
What type of cycle routes are accessible near to the site?	A = Medium quality off-road path.	Amber: Provided either the link along Hauxton Rd is widened or there is an alternative link to Trumpinton Meadows. It should also link to the Hauxton/Harston route. The ongoing route to Trumpington remains poor.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Green, Green: Total Score = 22
SCDC Sub-indicator: Distance to a bus stop / rail	Within 600m (4)	Green: 532m ACF to Trumpington Park and Ride

station		from centre of site
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Green, Green: 10 minute service.
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	Green, Green: 18 minute journey time. (Trumpington Park and Ride – Cambridge, nr St. Andrew's Street).
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	Green, Green: 3.85km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	R = Within or adjacent to an AQMA, M11 or A14	Red:
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: This site is only developable in tandem with land in South Cambridgeshire. Site adjoins the M11 and A1309 which already experience poor air quality.
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: There are high levels of ambient / diffuse traffic noise and other noise sources. Noise likely to influence the design / layout and number / density of residential premises. The site is similar to North West Cambridge and at least half the site nearest M11 and to a lesser distance from Hauxton Road, is likely to be NEC C (empty site) for night: PPG24 advice is "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of transport noise mitigation: combination of appropriate distance separation, careful

		<p>orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing M11 / , acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and of practical / technical feasibility and financial viability.</p> <p>The impact of any new Community Stadium would need noise impact assessment and careful design and integration with any nearby housing.</p>
Are there potential light pollution problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	<p>Amber: Residents of the site may experience impacts from road lighting and headlights.</p> <p>Stadium floodlighting would need careful design but can be conditioned.</p>
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:
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: Land contamination found at former Monsanto site, site may require further investigation.
Protecting Groundwater		
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:

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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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:
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:
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: Non-statutory archaeological site - Excavations in advance of development to the north have identified extensive evidence for Neolithic, Iron Age, Roman and Saxon activity.

Making Efficient Use of Land

Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	A = Some loss of grades 1 and 2 land	Amber: All of wider site is grade 2 land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red:
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber:

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)	G = Does not contain, is not adjacent to or local area will be developed as greenspace	Green:
Does the site offer	G = Development could	Green: The Call for Sites

opportunity for green infrastructure delivery?	deliver significant new green infrastructure	questionnaire refers to new open spaces, woodland, meadows and a community orchard.
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: Greatest impact would be upon farmland species for which this parcel of land has been specifically set-a-side to mitigate the adjacent residential development of Trumpington Meadows. Farmland species including large flocks of golden plover, common toad, brown hares and skylark would be lost. Opportunity for habitat linkage/enhancement/restoration by attenuation measures.
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:
Any other information not captured above?		
<p>No Public Rights of Way but a footpath link across the site is planned to link the planned country parks north and south of the M11 which passes through the proposed site.</p> <p>Health facilities. Plans in place for the planned development at the Southern Fringe will provide for enough capacity for the growth currently planned. Any additional development on the fringes is likely to need new infrastructure.</p> <p>A Community Stadium could lead to match-day, on-street parking problems in the locality of the stadium, and impact the availability of parking spaces at the Park and Ride site on Saturday afternoons. Evening games after the close of Park and Ride services may pose fewer parking impacts on the P&R site but would also see more fans travelling to matches by car due to the reduced level of public transport services. It may be possible to mitigate such impacts through appropriate conditions and design.</p>		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red :
Level 2 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber:
Overall Conclusion	R = Site with no significant development potential (significant constraints and adverse impacts)	Red:
Viability feedback (from	R = Unlikely to be viable,	

consultants)	A = May be viable G = Likely to be viable	
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**Cambridge City Council / South Cambridgeshire District Council
Green Belt Site and Sustainability Appraisal Assessment Proforma**

Site Information	Broad Location 4 Hauxton Road
Site reference number(s): CC914a	
Site name/address: Land west of Hauxton Road, Trumpington	
Functional area (taken from SA Scoping Report): South (<i>City only</i>)	
Photo: View from Hauxton Road looking north west. Site in immediate foreground.	
Map:	
Site description:	
<p>The site lies to the south of Trumpington and consists of open countryside immediately northeast of Junction 11 of the M11 and adjoining the A1309. The adjoining South Cambridgeshire SHLAA sites SC68 and SC69 lie to the west and adjoin the M11 to the south. The north boundary will abut the planned boundaries of a larger approved urban extension comprising 1,200 dwellings and its accompanying Country Park.</p> <p>The wider site is generally flat but gently slopes down towards the M11 and the north-western corner where it drains into the river Cam. The wider site has no distinguishing features save for the remains of “Shepherds Cottage” towards the middle of the site.</p>	
Current use: Arable agriculture	

Proposed use(s):		
<p>Site CC914a (and SC68) - A further urban extension of the consented Trumpington Meadows residential community, for approximately 500 dwellings and associated landscape and drainage proposals, play spaces, community allotments, new woodland, additional meadow land, infrastructure, access, and parking</p> <p>SHLAA sites SC69 and CC914b are for the same land, but for fewer houses and including a Community Stadium.</p>		
Site size (ha): 4.65		
Assumed net developable area: n/a		
Assumed residential density: n/a		
Potential residential capacity: Ascribed to Sites SC68 and SC69		
Site owner/promoter: Known.		
Landowner has agreed to promote site for development?: Yes		
Site origin: SHLAA Call for Sites		
Relevant planning history:		
<p>2008. This is part of a larger site, which was the subject of an outline planning application S/0054/08/O. This outline has granted consent for 1200 dwellings to the north of this site and a Country Park to the northwest. A reserved matter planning consent has been granted for 353 dwellings and construction has started on site. Also to the north a reserved matters planning consent has been granted for a two-form entry Primary School (420 pupils). Construction work is due to start soon with completion in mid 2013.</p> <p>2006. The land to the north which is now consented was taken out of the Green Belt. The Cambridge Local Plan Inspector justified this for the following reasons: the high proportion of previously developed land on the Monsanto site, the sustainability of the location close to services and facilities with good public transport, the lack of evidence for noise and amenity issues from the M11 and the existing harsh urban edge in this location which could be replaced by a distinctive gateway development.</p>		
Level 1		
Part A: Strategic Considerations		
Conformity with the Council's Sustainable Development Strategy (SDS)		
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	
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: Site subject to minor surface water flood risk but capable of mitigation.
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 open and highly visible from areas to the west, south and southeast. There would be adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	The straight line distance from the edge of the defined City Centre to the approximate centre of the site is 3.85km	Red: Extending the urban edge further south would cause the City to extend as far as the M11 motorway and thus negatively impact on the compact nature of the City.
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 development moves the urban edge further southwest would decrease the distance between the City and Hauxton. Development on this site would link physically and visually with that at Trumpington Meadows and Glebe Farm
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red Red: Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. It would extend the City southwest in the form of an isolated promontory. The development would have a severe adverse impact on the setting of the City
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. The development would have a severe adverse impact on views from the west and south.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation	Red: Development would extend the urban edge down the slope to meet the M11 corridor and effectively

		lead to the loss of green foreground. The Trumpington Meadows development has been designed to achieve a soft green and distractive urban edge.
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation	Red: The Trumpington Meadows development has been designed to include a distinctive urban edge with a green foreground. Similar quality development could be developed nearer to the M11, but the green foreground would be largely lost and the noise mitigation measures necessary would be greater. Development would form a new edge against the M11 blocking views to townscape and landscape.
Green corridors penetrating into the City	A = Negative impact from loss of land forming part of green corridor	Amber: The whole development site would intrude into the river corridor and visually dominate it.
The distribution, physical separation, setting, scale and character of Green Belt villages	A = Negative impacts but capable of partial mitigation	Amber: Decreases distance between City and Hauxton. Development is set high relative to Hauxton and there will be a clear view to the development from the northern edge of the village. Removed mitigating edge landscapes between Cambridge and Hauxton will alter relationship between the two.
A landscape which has a strongly rural character	A = No impacts or impacts capable of mitigation	Amber: The landscape is rural, although clearly an urban edge site.
Overall conclusion on Green Belt	RR = Very high and high impacts	Red Red: The development site is open and highly visible from areas to the west, south and southeast. There would be a significant adverse impact on the purposes of Green Belt in

		terms of openness and setting of the City.
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:
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	A = Site is adjacent to a SAM that is / less sensitive / not likely to be impacted / or impacts are capable of mitigation	Amber: This site is only developable in tandem with land in South Cambridgeshire. The northern boundary of adjoining sites SC68 and SC69 lie close to a Romano-British settlement scheduled monument. Impacts are considered to be capable of mitigation.
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:
Part B: Deliverability and other constraints		
Criteria	Performance	Comments
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: This site is only developable in tandem with land in South Cambridgeshire. The applicant has commented that the development would be accessed and serviced off the primary street through Trumpington Meadows, and that the northern and southern junctions onto Hauxton Road can, if necessary, be modified to provide sufficient capacity to accommodate the additional dwellings. County Highways have commented that access onto Hauxton Road would not be permitted. Any application would need to demonstrate that the northern and southern junctions can, after necessary modification accommodate additional

		traffic.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative impacts capable of appropriate mitigation.	Amber: This site is only developable in tandem with land in South Cambridgeshire. A full transport assessment would be required to accompany any application including a residential travel plan, junction modelling of the area to assess network capacity and appropriate mitigation, including impact on public transport journey times and capacity. Development for 500 homes could generate a need for 4,250 all mode daily trips based on Southern Corridor Area Transport Plan trip rates.
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative impacts capable of appropriate mitigation.	Amber: This site is only developable in tandem with land in South Cambridgeshire. A full transport assessment would be required to accompany any application. The Highways Agency advice is that sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment).
Is the site part of a larger site and could it prejudice development of any strategic sites?	G = No	Green: The site is part of a larger site including land in South Cambridgeshire but it would not prejudice their development. The development would form a further phase of the Trumpington Meadows development.
Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green: Not aware of any legal issues/covenants
Timeframe for bringing the site forward for	A = Start of construction between 2017 and 2031	Amber: The Call for Sites questionnaire states that

development?		development is possible between 2011 and 2016, but that is considered to be unrealistic.
Would development of the site require significant new / upgraded utility infrastructure?	A = Yes, significant upgrades likely to be required, constraints capable of appropriate mitigation.	<p>Amber: This site is only developable in tandem with land in South Cambridgeshire. Improved utility infrastructure is likely to be required as follows.</p> <p>Electricity - Not supportable from existing network. Significant reinforcement and new network required.</p> <p>Mains water - The site falls within the CWC Cambridge Distribution Zone, 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 Cambridge Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains.</p> <p>Gas - Significant reinforcement would be required to support the development.</p> <p>Mains sewerage - There is sufficient capacity at the Cambridge WWTW to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required</p>

		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: Provisional assessment. This site is only developable in tandem with land in South Cambridgeshire. The consented development to the north includes a 420 place, 2 forms of entry Primary School sufficient to serve that development, located to the west of the Park & Ride site and incorporating open space for play and sports use. After allowing for surplus school places, the development of a site of this size would be likely to have to make provision on site for new primary school education, and possibly in combination with other sites, for secondary school education. The new primary school on the consented site is being built on a tight site with limited capacity for expansion. The proposed additional housing is not great enough by itself to justify an additional new primary school. It is unclear whether the existing primary school could be expanded into a 3 form of entry school sufficient to provide primary education to children from this site, but this is considered to be unlikely without the redesign of part of the consented site to provide for a bigger school site.
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: The adopted Minerals and Waste Core Strategy, Policy CS16, identifies Cambridge south

		<p>as a Broad Location for a new Household Recycling Centre (HRC). This site 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.</p> <p>This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
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: Location within a zone will not in itself prevent development, it depends upon the nature of the development and its height. No erection of buildings, structures or works exceeding 90m/295ft in height.

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: 1.20km ACF - Trumpington.
How far is the nearest health centre or GP service in Cambridge?	R= >800m	Red: 1.40km ACF - Trumpington
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:
Site integration with existing communities?	G = Good scope for integration with existing	Green: Site would integrate with new community to be

	communities / of sufficient scale to create a new community	developed at Trumpington Meadows
How far is the nearest secondary school?	A = 1-3km	Amber: 1.40km ACF – Parkside Federation proposed School at Clay Farm
How far is the nearest primary school?	City preference: G = <400m or non-housing allocations or site large enough to provide new school SCDC: G = <1km or non housing allocation or site large enough to provide new school	Green: Measured to the new primary school at Trumpington Meadows.
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:
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:
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	GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan	Green Green: This site is only developable in tandem with land in South Cambridgeshire. The Call for Sites

space / outdoor sports facilities and achieve the minimum standards of onsite public open space (OS) provision?	standards	questionnaire refers to new open spaces, woodland, meadows and a community orchard.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	A = 1-3km	Amber: 2.99km ACF – nearest employment 2000+ employees
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:
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:
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: Beyond 400m of P&R site and does not benefit from all aspects of a HQPT service.
How far is the site from an existing or proposed train station?	R= >800m	Red: 3.12km ACF – Great Shelford
What type of cycle routes are accessible near to the site?	A = Medium quality off-road path.	Amber: Provided either the link along Hauxton Rd is widened or there is an alternative link to Trumpington Meadows. It should also link to the Hauxton/Harston route. The ongoing route to Trumpington remains poor.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Green, Green: Total Score = 22
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 600m (4)	Green: 532m ACF to Trumpington Park and Ride from centre of site..
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Green, Green: 10 minute service.
SCDC Sub-Indicator: Typical public transport	20 minutes or less (6)	Green, Green: 18 minute journey time. (Trumpington

journey time to Cambridge City Centre		Park and Ride – Cambridge, nr St. Andrew’s Street).
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	Green, Green: 3.85km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	R = Within or adjacent to an AQMA, M11 or A14	Red:
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: This site is only developable in tandem with land in South Cambridgeshire. Site adjoins the M11 and A1309 which already experience poor air quality.
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: Provisional assessment. There are high levels of ambient / diffuse traffic noise and other noise sources. Noise likely to influence the design / layout and number / density of residential premises. The site is similar to North West Cambridge and at least half the site nearest M11 and to a lesser distance from Hauxton Road, is likely to be NEC C (empty site) for night: PPG24 advice is “Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise”. Residential could be acceptable with high level of transport noise mitigation: combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation

		scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing M11 / , acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and of practical / technical feasibility and financial viability.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Residents of the site may experience impacts from road lighting and headlights.
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:
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: Land contamination found at former Monsanto site, site may require further investigation.
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:

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

<i>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:
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:
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: Non-statutory archaeological site - Excavations in advance of development to the north have identified extensive evidence for Neolithic, Iron Age, Roman and Saxon activity.

Making Efficient Use of Land		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	A = Some loss of Grade 1 and 2 land	Amber: All of wider site is grade 2 land.
Would development make use of previously developed land (PDL)? (CITY)	R = No	Red:
Would development make use of previously developed land (PDL)? (SCDC)	A=No	Amber:
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)	G = Does not contain, is not adjacent to or local area will be developed as greenspace	Green:
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: The Call for Sites questionnaire refers to new open spaces, woodland, meadows and a community orchard.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Greatest impact would be upon farmland species for which this parcel of land has been specifically set-a-side to mitigate the

achieve Biodiversity Action Plan targets?)		adjacent residential development of Trumpington Meadows. Farmland species including large flocks of golden plover, common toad, brown hares and skylark would be lost. Opportunity for habitat linkage/enhancement/restoration by attenuation measures.
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:
Any other information not captured above?		
No Public Rights of Way but a footpath link across the site is planned to link the planned country parks north and south of the M11 which passes through the proposed site.		
Health facilities. Plans in place for the planned development at the Southern Fringe will provide for enough capacity for the growth currently planned. Any additional development on the fringes is likely to need new infrastructure.		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red Red: - Very significant impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: - Distant from existing services and facilities - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context - Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11
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	

**Cambridge City Council / South Cambridgeshire District Council
Green Belt Site and Sustainability Appraisal Assessment Proforma**

Site Information	Broad Location 4 Hauxton Road
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Site reference number(s): SC69

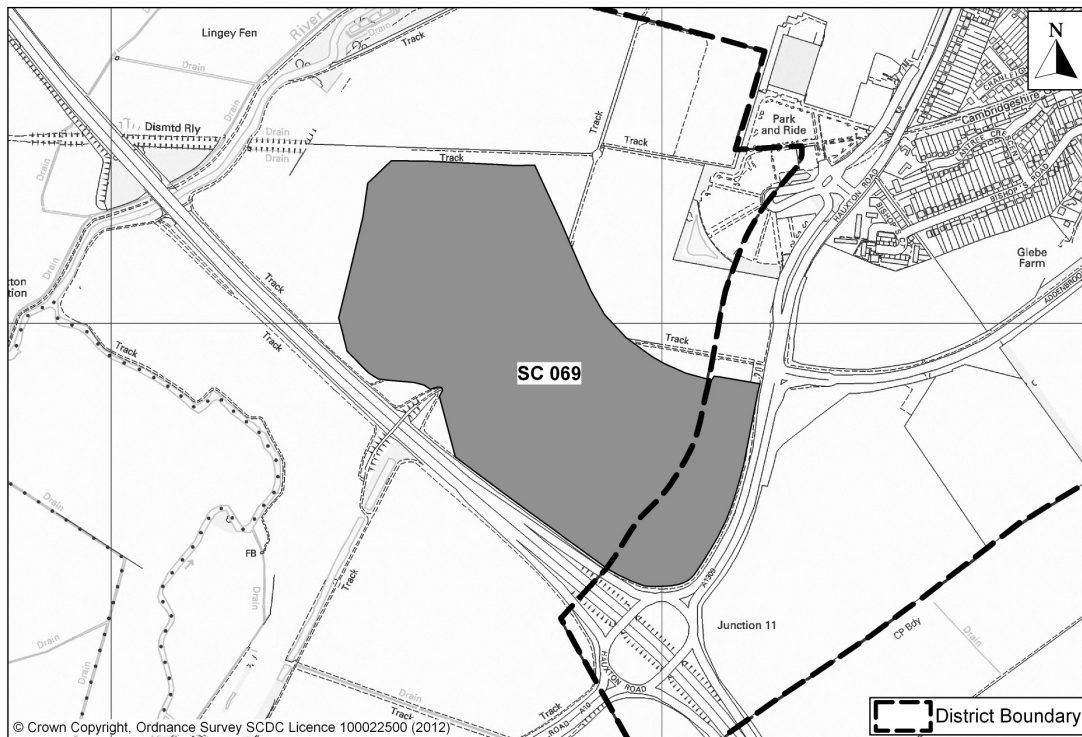
Site name/address: Land west of Hauxton Road, Trumpington

Functional area (taken from SA Scoping Report): *City only (South)*

Photo:

View across site from Hauxton Road looking north west.

Map:



Site description:

The site lies to the south of Trumpington and consists of a large area of open countryside immediately northeast of Junction 11 of the M11. The adjoining City SHLAA sites CC914a and CC914b adjoin the A1309 Hauxton Road to the east and the M11 to the south. The north western and northern boundaries are undefined on site but will abut the planned boundaries of a larger approved urban extension comprising 1,200 dwellings and its accompanying Country Park.

The site is generally flat but gently slopes down towards the M11 and the north-western corner where it drains into the river Cam. The site has no distinguishing features save for the remains of “Shepherds Cottage” towards the middle of the site.

Current use:

Arable agriculture

Proposed use(s):

Site SC69 (and CC914b) - A further urban extension of the consented Trumpington Meadows residential community, for approximately 420 dwellings with additional sports facilities between the new urban edge and the M11 and a new Community Stadium, together forming the Cambridge Sporting Village development (including relocation of Cambridge United FC). The site also has the potential to accommodate the relocation of Cambridgeshire Constabulary from Parkside.

SHLAA sites SC68 and CC914a are for the same land, but with more houses and without the Community Stadium.

Site size (ha): South Cambridgeshire 27.56

Assumed net developable area: Approximately 50%

Assumed residential density: 40 dph

Potential residential capacity: Up to 420 dwellings

Site owner/promoter: Known

Landowner has agreed to promote site for development?: Yes

Site origin: SHLAA Call for Sites

Relevant planning history:

2008. This is part of a larger site, which was the subject of an outline planning application S/0054/08/O. This outline has granted consent for 1200 dwellings to the north of this site and a Country Park to the northwest. A reserved matter planning consent has been granted for 353 dwellings and construction has started on site. Also to the north a reserved matters planning consent has been granted for a two-form entry Primary School (420 pupils). Construction work is due to start soon with completion in mid 2013.

2006. The land to the north which is now consented was taken out of the Green Belt. The Cambridge Local Plan Inspector justified this for the following reasons: the high proportion of previously developed land on the Monsanto site, the sustainability of the location close to services and facilities with good public transport, the lack of evidence for noise and amenity issues from the M11 and the existing harsh urban edge in this location which could be replaced by a distinctive gateway development.

Level 1		
Part A: Strategic Considerations		
Conformity with the Council's Sustainable Development Strategy (SDS)		
Criteria	Performance	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	R = No G = Yes	
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green:
Is site at risk from surface water flooding?	G = Low risk	Green: Site subject to minor surface water flood risk but capable of mitigation.
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 open and highly visible from areas to the west, south and southeast. There would be adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	The straight line distance from the edge of the defined City Centre to the approximate centre of the site is 3.85km	Red: Extending the urban edge further south would cause the City to extend as far as the M11 motorway and thus negatively impact on the compact nature of the City.
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 development moves the urban edge further southwest would decrease the distance between the City and Hauxton. Development on this site would link physically and visually with that at Trumpington Meadows and Glebe Farm
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red Red: Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. It would extend the City southwest in the form of an isolated promontory. The development would have a severe adverse impact on the setting of the City

Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: Development would extend the urban edge down a visually exposed southwest facing slope to meet the M11 corridor. The development would have a severe adverse impact on views from the west and south.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation	Red: Development would extend the urban edge down the slope to meet the M11 corridor and effectively lead to the loss of green foreground. The Trumpington Meadows development has been designed to achieve a soft green and distractive urban edge.
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation	Red: The Trumpington Meadows development has been designed to include a distinctive urban edge with a green foreground. Similar quality development could be developed nearer to the M11, but the green foreground would be largely lost and the noise mitigation measures necessary would be greater. Development would form a new edge against the M11 blocking views to townscape and landscape.
Green corridors penetrating into the City	A = Negative impact from loss of land forming part of a green corridor, but capable of mitigation	Amber: The development site would intrude into the river corridor and visually dominate it.
The distribution, physical separation, setting, scale and character of Green Belt villages	A = Negative impacts but capable of partial mitigation	Amber: Decreases distance between City and Hauxton. Development is set high relative to Hauxton and there will be a clear view to the development from the northern edge of the village. Removed mitigating edge landscapes between Cambridge and Hauxton will alter relationship between the two.
A landscape which has a strongly rural character	A = No impacts or impacts capable of mitigation	Amber: The landscape is rural, although clearly an urban edge site.
Overall conclusion on	RR = Very high and high	The development site is open

Green Belt	impacts	and highly visible from areas to the west, south and southeast. There would be a significant adverse impact on the purposes of Green Belt in terms of openness and setting of the City.
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:
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	A = Site is adjacent to a SAM that is less sensitive / not likely to be impacted / or impacts are capable of mitigation	Amber: The northern boundary lies close to a Romano-British settlement scheduled monument. Impacts are considered to be capable of mitigation.
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:
Part B: Deliverability and other constraints		
Criteria	Performance	Comments
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: The applicant has commented that the development would be accessed and serviced off the primary street through Trumpington Meadows, and that the northern and southern junctions onto Hauxton Road can, if necessary, be modified to provide sufficient capacity to accommodate the additional dwellings. County Highways have commented that access onto Hauxton Road would not be permitted. Any application would need to demonstrate that the northern and southern junctions can, after necessary modification accommodate additional traffic.

<p>Would allocation of the site have a significant impact on the local highway capacity?</p>	<p>A = Insufficient capacity. Negative impacts capable of appropriate mitigation.</p>	<p>A full transport assessment would be required to accompany any application including a residential travel plan, junction modelling of the area to assess network capacity and appropriate mitigation, including impact on public transport journey times and capacity.</p> <p>Development for 500 homes could generate a need for 4,250 all mode daily trips based on Southern Corridor Area Transport Plan trip rates.</p>
<p>Would allocation of the site have a significant impact on the strategic road network capacity?</p>	<p>A = Insufficient capacity. Negative impacts capable of appropriate mitigation.</p>	<p>Amber: A full transport assessment would be required to accompany any application. The Highways Agency advice is that sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment).</p>
<p>Is the site part of a larger site and could it prejudice development of any strategic sites?</p>	<p>G = No impact</p>	<p>Green: The site is part of a larger site including land in Cambridge but it would not prejudice their development. The development would form a further phase of the Trumpington Meadows development.</p>
<p>Are there any known legal issues/covenants that could constrain development of the site?</p>	<p>G = No</p>	<p>Green:</p>
<p>Timeframe for bringing the site forward for development?</p>	<p>A = Start of construction between 2017 and 2031</p>	<p>Amber: The Call for Sites questionnaire states that development is possible between 2011 and 2016, but that is considered to be unrealistic.</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: Improved utility infrastructure is likely to be required as follows. Electricity - Not supportable from existing network. Significant reinforcement and</p>

		<p>new network required.</p> <p>Mains water - The site falls within the CWC Cambridge Distribution Zone, 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 Cambridge Distribution Zone to supply the 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 new storage reservoir, tower or booster plus associated mains.</p> <p>Gas - Significant reinforcement would be required to support the development.</p> <p>Mains sewerage - There is sufficient capacity at the Cambridge WWTW 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: Provisional assessment. The consented development to the north includes a 420 place, 2 forms of entry Primary School sufficient to serve that development, located to the west of the Park & Ride site and incorporating open space for play and sports use. After allowing for surplus school places, the development of a site of this size would be likely to have to make provision on</p>

		<p>site for new primary school education, and possibly in combination with other sites, for secondary school education. The new primary school on the consented site is being built on a tight site with limited capacity for expansion. The proposed additional housing is not great enough by itself to justify an additional new primary school. It is unclear whether the existing primary school could be expanded into a 3 form of entry school sufficient to provide primary education to children from this site, but this is considered to be unlikely without the redesign of part of the consented site to provide for a bigger school site.</p>
<p>Is the site allocated or safeguarded in the Minerals and Waste LDF?</p>	<p>G = Site is not within an allocated or safeguarded area.</p>	<p>Green: The adopted Minerals and Waste Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). This site 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.</p> <p>This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.</p>
<p>Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?</p>	<p>A = Site or part of site within the SZ</p>	<p>Amber: Location within a zone will not in itself prevent development, it depends upon the nature of the development and its height. No erection of buildings, structures or works</p>

		exceeding 90m/295ft in height.
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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: 1.20km ACF - Trumpington
How far is the nearest health centre or GP service in Cambridge?	R = >800m	Red: 1.40km ACF - Trumpington
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:
Site integration with existing communities?	G = Good scope for integration with existing communities / of sufficient scale to create a new community	Green: Site would integrate with new community to be developed at Trumpington Meadows. The new community stadium and playing fields would create a facility of importance for communities from across the County
How far is the nearest secondary school?	A = 1-3km	Amber: 1.40km ACF – Parkside Federation Proposed School Clay Farm
How far is the nearest primary school?	City preference: G = <400m or non-housing allocations or site large enough to provide new school SCDC: G = <1km or non housing allocation or site large enough to provide new school	Green: Measured to the new primary school at Trumpington Meadows.
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:

Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan (CLP) 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:
If the site is protected open space, would the loss or replacement of the open space be consistent with CLP Local Plan policy 4/2 Protection of Open Space (for land in Cambridge), or with 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 minimum standards of onsite public open space (OS) provision?	GG = Development would create the opportunity to deliver significantly enhanced provision of new public open spaces in excess of adopted plan standards	Green, Green: The Call for Sites questionnaire refers to new open spaces, woodland, meadows and a community orchard.
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	A = 1-3km	Amber: 2.99km ACF – nearest employment 2000+ employees
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: No loss of employment land.

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.	
Sustainable Transport		
Criteria	Performance	Comments
CITY 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: Beyond 400m of P&R site and does not benefit from all aspects of a HQPT service.
CITY How far is the site from an existing or proposed train station?	R = >800m	Red: 3.12km ACF – Great Shelford
CITY What type of cycle routes are accessible near to the site?	A = Medium quality off-road path.	Amber: Provided the link from Harston/Hauxton to Trumpington Meadows is provided. This would provide a good route to the busway but, as above, the route to Trumpington is poor.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	RR = Score 0-4 from 4 criteria below R = Score 5-9 from 4 criteria below A = Score 10-14 from 4 criteria below G = Score 15-19 from 4 criteria below GG = Score 19-24 from 4 criteria below	Green, Green: Total Score = 22
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 600m (4)	Green: 532m ACF to Trumpington Park and Ride from the centre of the site.
SCDC Sub-indicator: Frequency of Public Transport	10 minute service or better (6)	Green, Green: 10 minute service.
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	20 minutes or less (6)	Green, Green: 18 minute journey time. (Trumpington Park and Ride – Cambridge, nr St. Andrew's Street).
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	Green, Green: 3.85km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to	R = Within or adjacent to an	Red:

an AQMA, the M11 or the A14?	AQMA, M11 or A14	
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: Site adjoins the M11 and A1309 which already experience poor air quality.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	<p>Amber: There are high levels of ambient / diffuse traffic noise and other noise sources. Noise likely to influence the design / layout and number / density of residential premises. The site is similar to North West Cambridge and at least half the site nearest M11 and to a lesser distance from Hauxton Road, is likely to be NEC C (empty site) for night: PPG24 advice is "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise". Residential could be acceptable with high level of transport noise mitigation: combination of appropriate distance separation, careful orientation / positioning / design / internal layout of buildings, noise insulation scheme and extensive noise attenuation measures to mitigate traffic noise (single aspect, limited height, sealed non-openable windows on façade facing M11 / , acoustically treated alternative ventilation, no open amenity spaces such as balconies / gardens). This site requires a full noise assessment including consideration of any noise attenuation measures such as noise barriers / berms and of practical / technical feasibility and financial viability.</p> <p>The impact of any new Community Stadium would need noise impact assessment and</p>

		careful design and integration with any nearby housing.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Residents of the site may experience impacts from road lighting and headlights. Stadium floodlighting would need careful design but can be conditioned.
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:
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: Land contamination found at former Monsanto site, site may require further investigation.
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection zone?	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:
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:
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: Non-statutory archaeological site - Excavations in advance of development to the north have identified extensive evidence for Neolithic, Iron Age, Roman and Saxon activity.

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: All of site is grade 2 land.
Would development make use of previously developed land (PDL)?	R = No	Red: Insignificant PDL on site.
Would development make use of previously developed land (PDL)? SCDC	A = No	Amber:
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)	G = Does not contain, is not adjacent to or local area will be developed as greenspace	Green:
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: The Call for Sites questionnaire refers to new open spaces, woodland, meadows and a community orchard.
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: Greatest impact would be upon farmland species for which this parcel of land has been specifically set-a-side to mitigate the adjacent residential development of Trumpington Meadows. Farmland species including large flocks of golden plover, common toad, brown hares and skylark would be lost. Opportunity for habitat linkage/enhancement/restoration by attenuation measures.
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:
Any other information not captured above?		
Conclusions		
Cross site comparison		
Level 1 Conclusion (after	R = Significant	Red:

allowing scope for mitigation)	constraints or adverse impacts	- Very significant impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: - Distant from existing services and facilities - Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context - Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11
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	