

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 46 Detail **Site Name:** Wests Garage, 217 Newmarket Road **Map ID:** 046

Ward: Abbey

Site Area in Hectares: 0.33

Number of units (unconstrained using density multiplier): 27

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes – Car showroom and garage workshop	a
Buildings In Use: Yes – Car showroom and garage workshop	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: No (planning history relates to the current use of the site) 07/0009/FUL Permission not required C/04/0498 Demolition of workshop building, extension of showroom, and linked" alterations including erection of security fencing. Approved C/03/0945 Demolition of workshop building (1150m2), showroom extension (250m2) and link (85m2), external cladding, resurfacing and security fencing. Refused	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
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Environmental Considerations	
Is there potential contamination on site? Potential contamination issues (site occupied by garages)	a
Any potential noise problems ? Refer to EH (Newmarket Road) Traffic noise	a
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is within or adjacent to the AQMA and therefore will require an air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent to the AQMA. This site is in an area of poor air quality and an appropriate air quality assessment will need to be made to ensure that any proposed development will not prejudice the health of new occupants.	a
Access & Transport Considerations Issues with car parking in local area Given the nature of Newmarket Road, on-street parking would be problematic. The site is located within the CPZ	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C3 service)	g
Design & Impact Considerations Nearby buildings overlook site Site is overlooked by houses on River Lane, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area Adjacent to Central Conservation Area	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 23 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development on this site should integrate well with surrounding residential development	g

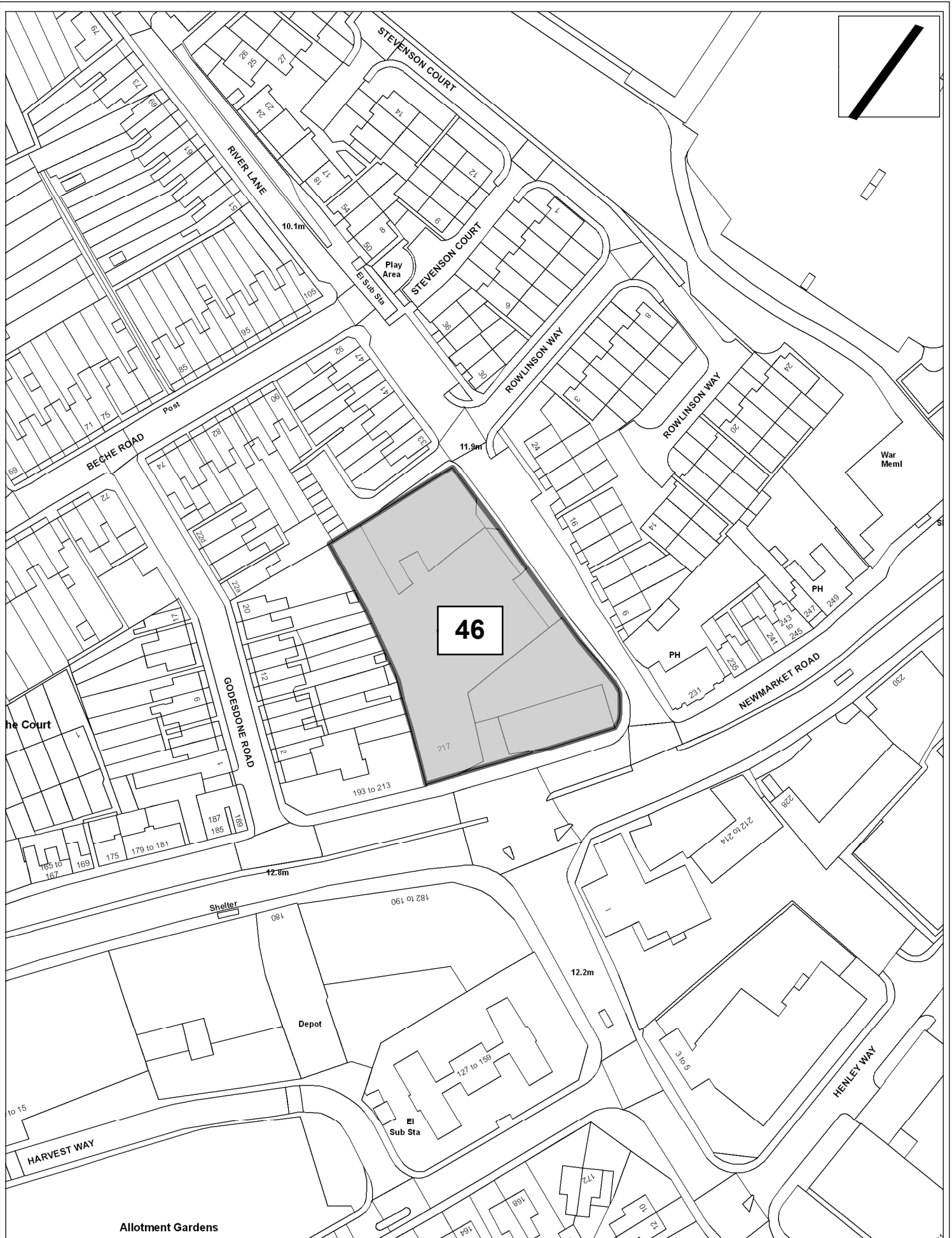
Access to Services & Facilities	g
Site within 400m of City Centre: Yes	
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations	g
What is site allocated for in Local Plan: No	
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations	g
Any other constraints on site: No	
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion:

Site 46 can be considered to be developable subject to landowner intentions and consideration of issues raised in this assessment, notably the potential for contamination.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 46

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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 54 Detail **Site Name:** 9 - 12 Gerard Close **Map ID:** 054

Ward: Abbey

Site Area in Hectares: 0.16

Number of units (unconstrained using density multiplier): 10

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - 4 detached bungalows and gardens/amenity space	a
Buildings In Use: 4 detached bungalows	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No, although the biodiversity value of the back gardens would need consideration	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: While early consideration would need to be given to the trees and the biodiversity value of the back gardens, it is felt that these do not necessarily render the site undevelopable.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	g

No known contamination issues	
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Site is not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes, the C3 service	g
Design & Impact Considerations Nearby buildings overlook site There could be overlooking issues with regards to the surrounding residential properties, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 17 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate quite well with the existing community on Gerard Close, although consideration needs to be given to the displacement of the existing residents of the bungalows	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g

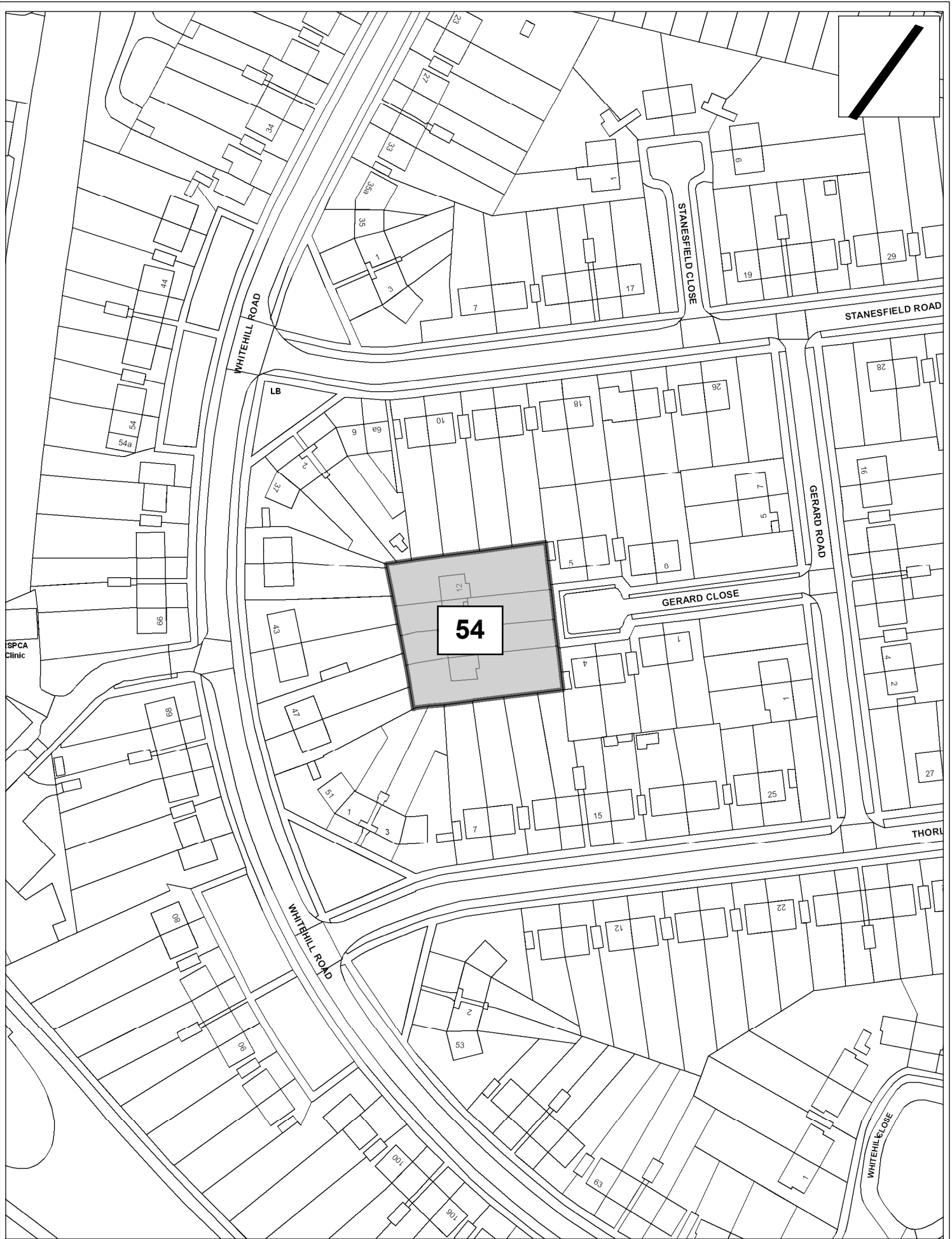
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

Desktop Suitability Assessment Conclusion:

Site 54 can be considered to be developable depending on landowner intentions and subject to the further consideration of issues such as the displacement of existing residents of the current bungalows

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



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Site 54

Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 55 Detail **Site Name:** Land at Stanesfield Close **Map ID:** 055

Ward: Abbey

Site Area in Hectares: 0.28

Number of units (unconstrained using density multiplier): 19

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - semi-detached 1950's housing	a
Buildings In Use: Yes - semi-detached houses	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No, although the biodiversity value of the back gardens would need consideration	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: While early consideration would need to be given to the trees and the biodiversity value of the back gardens, it is felt that these do not necessarily render the site undevelopable.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? No known contamination issues	g

Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Site is not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes, the C3 service	g
Design & Impact Considerations Nearby buildings overlook site Could be some overlooking issues from the houses surrounding the site, although these could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 18 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Given the location of the site to the rear of existing dwellings, there could be some issues with integration and social cohesion. Consideration would also need to be given to the potential displacement of existing residents of the properties on Stanesfield Close	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g

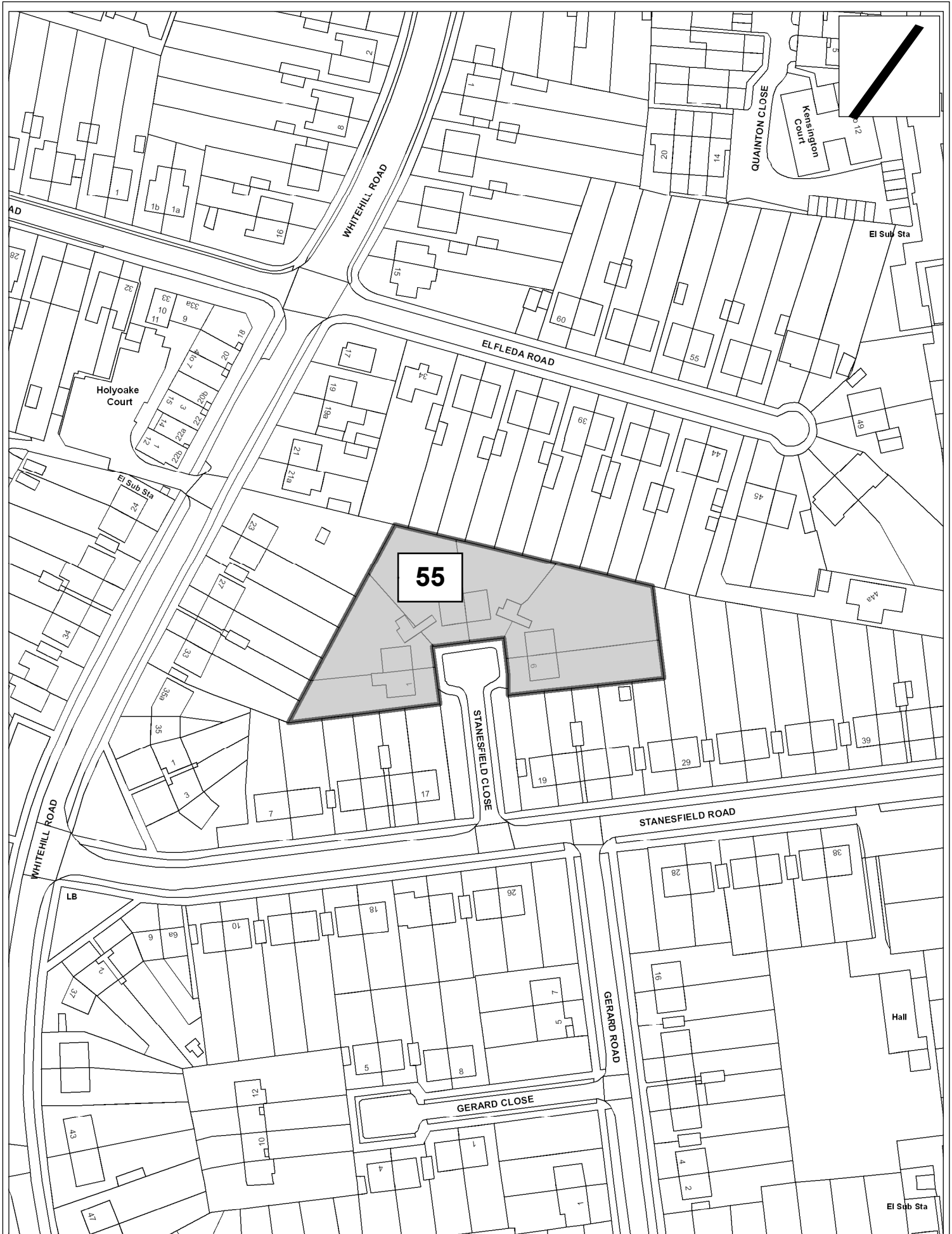
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

Desktop Suitability Assessment Conclusion:

Site 55 can be considered to be developable depending on landowner intentions and subject to further consideration of the issues raised in this assessment, including the displacement of existing residents

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 55

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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 105 Detail **Site Name:** Abbey Stadium and land fronting Newmarket Road
Map ID: 105
Ward: Abbey
Site Area in Hectares: 2.88
Number of units (unconstrained using density multiplier): 154
Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - the site is the home of Cambridge United Football Club. To the Newmarket Road end of the site, part of the land is used as a Vehicle Rental site	a
Buildings In Use: Yes, stadium buildings associated with the football club	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: The site is on the edge of the Green Belt, and as such the impact of any proposals on the setting of the City would be an important consideration	a
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: Part of the site (the pitch) is Protected Open Space, which is protected due to its recreational value only. Loss of this open space would only be permitted if the space could be satisfactorily replaced elsewhere, and this would need to be demonstrated by the applicant	a
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: C/03/1223 - Redevelopment of stadium, including construction of new north stand, provision of new supporters club, creche, D2 Leisure facilities, health and fitness suite and 86 bedroom hotel - application withdrawn.	g

Level 2 Conclusion: Any development proposals for this site would need to demonstrate that the protected open space were to be relocated to a new site of equal accessibility. Only if this can be secured and guaranteed, can the site be considered to be suitable for redevelopment	
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Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? The site could have significant contamination issues (occupied by a depot and previously oil merchants, fuel storage)	a
Any potential noise problems ? Traffic noise will be an issue to the front of the site. Noise survey required and careful design and/or noise insulation will be required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Not in an AQMA. (Assessment may be required as large site)	a
Access & Transport Considerations	
Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes, the C3 service	g
Design & Impact Considerations	
Nearby buildings overlook site Could be overlooking with houses on Newmarket Road and Elfleda Road, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building There are a number of Listed Buildings to the north of the site on Newmarket Road (The Round House and buildings on the corner of Ditton Walk)	a
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 18 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing	g

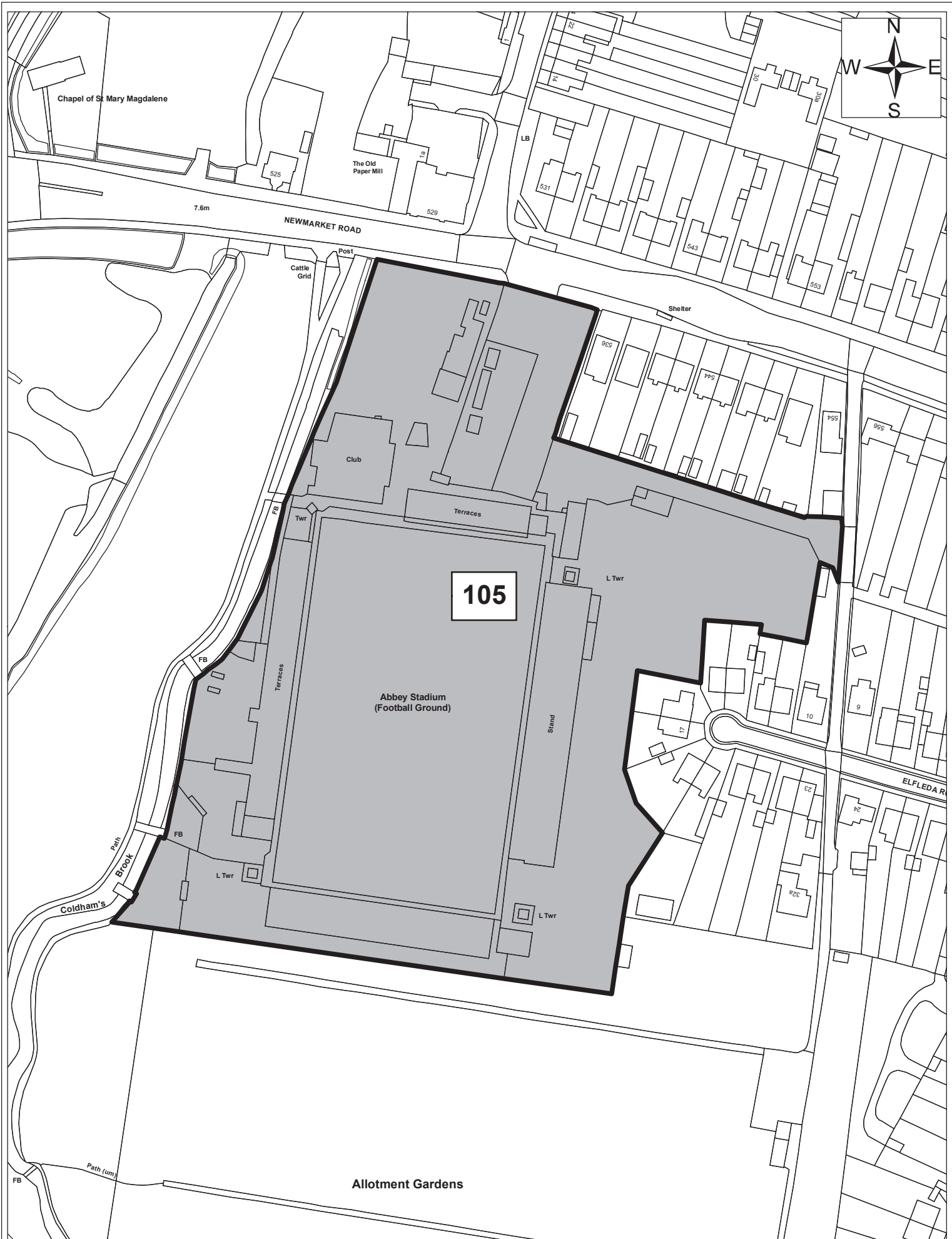
communities Development of this site could integrate well with existing community	
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: Yes - the stadium is considered to be a well used community facility. In accordance with Policy 5/11 the loss of community facilities will not be permitted unless the facility can be relocated to another appropriate location of similar accessibility for its users. As such, redevelopment of this site would only be permitted if the stadium could be relocated to another equally accessible site	a
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site can only be considered to be suitable for development if the Stadium can be relocated to an equally accessible location. If a new home meeting these criteria for the football club could not be found, then the site would not be considered suitable for housing.	

Desktop Suitability Assessment Conclusion:

The site can only be considered to be suitable for development if the Stadium can be relocated to an equally accessible location. If a new home meeting these criteria for the football club could not be found, then the site would not be considered suitable for housing.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 105

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Date:	30/03/11
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,500

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 202 Detail **Site Name:** 1 Ditton Walk **Map ID:** 202

Ward: Abbey

Site Area in Hectares: 0.28

Number of units (unconstrained using density multiplier): 18

Owner: Owner Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - Warehousing	a
Buildings In Use: Yes - warehouse buildings	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No, although land to the west of the site is in the Green Belt and any development would have to maintain and enhance the setting of Cambridge	a
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance Barnwell Junction Pastures to the West of the site is a City Wildlife site. This site is adjacent to the Coldhams Brook City Wildlife Site and the Leper chapel meadows wildlife sites. The current lack of public access to this area provides a key refuge for wildlife moving between Stourbridge Common and Coldhams common. Perhaps access to the east of the brook could provide a public footpath/cycle route linking Stourbridge and Coldhams without entering the meadows.	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: While the site is not allocated, its current use may well mean that it falls within the criteria of Policy 7/3 of the Local Plan (i.e. B8 use). However the Employment Land Review (ELR) has identified this site as being suitable for reallocation for housing	a
Protected Trees on site: While there are no TPOs on the site itself, there are large number of protected trees immediately to	a

the western boundary of the site and as such early consideration would need to be given to these trees to ensure that any development proposals do not have a negative impact on these trees	
Relevant Planning History: Not in relation to redevelopment of the site for housing (previous applications refer to change of use for different employment uses). 10/0861/OUT Erection of 12 dwellings and associated infrastructure following demolition of existing warehouse and office (6 year permission) (outline).	g
Level 2 Conclusion: While the site would need to be considered against the criteria contained within Policy 7/3 of the Local Plan and early consideration of the adjacent TPOs would be required, development of this site should still be possible when considered against the level 2 criteria.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Site could have contamination issues (occupied by multiple industrial uses)	a
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within the AQMA	g
Access & Transport Considerations	
Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (the C3 service)	g
Design & Impact Considerations	
Nearby buildings overlook site Site is overlooked by residential properties to the east (on the other side of Ditton Walk). More concern about the existing industrial buildings to the north of the site and the potential conflict between residential and employment uses (in terms of integrating new development into an existing community). However, such problems could be overcome by good urban design	a
Site part of larger site or prejudice strategic site development No - site ownership issues would mean that it is unlikely that this site would come forward as part of the larger SHLAA site to the north	a
Development would impact on setting of Listed Building There are a number of	a

Grade II Listed Buildings to the south of the site and as such the impact of any development proposals on the setting of these buildings would need to be given early consideration	
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 16 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Could be some conflict with residential development on this site and the existing industrial site to the north (although this site is also a SHLAA site)	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: Yes - the ELR has identified this site as having potential for reallocation for housing	g

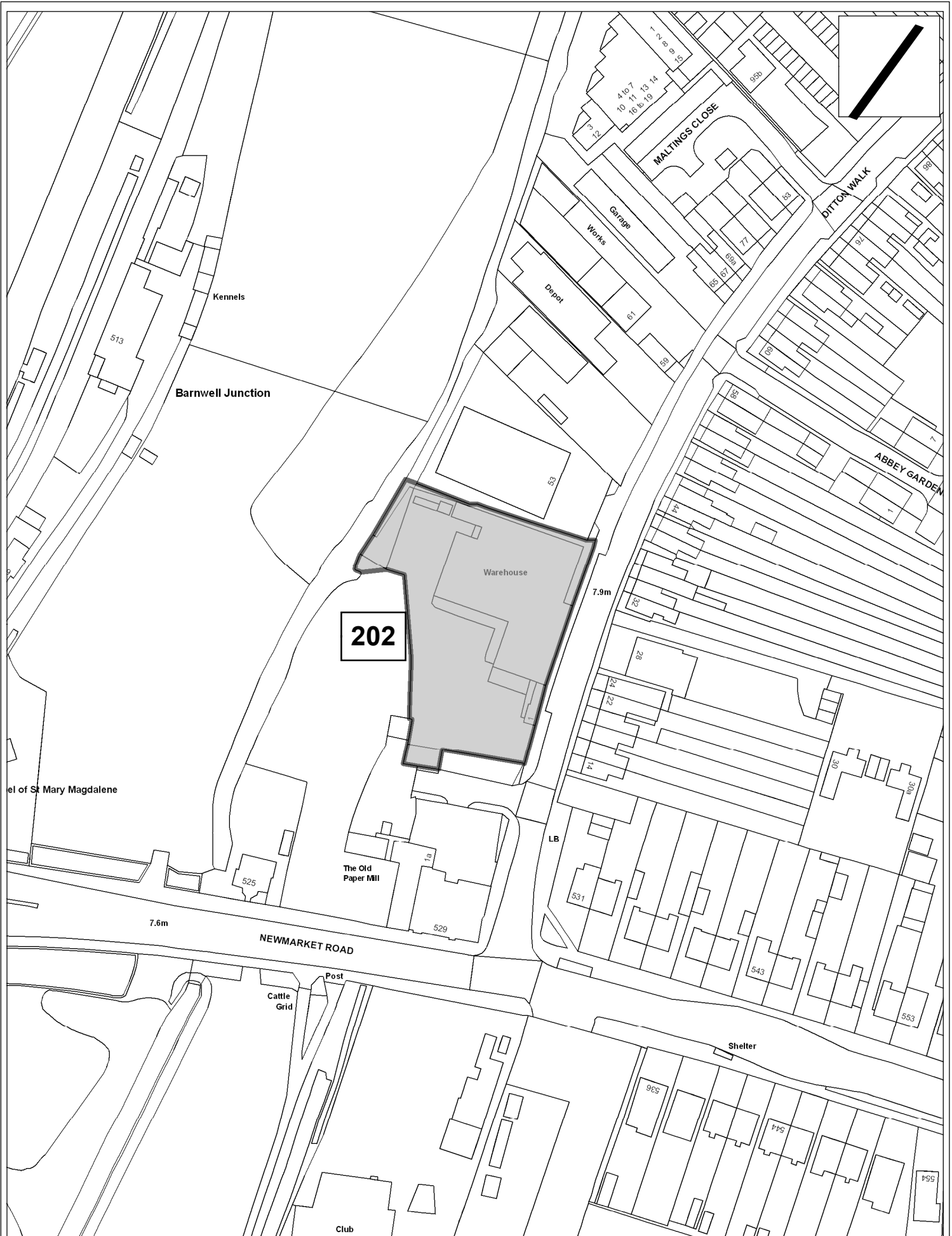
<p>Other Considerations</p> <p>Any other constraints on site: Consideration should be made of Coldham's Brook to the west should this site come forward for development. Possibility of a route and buffer zone along Coldhams Brook linking Coldhams Common to Stourbridge Common and Ditton Meadows, thus completing an accessible green corridor from the River Cam through to Cherry Hinton East Pit and into the wider countryside.</p>	<p>a</p>
<p>Level 3 Conclusion: While the site scores a number of amber scores, these do not necessarily render the site undevelopable. Early consideration would need to be given to a number of issues for any development of the site to be justified.</p>	

Desktop Suitability Assessment Conclusion:

Site 202 can be considered to be suitable for development subject to early consideration of issues such as location of the site on the edge of the Green Belt, potential flood risk, potential contamination, impact on the setting of Listed Buildings and the impact on TPOs. Planning application now being pursued.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



202

Warehouse

NEWMARKET ROAD

MALTINGS CLOSE

DITTON WALK

ABBEY GARDEN

The Old Paper Mill

Barnwell Junction

Kennels

el of St Mary Magdalene

Post

Cattle Grid

Shelter

Club



Site 202

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Date: 05/05/11

Produced by: Matthew Merry

Section/Department: Environment

Scale:

1:1250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 430 Detail **Site Name:** Catholic Church of St Vincent de Paul **Map ID:** 430

Ward: Abbey

Site Area in Hectares: 0.16

Number of units (unconstrained using density multiplier): 12

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - as a Church and car park	a
Buildings In Use: Yes - a Church	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: Site does not meet the criteria in the Local Plan to be designated as Protected Open Space	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No (although there are a number of large trees onsite)	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? No known issues	g

Any potential noise problems ? Noise affecting the end of the site near Ditton Lane. Noise assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues (although Ditton Lane is a very busy route into and out of the City)	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 14 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with surrounding residential development	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: Yes - the site's current use as a church. Availability dependant upon landowner intentions. As such any proposals to redevelop the site for another use would have to be tested against Policy 5/11 of the Local Plan (loss of community facility)	a

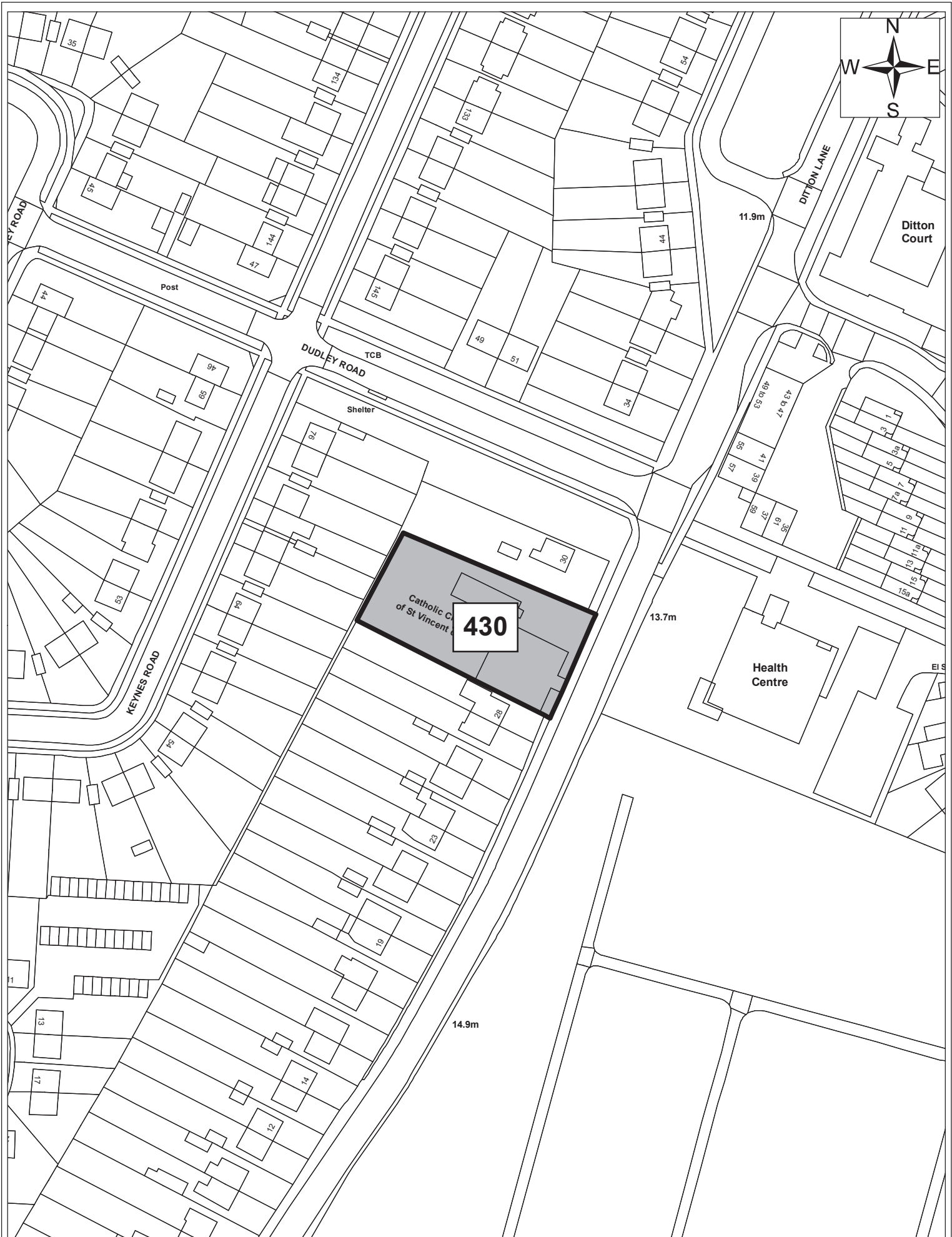
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion:

Site 430 can be considered to be suitable for development subject to landowner intentions and subject to consideration of the nature of the open space and the loss of community facility. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 430

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Date:	31/03/11
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 435 **Site Name:** East of Wadloes Road **Map ID:** 435

Ward: Abbey

Site Area in Hectares: 0.43

Number of units (unconstrained using density multiplier): 24

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - informal open space.	a
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No, although there are some large trees on site.	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? No known issues	g
Any potential noise problems ? Road noise from traffic passing along Wadloes	a

Road all along the western side of the site. Noise Assessment required.	
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area Yes - new housing on this site is likely to generate additional on-street parking on Wadloes Road. This is very likely to be discouraged as this would interrupt the free flow of traffic along this road. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - Overlooking from the rear of 2-storey houses in Keynes Road (northern part of the site); and, from the front aspect of flats sited to the east in at 1-8 Ekin Walk. (Southern part of the site).	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 20 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability Yes - the site is long and narrow - it would be difficult to accommodate new housing on the site without it appearing cramped.	a
Sites integration with existing communities The long, narrow shape of the site, and the proximity of the Ekin Walk flats close to its southern section render it difficult to develop for new housing. In addition, there would be noise and disturbance to residents from traffic passing close-by along Wadloes Road to the west which would result in them having a low level of amenity.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes

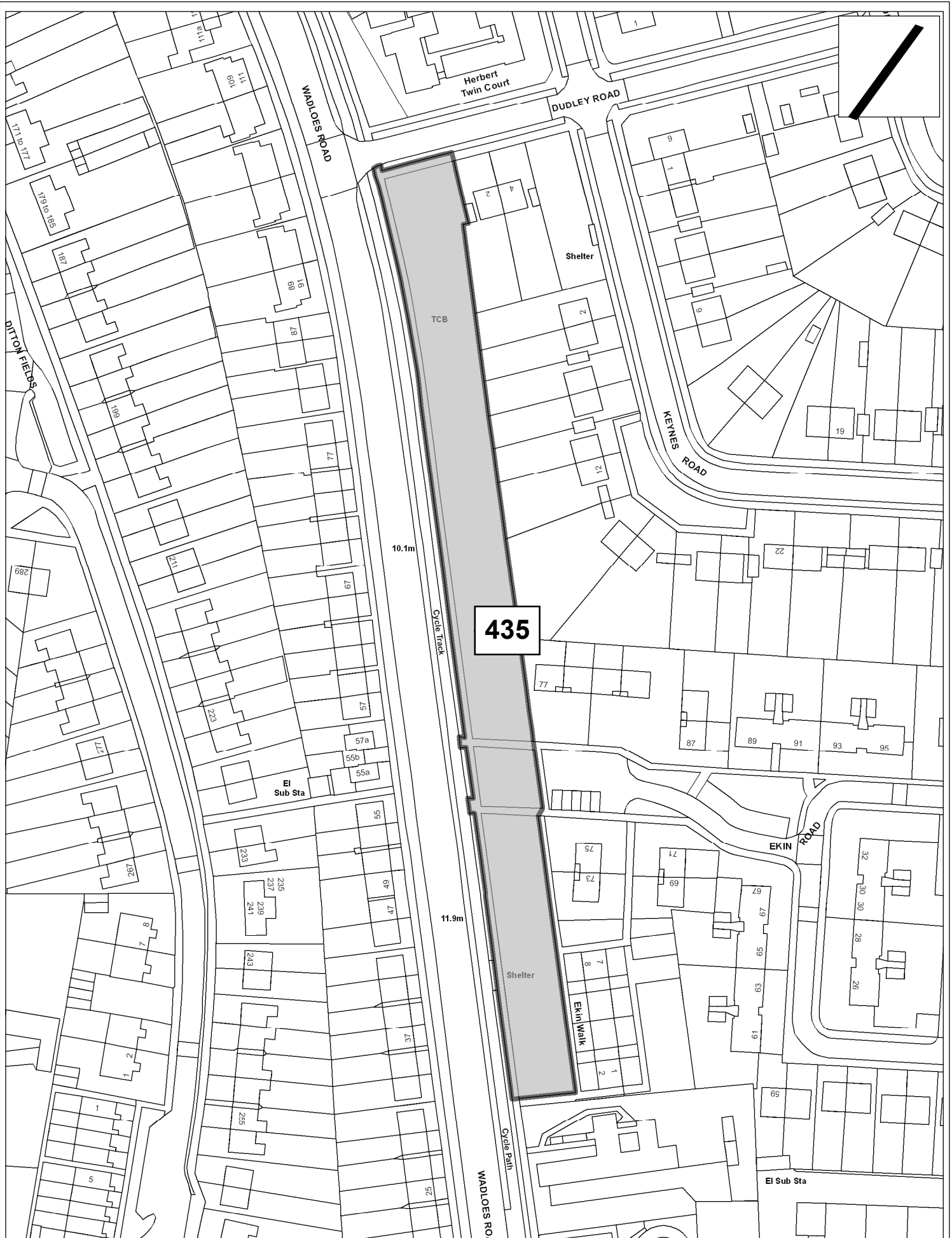
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The long, narrow shape of the site, and the proximity of the Ekin Walk flats close to its southern section render it difficult to develop for new housing. In addition, there would be noise and disturbance to residents from traffic passing close-by along Wadloes Road to the west which would result in them having a low level of amenity.	

Desktop Suitability Assessment Conclusion:

Site 435 may be suitable for development however, the long, narrow shape of the site, and the proximity of the Ekin Walk flats close to its southern section render it difficult to develop for new housing. In addition, there would be noise and disturbance to residents from traffic passing close-by along Wadloes Road to the west which would result in them having a low level of amenity.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



435

Site 435



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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 443 Detail **Site Name:** 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road

Map ID: 443

Ward: Abbey

Site Area in Hectares: 1.01

Number of units (unconstrained using density multiplier): 76

Owner: Multiple owners including Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - as churches, community centre, flats, nursery, games court and car park	a
Buildings In Use: Yes - churches, community centre, flats, nursery and a vicarage	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: Yes - as churches, community centre, flats, nursery, games court and car park	a
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: Yes a tree on the Methodist Church site has a TPO	a
Relevant Planning History: Yes - there was an application for an extension to the Methodist Church (08/1431/FUL) approved	a
Level 2 Conclusion: Development of this site should not have a negative impact on any of the Level 2 Local Considerations although early consideration would need to be given to the tree with a TPO on the site to ensure that it is not affected by any development proposals	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? No known issues	g
Any potential noise problems ? Noise affecting the end of the site near Newmarket Road. Noise assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Big site, Air Quality Assessment required.	a
Access & Transport Considerations	
Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues (although Newmarket Road is a very busy route into and out of the City)	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations	
Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 20 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with surrounding residential development	g
Access to Services & Facilities	
Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: Yes - the site comprises the Holy Cross Church, Church Hall, East Barnwell	a

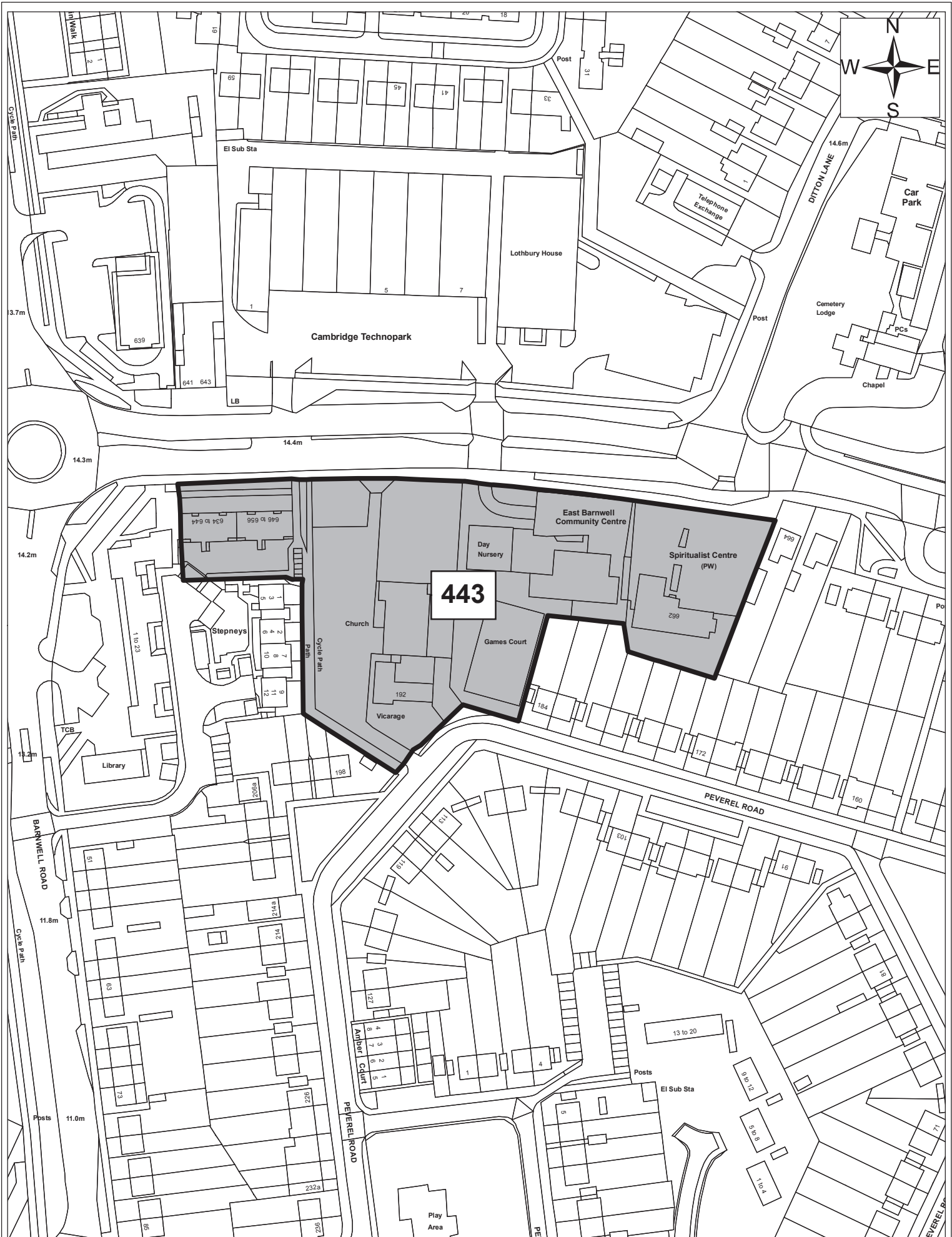
Community Centre and Meadowlands Methodist Church, Newmarket Road	
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: Yes - the site is within the Cambridge East area of major change	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. There are a number of Church/Community Users of the site contained within existing buildings, and a formal, enclosed basketball court. There is also an area of vacant land which could be developed or utilised more effectively. It is considered that some development could take place with access derived from Peveral Road, without compromising the existing Community uses.	

Desktop Suitability Assessment Conclusion:

The site is considered appropriate for some form of development. Whilst there are a number of Church/Community Users of the site contained within existing buildings, and a formal, enclosed basketball court these should be reprovided in any redevelopment. There is also an area of vacant land which could be developed or utilised more effectively. It is considered that some development could take place with access derived from Peveral Road, without compromising the existing Community uses.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 443

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Date:	31/03/11
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,500

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 444 Detail **Site Name:** 51-75 Barnwell Road **Map ID:** 444

Ward: Abbey

Site Area in Hectares: 0.33

Number of units (unconstrained using density multiplier): 25

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - as houses	a
Buildings In Use: Yes - houses	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No, although there are some trees visible on the site	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? There are no known contamination issues	g
Any potential noise problems ? Traffic noise from Barnwell Road. Noise	a

assessment required.	
Could topography constrain development? No	g
Affected by Air Quality Management Area Big site, Air Quality Assessment required.	a
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 13 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with surrounding residential development	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change:	g

Yes - the site is within the Cambridge East area of major change	
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion:

Site 444 can be considered to be suitable for development subject to consideration of the effect of noise on the site. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains. Check site boundary to south.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 444



Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 445 Detail (adjoins 148) **Site Name:** 1-20 Latimer Close **Map ID:** 445

Ward: Abbey

Site Area in Hectares: 0.39

Number of units (unconstrained using density multiplier): 25

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - as flats	a
Buildings In Use: Yes - flats	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No (although there are a number of trees on and adjacent to the site)	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? There are no known contamination issues	g
Any potential noise problems ? No known issues	g

Could topography constrain development? No	g
Affected by Air Quality Management Area Big site, Air Quality Assessment required.	a
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards Limited access. One point of access from Latimer Close	a
Does site provide access to other properties/highway Passage along northern edge of the site, used for pedestrian access to and from the site.	a
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 16 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Site is enclosed by backs of gardens on 4 sides	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g

Is the site in an area of major change: Yes - the site is within the Cambridge East area of major change	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion:

Site 445 can be considered to be suitable for development subject to consideration of the effect of noise on the site. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains, and the level of enclosure at present by gardens backing onto it.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 445



Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 870 Detail **Site Name:** Ditton Fields Nursery School, Wadloes Road **Map ID:** 870

Ward: Abbey

Site Area in Hectares: 0.19

Number of units (unconstrained using density multiplier): 14

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - as a Nursery School	a
Buildings In Use: Yes - the Nursery	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No - although there are a number of trees on the borders of the site	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees adjoining	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? There are no known contamination issues	g
Any potential noise problems ? Noise	g

from Newmarket Road and McDonalds car park assessment required	
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (the C3 service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 15 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development on this site should integrate well with surrounding residential development	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: Yes - Use to be assessed	a
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g

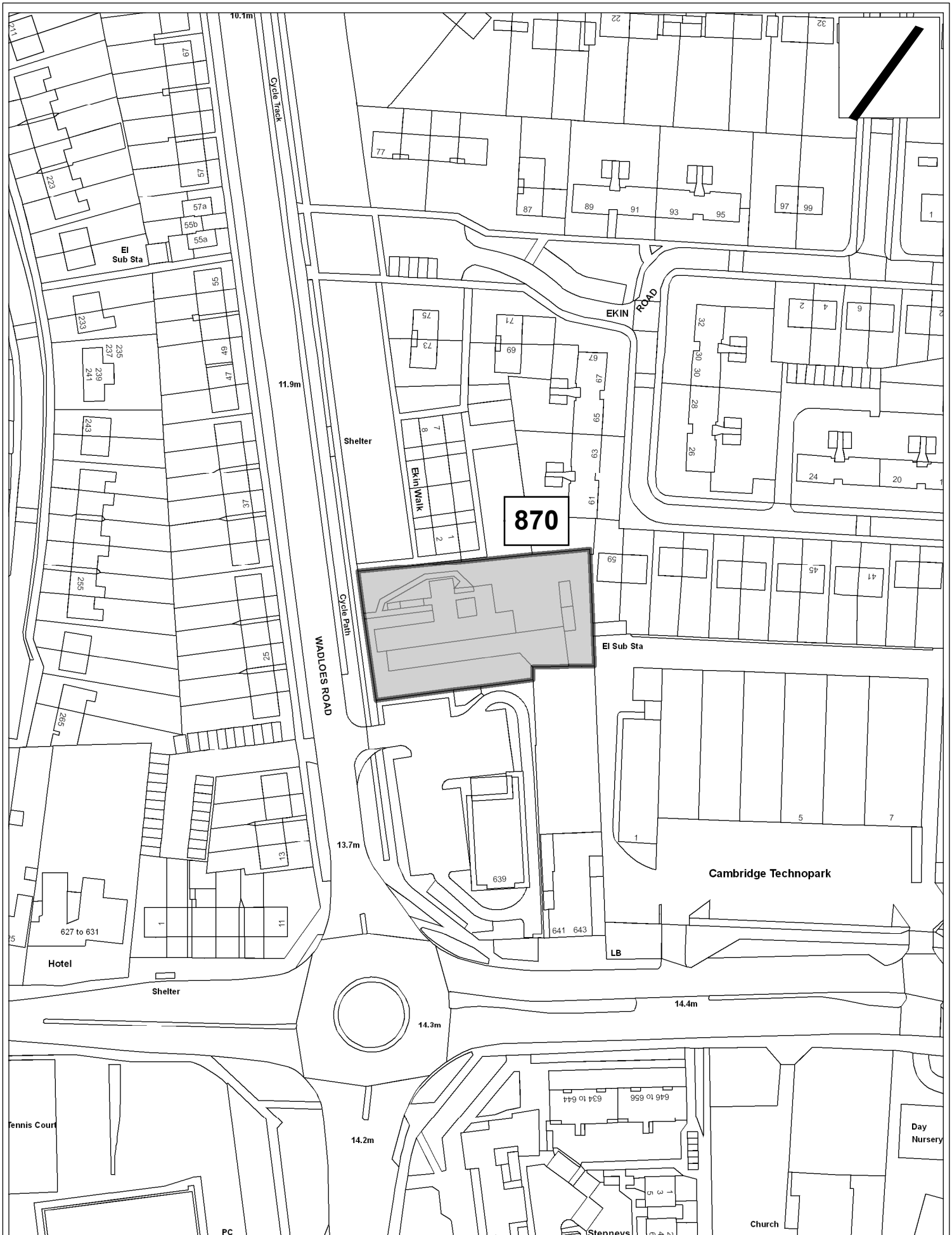
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion:

Site 870 can be considered to be suitable for development subject to consideration of the loss of a community facility, potential contamination and trees. Further information would also be required with regards to a number of assessment criteria.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 870



Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 889 Detail **Site Name:** CambridgeTechnopark Newmarket Road **Map ID:** 889

Ward: Abbey

Site Area in Hectares: 0.70

Number of units (unconstrained using density multiplier): 52

Owner:

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use:	
Buildings In Use:	
Any Legal Issues:	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:	
Protected Trees on site: Yes - there are a number of trees with TPOs on and adjacent to the site	a
Relevant Planning History: Yes - 05/0971/FUL - Extension and change of use of Units 8&9 from B1 offices to C1 Hotel - permitted.	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees on and adjacent the site with TPOs	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	

Is there potential contamination on site? Refer to EH	
Any potential noise problems ? Refer to EH	
Could topography constrain development? No	g
Affected by Air Quality Management Area Refer to EH	
Access & Transport Considerations Issues with car parking in local area Yes - the site is in close proximity to the junction of Wadloes Road/Newmarket Road. Parking restrictions are in operation in this area as these roads are heavily trafficked. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Could be some overlooking issues from surrounding properties to the north of the site, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development Yes - the site could be considered as part of the larger site including the car park to the south and east, as well potentially the telephone exchange to the east.	a
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains	
Site shape impacts on developability No	g
Sites integration with existing communities If this site is developed as part of the larger site including the car park to the south and east, as well potentially the telephone exchange to the east, then it should integrate with the surrounding community.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No

Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: Yes - the ELR has identified the offices uses onsite for safeguarding in employment use	a
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria. Notably the value of the existing office use onsite and the need to develop the site as part of the larger site including the car parks.	

Desktop Suitability Assessment Conclusion:

Site 889 can be considered to be developable depending on landowner intentions and subject to assessing the impact of the loss of office use. Residential development would free up potential on a number of other SHLAA sites in the vicinity Further information would also be required in relation to other issues raised in this assessment such as impact on protected trees on and adjoining the site and any overlooking issues.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 889



Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250