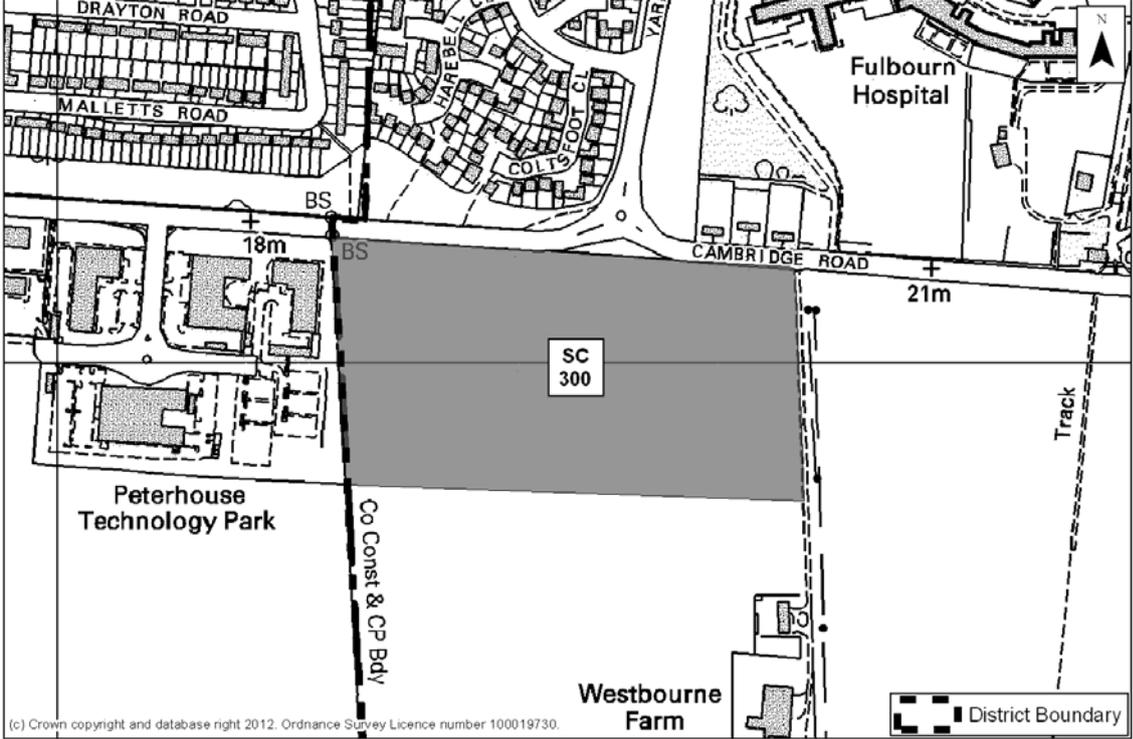


Cambridge City Council / South Cambridgeshire District Council

Green Belt Site and Sustainability Appraisal Assessment Proforma

Site Information	Broad Location No. 7 Land between Babraham Road and Fulbourn Road
Site reference number(s): SC300	
Site name/address: Site Option GB5 Fulbourn Road East	
Functional area (taken from SA Scoping Report): N/A In SCDC	
<p>Map:</p>  <p>The map shows a site labeled 'SC 300' shaded in grey. It is bounded to the north by Cambridge Road (21m wide) and to the west by a road labeled 'Co Const & CP Bdy' (18m wide). To the north of Cambridge Road is Fulbourn Hospital. To the west of the site is Peterhouse Technology Park. To the south is Westbourne Farm. A dashed line indicates the District Boundary. A north arrow is in the top right. A legend in the bottom right shows a dashed line for 'District Boundary'. A small copyright notice is in the bottom left: '(c) Crown copyright and database right 2012. Ordnance Survey Licence number 100019730.'</p>	
Site description: Arable open fields and chalk grassland south of Fulbourn Road to the north of the Gog Magog Hills	
Current use(s): Agricultural land	
Proposed use(s): Employment	
Site size (ha): 6.92 South Cambridgeshire: 6.92ha Cambridge: 0.0 ha	
Assumed net developable area: 5.19 (assuming 50% net or 75% net)	
Assumed residential density: 40dph	
Potential residential capacity: 208 but being put forward for employment.	
Site owner/promoter: Owner known	
Landowner has agreed to promote site for development?: Yes but only in context of larger site	
Site origin: Green Belt Site Assessment 2012	

Relevant planning history:

Cambridge Local Plan Inspectors Report

2006: Omission Site No.5 - Netherall Farm (south-west corner of Site CC911) - The Inspector rejected the inclusion of the site because:

- it is a large area of open land within Green Belt, outside built up area which was not needed for housing supply.
- He also raised the importance of several views and setting of the City, and lack of screening.
- It was also said to not have the advantages of the Southern Fringe, and not related to Addenbrookes to justify it.

The Inspector did however say the site is a sustainable location with respect to access to services and employment and no objections on infrastructure grounds or difficulties with building communities.

Omission Site No.7 - Land Adjoining Peterhouse Technology Park (small site on northern edge of Site CC911) - The land was dismissed by the Inspector partly on lack of evidence on some issues, but more substantially on grounds that the site is open land, in the Green Belt (the boundary here is clear and firm), and outside the urban area. There was also no need for the site.

No relevant planning applications for residential use.

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

Criteria	Performance (fill with relevant colour R A G or RR R A G GG etc and retain only chosen score text)	Comments
Is the site within an area that has been identified as suitable for development in the SDS?	G = Yes	Edge of Cambridge

Flood Risk

Criteria	Performance	Comments
Is site within a flood zone?	G = Flood risk zone 1	Green: The location lies entirely within Flood Risk Zone 1 (the lowest level of river flood risk).
Is site at risk from surface water flooding?	G = Low risk	Green: No surface water issues. Development should be mindful of potential flow routes from adjacent high land.

Green Belt

Criteria	Performance	Comments
What effect would the development of this site have on Green Belt purposes, and other matters important to the special character of Cambridge and setting?	See below	The site is located adjacent to the existing technology park and is at the bottom of north facing slope. It would have a minor negative effect on the purposes of Green Belt.
To preserve the unique character of Cambridge as a compact and dynamic City with a thriving historic	Distance from edge of the defined City Centre in Kilometres to approximate centre of site just over 5km	Red: Development would extend the urban edge eastward and would have a impact on compactness.

core		
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 take the urban edge closer to Fulbourn.
To maintain and enhance the quality of the setting of Cambridge	A = Medium and medium/minor impacts	Amber: There are no views to or direct associations with the collegiate or historic core from this area. Sensitive, limited and low level development which included landscape and matched the contours of the Peterhouse Technology Park would limit impact on setting.
Key views of Cambridge / Important views	A = Negative impact from loss or degradation of views.	Amber: There are expansive views from the south looking over the site to the City and Fulbourn as well as views from the east towards the City. Views could be mitigated if development limited and were similarly contoured as the existing adjacent Technology Park.
Soft green edge to the City	A = Existing lesser quality edge / negative impacts but capable of mitigation	Amber: Areas to north of Fulbourn Road slightly degrade existing edge. Soft green edge could be enhanced and improved on.
Distinctive urban edge	G = Not present	Green: No effect on distinctive urban edge.
Green corridors penetrating into the City	G = No loss of land forming part of a green corridor / significant opportunities for enhancement through creation of a new green corridor	Green: There would be no loss of land associated with a recognised green corridor.
The distribution, physical separation, setting, scale and character of Green Belt villages (SCDC only)	G = No impacts or minor impacts capable of mitigation	Amber: Development would take the urban edge closer to Fulbourn Hospital and might impact that part of the village.
A landscape which has a strongly rural character	A = Negative impacts but capable of partial mitigation	Amber: The site has a rural character. Its development would have a negative impact on its character.
Overall conclusion on	A = Medium and	Amber: If development were

Green Belt	medium/minor impacts	confined to the 20m contour, it could be suitably mitigated and therefore have a low impact on the Green Belt.
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)?	G = Site is not near to an SSSI with no or negligible impacts	Green: Site is not near to an SSSI with no or negligible impacts
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)?	G = Site is not on or adjacent to a SAM	Green: Site is not on or adjacent to a SAM
Would development impact upon Listed Buildings?	G = Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF?	G = Site is not within an allocated or safeguarded area.	Green: This site does not fall within a Minerals Safeguarding Area; a WWTW or Transport Zone Safeguarding Area; or a Minerals or Waste Consultation Area. The adopted Core Strategy, Policy CS16, identifies Cambridge south as a Broad Location for a new Household Recycling Centre (HRC). Part of this area falls within this broad location. Policy CS16 requires major developments to contribute to the provision of HRCs, consistent with the adopted RECAP Waste Management Guide. Contributions may be required in the form of land and / or capital payments. This outstanding infrastructure deficit for an HRC must be addressed, such infrastructure is a strategic priority in the NPPF.
Is the site located within the	A = Site or part of site within	Amber: Approximately 95%

Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone?	SZ	of site is within SZ 'Any Structure greater than 15m AGL' and the remainder in SZ 'Any Structure greater than 10m AGL'
Is there a suitable access to the site?	A = Yes, with mitigation	Amber: Yes with mitigation Technically it would be possible to provide access. The internal roads to Peterhouse Technology Park are private and may not have been constructed to the Highway Authority's requirements.
Would allocation of the site have a significant impact on the local highway capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	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.
Would allocation of the site have a significant impact on the strategic road network capacity?	A = Insufficient capacity. Negative effects capable of appropriate mitigation.	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation With regard to the A14 the Department for Transport 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

		<p>construction of parallel local access roads to enable the closure of minor junctions onto the A14. The main impact, in relation to Grange Farm and other potential Local Plan sites, is that existing capacity constraints on the A14 between Cambridge and Huntingdon will be removed. The funding package and delivery programme for the scheme is still to be confirmed, and major development in the Cambridge area, which will benefit from the enhanced capacity, will undoubtedly be required to contribute towards the scheme costs, either directly or through the Community Infrastructure Levy. The earliest construction start would be 2018, with delivery by the mid-2020s being possible.</p>
Is the site part of a larger site and could it prejudice development of any strategic sites?	G = No impact	Green: Site CC300 closely related to South Cambs SHLAA Sites SC111, SC283 and SC284. Site SC300 could be accessed off of Fulbourn Road as a free standing development.
Are there any known legal issues/covenants that could constrain development of the site?	G = No	Green: Not aware of any legal issues/covenants
Timeframe for bringing the site forward for development?	R = Beyond 2031 (beyond plan period) A = Start of construction between 2017 and 2031 G = Start of construction between 2011 and 2016	Not applicable as being suggested as employment site
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: Improvements to 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?	R = School capacity not sufficient, constraints cannot be appropriately mitigated. A = School capacity not sufficient, constraints can be appropriately mitigated G = Non-residential development / surplus school places	Not applicable as employment use

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from the nearest District or Local centre?	A = 400-800m	Amber: Approximately 50% of the site is within 400-800m (as the crow flies) of Cherry Hinton High Street local centre.
How far is the nearest health centre or GP service in Cambridge?	A = 400-800m	Amber: Approximately 50% of the site is within 400-800m (as the crow flies) of Cherry Hinton Medical Centre, 34 Fishers Lane, Cherry Hinton, CB1 4HR
Would development lead to a loss of community facilities?	G = Development would not lead to the loss of any community facilities or appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities
How well would the development on the site integrate with existing communities?	R = Limited scope for integration with existing communities / isolated and/or separated by non-residential land uses A = Adequate scope for integration with existing communities G = Good scope for integration with existing communities / of sufficient scale to create a new community	N/A as employment development
How far is the nearest secondary school?	A = 1-3km	Amber: Site is between 1-3km from Coleridge Community College, Radegund Road, CB1 3RJ, St.Bedes Inter-Church School, Birdwood Road,

		CB1 3TB and Netherhall School, Queen Ediths Way, CB1 4NN
How far is the nearest primary school?	<p>City preference:</p> <p>A = 400-800m</p> <p>SCDC:</p> <p>G = <1km or non housing allocation or site large enough to provide new school</p>	Amber: Approximately 65% of site is within 800m from Colville School, Colville Road, CB1 9EJ
Would development protect the shopping hierarchy, supporting the vitality and viability of Cambridge, Town, District and Local Centres?	G = No effect or would support the vitality and viability of existing centres	Green: The site would be large enough to support a new Local Centre. The nearest Local Centres at Wulfstan Way and Cherry Hinton High Street are further than 800m from the site. The distance to these centres and the potential size of the new population if the site was brought forward would merit a new Local Centre, which would be unlikely to have an impact on the existing hierarchy.
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Would development result in the loss of land protected by Cambridge Local Plan policy 4/2 or South Cambridgeshire Development Control policy SF/9? (excluding land which is protected only because of its Green Belt status).	G=No	Green: Site in not protected open space or has the potential to be protected
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space or South Cambridgeshire Development Control policy SF/9 (for land in South Cambridgeshire)?	R=No G=Yes	The site owner must provide details of how this can be achieved
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically	G = Assumes minimum on-site provision to adopted plan standards is provided onsite	Green: No obvious constraints that prevent the site providing minimum on-site provision.

accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre?	G = <1km or allocation is for or includes a significant element of employment or is for another non-residential use	Green: Site is within 1km of an employment centre
Would development result in the loss of employment land identified in the Employment Land Review?	G = No loss of employment land / allocation is for employment development	Green: Development would not lead to the loss of employment land identified in the Employment Land Review
Would allocation result in development in deprived areas of Cambridge?	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 Fulbourn LSOA 8243: 11.41
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site?	G = High quality public transport service	Green: Accessible to HQPT as defined. Site is within 400m of other bus services that link the site to the City Centre and other areas.
How far is the site from an existing or proposed train station?	R = >800m	Red: Site is beyond 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the site?	RR = no cycling provision and traffic speeds >30mph with high vehicular traffic volume.	Red Red: This side of Fulbourn Road has no cycling provision and speeds can be high and cyclists will need to cross the busy junction to join the on-road cycle lane or off-road path along Cherry Hinton Rd.
SCDC Would development reduce the need to travel and promote sustainable transport choices:	GG = Score 19-24 from 4 criteria below	Total Score = 21
SCDC Sub-indicator: Distance to a bus stop / rail station	Within 400m (6)	Fulbourn Road
SCDC Sub-indicator: Frequency of Public	10 minute service or better (6)	Citi 3 service.

Transport		
SCDC Sub-Indicator: Typical public transport journey time to Cambridge City Centre	Between 31 and 40 minutes (3)	35 minutes – (Cherry Hinton, Yarrow Road – Cambridge, St. Andrews Street)
SCDC Sub-indicator: Distance for cycling to City Centre	Up to 5km (6)	4.26km ACF
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14?	G = >1000m of an AQMA, M11, or A14	Green: Major Development Environmental Impact Assessment required to assess likely major transport impact. Outside the Air Quality Management Area but air quality assessment required. More than 1000m from an AQMA, M11 or A14.
Would the development of the site result in an adverse impact/worsening of air quality?	A = Adverse impact	Amber: The development will have a adverse impact on air quality and the AQMA due to major transport impact. An air quality assessment is essential.
Are there potential noise and vibration problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Some industrial and commercial uses and associated plant may impact on adjacent commercial properties and near by residential. This will require assessment and mitigation
Are there potential light pollution problems if the site is developed, as a receptor or generator?	A = Adverse impacts capable of adequate mitigation	Amber: Industrial/commercial uses are likely to have security and floodlighting which will require assessment and mitigation. 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?	A = Adverse impacts capable of adequate mitigation	Amber: Some industrial /commercial uses can have odour impacts that may impact on nearby properties and will require mitigation.

Is there possible contamination on the site?	A = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development	Amber: The site has former potentially contaminative activities. Further contamination assessment is required.
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Protecting Groundwater

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

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 an area, and there is no impact to the setting of such an area
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: Site does not contain or adjoin such an area, and there is no impact to the setting of such an 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: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Would development impact upon archaeology?	A = Known archaeology on site or in vicinity	Amber: National Grid Reference (centred) Significant prehistoric sites known on the chalk south of Cherry Hinton Road: former site of 'War Ditches' Iron Age hill fort was partially excavated in early 20thC ahead of clunch extraction on Lime Kiln Road (Monuments in Cambridge - MCB5999). Evidence of a

		<p>massacre at the site. Cropmarks of Bronze Age round barrow groups (burial mounds), now ploughed flat, are evident in several places in this allocation area (eg MCBs 3446, 6004, 13462 and those excavated in advance of Peterhouse Technology Park ECB357 (ECB – Events Cambridge). Field scatters of prehistoric stone implements throughout. Worsted Street Roman Road (part of Via Devana - Godmanchester to Colchester Ro Rd) traverses the site and is likely to have road side settlements along its route. A programme of archaeological works should be undertaken prior to the submission of any planning application.</p>
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Making Efficient Use of Land		
Criteria	Performance	Comments
Would development lead to the loss of the best and most versatile agricultural land?	A = Minor loss of grade 1 and 2 land	Amber: Approximately 70% of site on Grade 2 land, 30% on urban land but resulting loss would be less than 20ha.
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:
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)	A = Contains or is adjacent to an existing site and impacts capable of appropriate mitigation	Amber: Area is adjacent to a number locally designated sites (some of which overlay each other) including Sites of Special Scientific Interest (East Pit and Limekiln Hill), Local Nature Reserves (Cherry Hinton Pits, Beechwoods), Protected Roadside Verges (Worts

		Causeway, Limekiln Hill), County Wildlife Sites (Netherhall Farm).
Does the site offer opportunity for green infrastructure delivery?	G = Development could deliver significant new green infrastructure	Green: The whole site is of strategic importance for Countywide Green Infrastructure and is proposed for landscape scale chalk grassland Restoration and creation in the adopted 2011 Cambridgeshire Green Infrastructure strategy. The vision is to link up the existing isolated sites with Wandlebury, Gog Magogs, Nine Wells Local Nature Reserve and the natural green space of the Clay Farm development.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat 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: Species of particular note currently known on or adjacent to the site include a breeding Schedule 1 bird species, Barbastelle Bat, Glow Worm, Grape Hyacinth, Moon Carrot, White Helleborine, Grey Partridge, Corn Bunting, and Brown Hare. A large-scale habitat creation scheme could benefit these and other species. Full ecological surveys would be required in order to assess potential impacts. Appropriate development at base of slope may help realise Green Infrastructure vision.
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?	G = Site does not contain or adjoin any protected trees	Green: There are no Tree Preservation Orders on or near the site.
Any other information not captured above?		
Conclusions		
Level 1 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: - Adverse impact on Green Belt purposes
Level 2 Conclusion (after allowing scope for mitigation)	A = Some constraints or adverse impacts	Amber: -Site suffers from lack of cycling provision on the

		fast and busy Fulbourn Road along with difficulties with crossing a busy junction. This would however be capable of mitigation.
Overall Conclusion	A = Site with development potential (some constraints or adverse impacts)	Amber: - Site with development potential (some constraints or adverse impacts)
Viability feedback (from consultants)	R = Unlikely to be viable, A = May be viable G = Likely to be viable	Consultants are at an early stage in the viability appraisal work. This work will be available to inform the choice of sites to include in the Draft Local Plan.