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

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

## Green Belt Site and Sustainability Appraisal Assessment Proforma

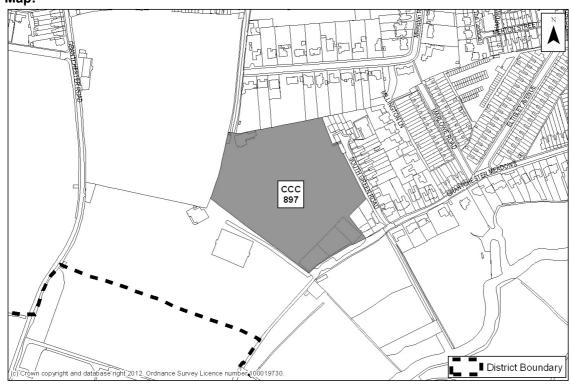
Site Information
Broad Location 2 Playing Fields off
Grantchester Road Newnham

Site reference number(s): CC897

Site name/address: St. Catherines Playing Field Grantchester Road

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

#### Мар:



#### Site description:

This is one of a number of college playing fields located to the south of Newnham off Granchester Road. The area is relatively level with views into open countryside to the south towards Grantchester and along the River Cam immediately east. The land is slightly elevated above the land to the east that forms part of the Cam river valley and Grantchester Meadows. The southern section of the Pembroke playing field to the south is located in South Cambridgeshire.

Current use(s): Sports Pavilion

Proposed use(s): Residential

Site size (ha): 2.71 South Cambridgeshire:0.00ha Cambridge: 2.71ha Assumed net developable area: 1.35-2.03 (assuming 50%net or 75% net )

Assumed residential density: 45dph Potential residential capacity: 61-91

Site owner/promoter: Owner known

Landowner has agreed to promote site for development?: No

**Site origin:** Site submitted by member of the public

Relevant planning history: No relevant planning applications for residential use.		
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 Is site within a flood zone?	Performance G = Flood risk zone 1	Green: The location lies entirely within Flood Risk Zone 1 (the lowest level of river flood risk).
Is site at risk from surface water flooding?	G = Low risk	Green:No surface water issues.
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	Site is immediately adjacent to a Defining Character Area and Green corridor (River Cam)
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site is under 2.5Km RR = Very high and high impacts.  A = Some impact, but	Green: The west edge of Cambridge is important because it demonstrates compactness. However development in this location would do little to increase distance from edge to centre. Amber: Development would
the environs of Cambridge from merging into one another and with the City.	capable of mitigation	decrease distance between City and Grantchester but could be mitigated.
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red, red: The setting of the City and edge of Newnham/Grantchester Meadows would be significantly negatively affected by developing close to the River Cam corridor.
Key views of Cambridge / Important views	R = Significant negative impact from loss or	Red: Significant negative impact on views from

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

upon Listed Buildings?	adjoin such buildings, and	
apon Listed Buildings.	there is no impact to the	
	setting of such buildings	
Part B: Deliverability and Vi	ability Criteria	
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: Site is not allocated / identified or a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Air Safeguarding Area – Half of site no buildings, structures and works exceeding 15m and a constraint of 45m in height on the remainder of site.
Is there a suitable access to the site?	R = No	Red: The site has no direct access to the adopted public highway; South Green Road is private and unsuitable for intensification in its current form.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.  This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.  S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.  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. The site should only be considered in conjunction with Sites 895 and 896 to mitigate access problems. The size of development would require modifications to Granchester Road and would result in the nature of the road changing significantly. Would allocation of the site A = Insufficient capacity. Amber: have a significant impact on Negative effects capable of Insufficient capacity. the strategic road network appropriate mitigation. Negative effects capable of capacity? appropriate mitigation. With regard to the A14 the Department for Transport announced in July that the A14 improvement scheme has been added to the national roads programme. Design work is underway on a scheme that will incorporate a Huntingdon Southern Bypass, capacity enhancements along the length of the route between Milton Interchange to the North of Cambridge and Huntingdon, and the construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will

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

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

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

achieve the minimum		
standards of onsite public		
open space provision?		
Commontina Footonia Cuar	ratio	
Supporting Economic Grow		0
Criteria	Performance	Comments
How far is the nearest main	G = <1 km or allocation is for	Green: Site is within 1km of
employment centre?	or includes a significant	an employment centre
	element of employment or	
	is for another non-	
	residential use	
Would development result	G = No loss of employment	Green: Development would
in the loss of employment	land / allocation is for	not lead to the loss of
land identified in the	employment development	employment land identified
Employment Land Review?	omployment development	in the Employment Land
Employment Land Heview.		Review
Would allocation result in	A = Not within or adjacent	Amber: Site in Newnham
development in deprived	to the 40% most deprived	LSOA 7984: 4.61 and
areas of Cambridge?	Super Output Areas within	adjacent to Newnham
	Cambridge according to the	LSOA 7985: 5.07
	Index of Multiple	
	Deprivation 2010.	
Sustainable Transport		
Criteria	Performance	Comments
What type of public	R = Service does not meet	Red: No high quality bus
transport service is	the requirements of a high	services within 400m, so
accessible at the edge of	quality public transport	the site does not meet the
the site?	(HQPT)	Local Plan (Policy 8/7)
		definition of high quality
		public transport.
How far is the site from an	R = >800m	Red: More than 800m.
existing or proposed train	, 5000	Trour more than evenin
station?		
What type of cycle routes	G = Quiet residential street	Green: Links to quiet
are accessible near to the		residential streets
	speed below 30mph, cycle	Tesidential streets
site?	lane with 1.5m minimum	
	width, high quality off-road	
	path e.g. cycleway adjacent	
	to guided busway.	
SCDC Would development	GG = Score 19-24 from 4	Total Score = 20
reduce the need to travel	criteria below	
and promote sustainable		
transport choices:		
	Within 400m (6)	Newnham, Selwyn Road
SCDC Sub-indicator:	VVILIIII TOOIII (O)	
SCDC Sub-indicator: Distance to a bus stop / rail	VVIIIII 400III (0)	

station		
SCDC Sub-indicator:	60 minute service (2)	18 / 18A Service
Frequency of Public		
Transport		
SCDC Sub-Indicator:	20 minutes or less (6)	10 minutes – (Newnham,
Typical public transport		Selwyn Road - Cambridge,
journey time to Cambridge		Drummer Street)
City Centre		
SCDC Sub-indicator:	Up to 5km (6)	1.02km ACF
Distance for cycling to City		
Centre	<u> </u>	
Air Quality, pollution, conta		0.0000000000000000000000000000000000000
Criteria	Performance	Comments
Is the site within or near to	G = >1000m  of an AQMA,	Green: Will require Air
an AQMA, the M11 or the	M11, or A14	Quality Assessment due to
A14?		size.
		More than 1000m from M11
Mould the development of	A Advance increase	and A14.
Would the development of	A = Adverse impact	Amber: The development
the site result in an adverse		may adversely affect air
impact/worsening of air		quality. An air quality
quality?	A Advance increased	assessment is required.
Are there potential noise	A = Adverse impacts	Amber: Frontage will be the
and vibration problems if	capable of adequate	noisiest part of the site from
the site is developed, as a	mitigation	the road. Noise assessment
receptor or generator?		and potential noise
		mitigation needed.
Are there potential light	G = No adverse effects or	Green: From purely the
pollution problems if the site	capable of full mitigation	residential amenity point of
is developed, as a receptor	capable of full fillingation	view the light impact from
or generator?		development would require
or generator:		assessment in the ES but
		could be fully mitigated.
		codid be fully fillingated.
		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	G = No adverse effects or	Green: No adverse effects
problems if the site is	capable of full mitigation	or capable of full mitigation
developed, as a receptor or	I mps.c.c. or rain mingation	on capacity of ran intigation
generator?		
Is there possible	G = Site not within or	Green: There are no known
contamination on the site?	adjacent to an area with a	former or current industrial
	history of contamination	activities on and off the site.
Protecting Groundwater		
Criteria	Performance	Comments
Would development be	G = Not within SPZ1 or	Green: Site is not within
within a source protection	allocation is for greenspace	SPZ 1.
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.	

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: Yes, in the Newnham Croft Conservation Area.
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: National Grid Reference 543990 257080. River Cam terraces along the Barton Road and Newnham are host to late prehistoric to Saxon settlement (Monuments in Cambridge eg MCB15026, MCB16190). A moated medieval site is loated at Dumpling Farm (MCB11422) and the watercourses from it connect to the Cam. A programme of archaeological works should be undertaken prior to the submission of any planning application.

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

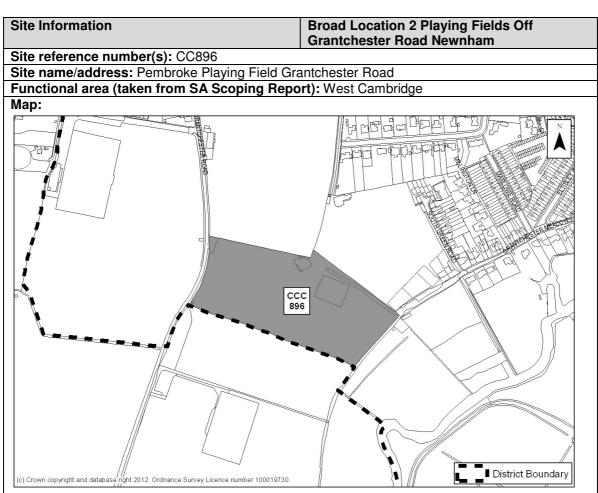
Would development make	R = No	Red: No
use of previously developed		
land (PDL)? (CITY)		
Would development make	A=No	Amber: No
use of previously developed		
land (PDL)? (SCDC)		
Biodiversity and Green Infra	astructure	
Criteria	Performance	Comments
Would development impact	A = Contains or is adjacent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

#### **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 description:** This is one of a number of college playing fields located to the south of Newnham off Granchester Road. The area is relatively level with views into open countryside to the south towards Grantchester and along the River Cam immediately east. The land is slightly elevated above the land to the east that forms part of the Cam river valley and Grantchester Meadows. The southern section of the Pembroke playing field to the south is located in South Cambridgeshire.

Current use(s): Playing Fields
Proposed use(s): Residential

Site size (ha): 3.76 South Cambridgeshire: Further section of the playing field is in SCDC. Area

Cambridge: 3.76

Assumed net developable area: 1.88-2.82ha (assuming 50% net or 75% net)

Assumed residential density: 45dph
Potential residential capacity: 85-127
Site owner/promoter: Owners known

Landowner has agreed to promote site for development?: No

Site origin: Site submitted by member of the public

Relevant planning history: No relevant planning applications for residential use.

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: No surface water issues
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	Site is immediately adjacent to a Defining Character Area and Green corridor (River Cam)
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site is under 2.5 Km	Green: The west edge of Cambridge is important because it demonstrates compactness. However development in this location would do little to increase distance from edge to centre.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	R = Significant negative impacts	Red: Development would move the urban edge closer to Grantchester.
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red, red: The setting of the City and edge of Newnham/Grantchester Meadows would be significantly negatively affected by developing close to the River Cam corridor.
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: Significant negative impact on views from Grantchester Meadows footpath and Grantchester Road.

R = Existing high quality edge, significant negative	Red: the existing soft green edge would be negatively
	impacted by development
mitigation.	and would be problematic to
	mitigate particularly as it is
	a site surrounded by rural
D – Existing high quality	landscape. Red: Grantchester
	Meadows is a distinctive
	City edge with high historic,
	cultural and environmental
3	value. Development would
	have a significant negative
	impact.
	Red: Significant negative
· · ·	impact on Green (river)
	Corridor.
	Dadi Davalanmant would
	Red: Development would decrease distance from City
	to Granchester.
Satisfactory malgation	to Granonostor.
B – Significant negative	Red: The strongly rural
impacts incapable of	Hanoscabe would be
impacts incapable of satisfactory mitigation	landscape would be negatively impacted.
satisfactory mitigation	negatively impacted.
satisfactory mitigation  RR = Very high and high	negatively impacted.  Red, Red: Development
satisfactory mitigation	negatively impacted.  Red, Red: Development would be highly damaging
satisfactory mitigation  RR = Very high and high	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and
satisfactory mitigation  RR = Very high and high	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on
satisfactory mitigation  RR = Very high and high	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and
satisfactory mitigation  RR = Very high and high	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining
satisfactory mitigation  RR = Very high and high impacts	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality
satisfactory mitigation  RR = Very high and high impacts  Conservation Designations	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.
satisfactory mitigation  RR = Very high and high impacts  Conservation Designations  Performance	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.  Comments
RR = Very high and high impacts  Conservation Designations  Performance G = Site is not near to an	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.
RR = Very high and high impacts  Conservation Designations  Performance G = Site is not near to an SSSI with no or negligible	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.  Comments
RR = Very high and high impacts  Conservation Designations Performance G = Site is not near to an SSSI with no or negligible impacts	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.  Comments
RR = Very high and high impacts  Conservation Designations Performance G = Site is not near to an SSSI with no or negligible impacts  Assets	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.  Comments Green: No
RR = Very high and high impacts  Conservation Designations  Performance G = Site is not near to an SSSI with no or negligible impacts  Assets  Performance	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.  Comments Green: No  Comments
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RR = Very high and high impacts  Conservation Designations Performance G = Site is not near to an SSSI with no or negligible impacts Assets Performance G = Site is not on or adjacent to a SAM	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.  Comments Green: No  Comments Green: No
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RR = Very high and high impacts  Conservation Designations  Performance G = Site is not near to an SSSI with no or negligible impacts  Assets  Performance G = Site is not on or adjacent to a SAM  G = Site does not contain or adjoin such buildings, and	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.  Comments Green: No  Comments Green: Site is not on or adjacent to a SAM  Green: Site does not contain or adjoin such
RR = Very high and high impacts  Conservation Designations Performance G = Site is not near to an SSSI with no or negligible impacts  Assets Performance G = Site is not on or adjacent to a SAM  G = Site does not contain or adjoin such buildings, and there is no impact to the	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.  Comments Green: No  Comments Green: Site is not on or adjacent to a SAM  Green: Site does not contain or adjoin such buildings, and there is no
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RR = Very high and high impacts  Conservation Designations  Performance G = Site is not near to an SSSI with no or negligible impacts  Assets  Performance G = Site is not on or adjacent to a SAM  G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	negatively impacted.  Red, Red: Development would be highly damaging to the setting of the city and have a negative impact on the Green corridor, Defining Character Area and quality landscape of Grantchester Meadows.  Comments Green: No  Comments Green: Site is not on or adjacent to a SAM  Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such
	edge, significant negative impacts incapable of mitigation.  R = Existing high quality edge, significant negative impacts incapable of mitigation.  R = Significant negative impact from loss of land forming part of a green corridor, incapable of mitigation R = Significant negative impacts incapable of satisfactory mitigation  R = Significant negative impacts incapable of satisfactory mitigation

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and Waste LDF?	area.	waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works (WWTW) or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	A = Site or part of site within the SZ	Amber: Air Safeguarding Area - No erection of buildings, structures and works exceeding 150ft (45.7m) in height
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: County Highways: The size of the proposed development would require modifications to Grantchester Road and would result in the nature of the road changing significantly.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity.  Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.  This site is of a scale that would trigger the need for a Transportation Assessment
		(TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.
		S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.
		The size of the proposed development would require modifications to Grantchester Road and would result in the nature of the road changing significantly.

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

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

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

	1	T
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	school  G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is Grantchester Street, Newnham. Additional population at this site may help to further support this relatively small Local Centre.
Accessibility to outdoor fac	cilities 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: Identified in City Council Open Space & Recreation Strategy and 2006 Local Plan as protected open space and of environmental importance
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?  If the site does not involve any protected open space	R=No, the site by virtue of its size is not able to	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.  Red: Loss of Protected Open Space (land protected by Local Plan Policy 4/2)
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?  Supporting Economic Groven	provide the minimum standard of OS.	by Local Plan Policy 4/2)
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non- residential use	Green: Site is within 1km of an employment centre.
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review.
Would allocation result in	A = Not within or adjacent	Amber: Site in Newnham

development in deprived	to the 40% most deprived	LSOA 7984: 4.61 and	
areas of Cambridge?	Super Output Areas within	adjacent to Barton LSOA	
	Cambridge according to the	8225: 7.07	
	Index of Multiple		
	Deprivation 2010.		
Sustainable Transport			
Criteria	Performance	Comments	
What type of public	R = Service does not meet	Red: No high quality bus	
transport service is accessible at the edge of	the requirements of a high quality public transport	services within 400m, so the site does not meet the	
the site?	(HQPT)	Local Plan (Policy 8/7)	
the site:	(HQLT)	definition of high quality	
		public transport.	
How far is the site from an	R = >800m	Red: More than 800m.	
existing or proposed train	11 - 2000111	riod. More triair occini.	
station?			
What type of cycle routes	G = Quiet residential street	Green- links to quiet	
are accessible near to the	speed below 30mph, cycle	residential streets, only if	
site?	lane with 1.5m minimum	the link to Grantchester	
	width, high quality off-road	Meadows through the car	
	path e.g. cycleway adjacent	park is significantly	
	to guided busway.	improved and future	
		maintenance of the link	
0000111		agreed (otherwise Red).	
SCDC Would development	GG = Score 19-24 from 4	Total Score = 20	
reduce the need to travel	criteria below		
and promote sustainable transport choices:			
SCDC Sub-indicator:	Within 400m (6)	Newnham, Selwyn Road	
Distance to a bus stop / rail	Within 400m (0)	ivewillalli, oelwyll rload	
station			
SCDC Sub-indicator:	60 minute service (2)	18 / 18A Service	
Frequency of Public	, ,		
Transport			
SCDC Sub-Indicator:	20 minutes or less (6)	10 minutes – (Newnham,	
Typical public transport		Selwyn Road – Cambridge,	
journey time to Cambridge		Drummer Street)	
City Centre			
SCDC Sub-indicator:	Up to 5km (6)	1.16km ACF	
Distance for cycling to City			
Centre  Air Quality, pollution, contamination and noise			
Criteria	Performance	Comments	
Is the site within or near to	G = >1000m of an AQMA,	Green: Will require Air	
an AQMA, the M11 or the	M11, or A14	Quality Assessment due to	
A14?		size.	
		More than 1000m from M11	
		and A14.	
Would the development of	A = Adverse impact	Amber: Development may	
the site result in an adverse		result in an adverse impact	
impact/worsening of air		on the air quality. Further	
quality?		assessment is required.	
Are there potential noise	A = Adverse impacts	Amber: Frontage will be the	
and vibration problems if	capable of adequate	noisiest part of the site from	

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

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

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

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

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: - Site is further than 800m from a health centre/GP and its small size would mean it could not provide for new health facilities on site It is not accessible to high quality public transportDevelopment would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.
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	Sites ranked A or G will be taken forward for viability assessment by consultants

#### **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

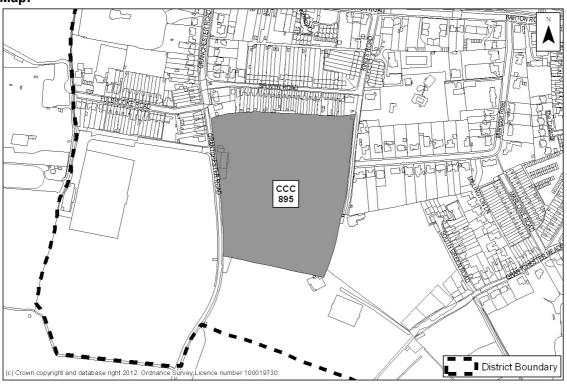
Site Information Broad Location 2 Playing Fields Off Grantchester Road Newnham

Site reference number(s): CC895

Site name/address: Downing Playing Field Grantchester Road

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

Мар:



**Site description:** This is one of a number of college playing fields located to the south of Newnham off Grantchester Road. The area is relatively level with views into open countryside to the south towards Grantchester and along the River Cam immediately east. The land is slightly elevated above the land to the east that forms part of the Cam river valley and Grantchester Meadows. The southern section of the Pembroke playing field to the south is located in South Cambridgeshire.

Current use(s): Playing Field

Proposed use(s): Residential

Site size (ha): 4.83 South Cambridgeshire: 0.00 Cambridge: 4.83

Assumed net developable area: 2.42-3.62ha (assuming 50% net or 75% net)

Assumed residential density: 45dph
Potential residential capacity: 109-163
Site owner/promoter: Owners known

Landowner has agreed to promote site for development?: No

Site origin: Site submitted by member of the public

Relevant planning history: None

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?	A = Medium risk	Amber: Fairly significant amount of surface water flooding towards the south east of the site. Careful mitigation required which could impact on achievable site densities as greater level of green infrastructure required
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	Edge of city site adjacent to low density established development. Area is discreet and could accommodate a low density, 2-storey development. Development would extend the envelop of Newnham to the south and would need a strong landscape buffer along southern and western edges.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre in Kilometres to approximate centre of site is under 2.5Km	Green: The west edge of Cambridge is important because it demonstrates compactness. However development in this location would do little to increase distance from edge to centre.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	A = Some impact, but capable of mitigation	Amber: Development would decrease distance between City and Grantchester but could be mitigated.

To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red Red: There would be a significant negative impact to the setting of the City.
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: There are very important views to the historic centre from the west which would be negatively impact.
Soft green edge to the City	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: Development would have negative impact on the soft green edge.
Distinctive urban edge	R = Existing high quality edge, significant negative impacts incapable of mitigation.	Red: The existing urban edge is green and abrupt and is distinctive in the Cambridge context.  Development would have a negative impact.
Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: No loss of green corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	A = Negative impacts but capable of partial mitigation	Amber: Development would decrease distance between City and Grantchester but could be mitigated.
A landscape which has a strongly rural character	R = Significant negative impacts incapable of satisfactory mitigation	Red: Site adjacent to rural hinterland and has a strong rural character. Any new development could have a negative impact, but could be mitigated.
Overall conclusion on Green Belt	RR = Very high and high impacts	Red, Red: This site is on the edge of the city and presents an abrupt suburban/rural edge and is highly visible from the west and south. Any form of development would have a significant negative impact.
Impact on national Nature (		
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		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: No
Would development impact	G = Site does not contain or	Green: No

upon Listed Buildings?	adjoin such buildings, and	
apon Listed Ballalligs.	there is no impact to the	
	setting of such buildings	
Part B: Deliverability and Vi		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: Site is not allocated / identified or a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone? Is there a suitable access to the site?	A = Site or part of site within the SZ  A = Yes, with mitigation	Amber: No erection of buildings, structures and works exceeding 150ft (45.7m) in height Amber: The size of the proposed development would require modifications to Grantchester Road and would result in the nature of the road changing significantly.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity.  Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation.  This site is of a scale that would trigger the need for a Transportation Assessment (TA) and Travel Plan (TP), regardless of the need for a full Environmental Impact Assessment.  S106 contributions and mitigation measures will be required where appropriate. Any Cambridge Area Transport Strategy or other plans will also need to be taken into account.  The size of the proposed development would require

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

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

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

	G = <1km or non housing allocation or site large enough to provide new school	
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	R = Significant negative effect A = Negative effect G = No effect or would support the vitality and viability of existing centres	Green: The site is too small to support a new Local Centre. The nearest Local Centre is Grantchester Street, Newnham. Additional population at this site may help to further support this relatively small Local Centre.
Accessibility to outdoor fac	cilities and green spaces	
Criteria Would development result	Performance R=Yes	Comments Red: Identified in City
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).		Council Open Space & Recreation Strategy and 2006 Local Plan as protected open space and of environmental importance.
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	G=Yes	Red: Any future development would need to satisfactorily incorporate the environmentally sensitive protected open space or demonstrate it can be reprovided elsewhere in an appropriate manner.
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	R= No, the site by virtue of its size is not able to provide the minimum standard of OS.	Red: Loss of Protected Open Space (land protected by Local Plan Policy 4/2)
Supporting Economic Grov		0.0000000000000000000000000000000000000
Criteria  How far is the nearest main employment centre?	Performance  G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is within 1km of an employment centre
Would development result in the loss of employment land identified in the	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified

Would allocation result in development in deprived areas of Cambridge?  Sustainable Transport  Criteria	<del>-</del> <del> </del>		
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	ity Assessment due to		
A14? size.	than 1000m from M11		
· · · · · · · · · · · · · · · · · · ·	have an adverse		
impact/worsening of air impa			
Would the development of the site result in an adverse A = Adverse impact Amb	A14. er: The development		

quality?		Further assessment is
quality:		required.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Frontage will be the noisiest part of the site from the road. Noise assessment and potential noise mitigation needed.
		Unable to answer vibration and/or generator question at this stage. It will depend on development characteristics.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: From purely the residential amenity point of view the light impact from development would require assessment in the ES but could be fully mitigated.
		Other agencies should be consulted regarding the impact on wild life, night sky and the County Council regarding impact on public highways.
Are there potential odour problems if the site is developed, as a receptor or generator?	G = No adverse effects or capable of full mitigation	Green: No adverse effects for residential use
Is there possible contamination on the site?	G = Site not within or adjacent to an area with a history of contamination	Green: There are no known former industrial activities on or in close proximity to the site.
Protecting Groundwater		
Criteria Would dovelopment be	Performance	Croon: Not within SP71
Would development be within a source protection zone? Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.	R = Within SPZ 1 G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1

Protecting the townscape and historic environment (Landscape addressed by Green Belt criteria)		
Criteria	Performance	Comments
Would allocation impact	G = Site does not contain or	Green: Site does not
upon a historic	adjoin such areas, and	contain or adjoin such
park/garden?	there is no impact to the	areas, and there is no

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

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

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 not contain, is not adjacent to locally designated wildlife sites
Does the site offer opportunity for green infrastructure delivery?	A = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation	Amber: No significant opportunities or loss of existing green infrastructure
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?)	G = Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Boundary features of playing fields often form useful corridors for foraging and dispersing mammals, birds and invertebrates. Proposals should seek to retain mature trees, hedgerows and areas of scrub. Opportunities for small scale woodland planting and creation of wetland features. Habitat links to adjoining countryside should be maintained and enhanced.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	A = Any adverse impact on protected trees capable of appropriate mitigation	Amber: One TPO on the boundary

# Any other information not captured above?

Townscape Comments – Wider Area: The area would require direct access onto Granchester Road, either in the form of a an intersection serving either side of Granchester Road or via other, or additional, access points. Development would need to "back" onto existing development to the north and east, and would require pedestrian/cycle links within/beyond the site. In approaching the lands from Granchester, a new city "edge" would be created.

Townscape Comments - Site Specific: Site 895 backs directly onto properties fronting Selwyn Road and would require a well designed landscaped buffer/setback to those properties.

Conclusions		
Cross site comparison		
Level 1 Conclusion (after	A = Some constraints or	Red:
allowing scope for	adverse impacts	- Very significant impact on
mitigation)		Green Belt purposes
		- No evidence of
		landowner intention to
		develop
Level 2 Conclusion (after	A = Some constraints or	Red:

allowing scope for mitigation)	adverse impacts	- Site is further than 800m from a health centre/GP and its small size would mean it could not provide for new health facilities on site It is not accessible to high quality public transportDevelopment would result in the loss of a playing field designated as public open
		space. This open space would have to be satisfactorily replaced elsewhere.
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	Sites ranked A or G will be taken forward for viability assessment by consultants

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

## Green Belt Site and Sustainability Appraisal Assessment Proforma

Site reference number(s): CC901
Site name/address: Wests Renault RUFC Grantchester Road
Functional area (taken from SA Scoping Report): West Cambridge
Map:

District Boundary

**Site description:** This is one of a number of college playing fields located to the south of Newnham off Grantchester Road. The area is relatively level with views into open countryside to the south towards Grantchester and along the River Cam immediately east. The land is slightly elevated above the land to the east that forms part of the Cam river valley and Grantchester Meadows.

Current use(s): Playing fields and sports pavilion

Proposed use(s): Residential

Site size (ha): 8.55 South Cambridgeshire: 0.00 ha Cambridge: 8.55ha

Assumed net developable area: 4.28-6.41ha (assuming 50%net or 75% net )

Assumed residential density: 45dph

Potential residential capacity: 192-289

Site owner/promoter: Owner known

Landowner has agreed to promote site for development?: No

Site origin: Site submitted by member of the public

Relevant planning history: No relevant planning applications for residential use.		
Level 1 Part A: Strategic Considerations		
	l's Sustainable Development	t 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 Is site within a flood zone?	Performance R = Flood risk zone 3	Comments  Red:Significant parts of the site is in functional floodplain (3b) and is therefore unsuitable for development.
Is site at risk from surface water flooding?	R = High risk,	Red: Significant surface water flooding for the majority of the site, mitigation would be difficult due to the high risk.
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	Site is on the edge of the City with clear, open views from west. Current use as sports pitches with associated lighting visually degrades this area slightly.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic core	Distance from edge of the defined City Centre is under 2.5 Km to approximate centre of site	Green: The west edge of Cambridge is important because it demonstrates compactness. However development in this location would do little to increase distance from edge to centre.
To prevent communities in the environs of Cambridge from merging into one another and with the City.	R = Significant negative impacts	Red: Development would move the urban edge closer to Grantchester.
To maintain and enhance the quality of the setting of Cambridge	RR = Very high and high impacts	Red Red: There would be a significant negative impact to the setting of the City.
Key views of Cambridge / Important views	R = Significant negative impact from loss or degradation of views.	Red: There are very important views to the historic centre from the west which would be negatively

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

Criteria	Performance	Comments
Is the site allocated or	G = Site is not within an	Green: Site is not allocated
safeguarded in the Minerals	allocated or safeguarded	/ identified or a mineral or
and Waste LDF?		
and waste LDF?	area.	waste management use
		through the adopted
		Minerals and Waste Core
		Strategy or Site Specific
		Proposals Plan. It does not
		fall within a Minerals
		Safeguarding Area; a
		Waste Water Treatment
		Works or Transport Zone
		Safeguarding Area; or a
		Minerals or Waste
		Consultation Area.
Is the site located within the	A = Site or part of site within	Amber: Site within SZ. No
Cambridge Airport Public	the SZ	erection of buildings,
Safety Zone (PSZ) or		structures or works
Safeguarding Zone?		exceeding 45m in height
Is there a suitable access to	A = Yes, with mitigation	Amber: The size of the
the site?		proposed development
		would require
		modifications to
		Grantchester Road and
		would result in the nature
		of the road changing
		significantly.
Would allocation of the site	A = Insufficient capacity.	Amber:
have a significant impact on	Negative effects capable of	Insufficient capacity.
the local highway capacity?	appropriate mitigation.	Negative effects capable of
		appropriate mitigation.
		This site is of a scale that
		would trigger the need for a
		Transportation Assessment
		(TA) and Travel Plan (TP),
		regardless of the need for a
		full Environmental Impact
		Assessment.
		S106 contributions and
		mitigation measures will be
		required where appropriate.
		Any Cambridge Area
		Transport Strategy or other
		plans will also need to be
		taken into account.
		The size of the proposed
		development would require
		modifications to
		Grantchester Road and
		would result in the nature of
		the road changing

		significantly.
		The proposal will result in a significant loss of existing hedge.
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	•

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

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

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

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

0000011"	00 1 1 (0)	140 : 1 (2)
SCDC Sub-Indicator:	20 minutes or less (6)	10 minutes – (Newnham,
Typical public transport		Selwyn Road – Cambridge,
journey time to Cambridge		Drummer Street)
City Centre		
SCDC Sub-indicator:	Up to 5km (6)	1.27km ACF
Distance for cycling to City		
Centre		
Air Quality, pollution, conta	mination and noise	
Criteria	Performance	Comments
Is the site within or near to	G = >1000m of an AQMA,	Green: Will require Air
an AQMA, the M11 or the	M11, or A14	Quality Assessment due to
A14?		size.
7		More than 1000m from M11
		and A14.
Would the development of	A = Adverse impact	Amber: Development may
the site result in an adverse	A = Adverse impact	adversely affect air quality.
impact/worsening of air		An air quality assessment is
quality?  Are there potential noise	A - Advorce impacts	required.
•	A = Adverse impacts	Amber: Frontage will be the
and vibration problems if	capable of adequate	noisiest part of the site from
the site is developed, as a	mitigation	the road. Some uses
receptor or generator?		particularly industrial may
		affect the existing
		residential. Noise
		assessment and potential
		noise mitigation is needed.
		Unable to answer the
		vibration and/or generator
		question at this stage, it will
		depend on development
		characteristics.
Are there potential light	G = No adverse effects or	Green: From purely the
pollution problems if the site	capable of full mitigation	residential amenity point of
is developed, as a receptor		view the light impact from
or generator?		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	G = No adverse effects or	Green: No adverse effects
problems if the site is	capable of full mitigation	
developed, as a receptor or		
generator?		
Is there possible	G = Site not within or	Green: There are no known
contamination on the site?	adjacent to an area with a	former or current industrial
	history of contamination	uses on and off the site.
Protecting Groundwater		
Criteria	Performance	Comments
J	. 5.10111141100	55.7111151116

Would development be within a source protection	G = Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ 1.
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.		

Criteria	Performance	Comments
Would allocation impact upon a historic park/garden?	G = Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: No
Would development impact upon a Conservation Area?	G = Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: No
Would development impact upon buildings of local interest (Cambridge only)	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: No
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: National Grid Reference 543550 257110. River Cam terraces along the Barton Road and Newnham are host to late prehistoric to Saxon settlement. (Monuments in Cambridge eg MCB15026, MCB16190). A moated medieval site is loated at Dumpling Farm (MCB11422) and the watercourses from it connect to the Cam. A programme of archaeological works should be undertaken prior to the submission of any planning application.

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

Would development make use	R = No	No		
of previously developed land				
(PDL)? (CITY)				
Would development make use	A=No	Amber: No		
of previously developed land				
(PDL)? (SCDC)				
Bi-di-anima and Garage				
Biodiversity and Green Infrast Criteria		Comments		
Would development impact	Performance	Comments  Ambary Payridamy factures		
upon a locally designated	A = Contains or is adjacent	Amber: Boundary features		
wildlife site i.e. (Local Nature	to an existing site and	of playing fields often form		
Reserve, County Wildlife Site,	impacts capable of	useful corridors for		
City Wildlife Site)	appropriate mitigation	foraging and dispersing		
only Whame One)		mammals, birds and		
		invertebrates. Proposals		
		should seek to retain		
		mature trees, hedgerows		
		and areas of scrub.		
Does the site offer opportunity	A = No significant	Amber: No significant		
for green infrastructure	opportunities or loss of	opportunities		
delivery?	existing green infrastructure	• •		
	capable of appropriate			
	mitigation			
	3 3			
Would development reduce	G = Development could	Green: Boundary features		
habitat fragmentation, enhance	have a positive impact by	of playing fields often form		
native species, and help	enhancing existing features	useful corridors for		
deliver habitat restoration	and adding new features or	foraging and dispersing		
(helping to achieve Biodiversity	network links	mammals, birds and		
Action Plan targets?)	TIOCHOTIC III III.O	invertebrates. Proposals		
		should seek to retain		
		mature trees, hedgerows		
		and areas of scrub.		
		Opportunities for small		
		scale woodland planting		
		and creation of wetland		
		features. Habitat links to		
		adjoining countryside		
		should be maintained and		
Are there trees on site or	A Any advorce impact or	enhanced.		
	A = Any adverse impact on	Amber: A dozen or so		
immediately adjacent protected by a Tree Preservation Order	protected trees capable of	TPOs on the northern		
(TPO)?	appropriate mitigation	periphery.		
(11 0):	G = Site does not contain or			
	adjoin any protected trees			
Any other information not of	aptured above?			
Conclusions				
Cross site comparison				
Level 1 Conclusion (after	R = Significant constraints	Red:		
allowing scope for	or adverse impacts	- Very significant impact on		
mitigation)		Green Belt purposes		
		-Significant flooding		
		problems		
		- No evidence of		
	<del></del>			

Lauri O Caralusian (attau	D. Cinnificant annaturint	landowner intention to develop
Level 2 Conclusion (after allowing scope for mitigation)	R = Significant constraints or adverse impacts	Red: -Site is not near to local facilities such as district / local centre, GP surgery and primary school, and due to its size it is less likely to be able to provide for new facilitiesIt is not accessible to high quality public transportDevelopment would result in the loss of a playing field designated as public open space. This open space would have to be satisfactorily replaced elsewhere.
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	Sites ranked A or G will be taken forward for viability assessment by consultants