

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 12 Detail **Site Name:** 162 - 184 Histon Road **Map ID:** 012

Ward: Arbury

Site Area in Hectares: 0.23

Number of units (unconstrained using density multiplier): 18

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - motorcycle sales and repairs and tyre depot	a
Buildings In Use: Yes - showroom and repair workshops and warehouse tyre depot	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 (there is Protected Open Space to the rear of the site - SPO48)	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 (there are a couple of TPOs on land to the eastern boundary of the site)	g
Relevant Planning History: Not of relevance to the SHLAA (most recent application has been a change of use to A1)	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?	a

Potential Contamination issues (occupied by motor vehicles)	
Any potential noise problems ? Refer to EH (Histon Road) Noise Constraint traffic to frontage	a
Could topography constrain development? No known issues	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 (given location on Histon Road would have thought that on-street parking would not be acceptable). Site is just outside the CPZ boundary 100m to the south at junction of Histon Road/Victoria Road.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Access road running along the northern boundary of the site to St. Lukes Barn Community Centre	a
Within 400m of high quality public transport route: Not as defined but the site is within 400m of other bus services that link the site to the City Centre and other areas	a
Design & Impact Considerations Nearby buildings overlook site Could be some overlooking from the flats to the south of the site, 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 11 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, particularly if other development sites in the vicinity come forward (at present much of the area is mixed-use in its nature)	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g

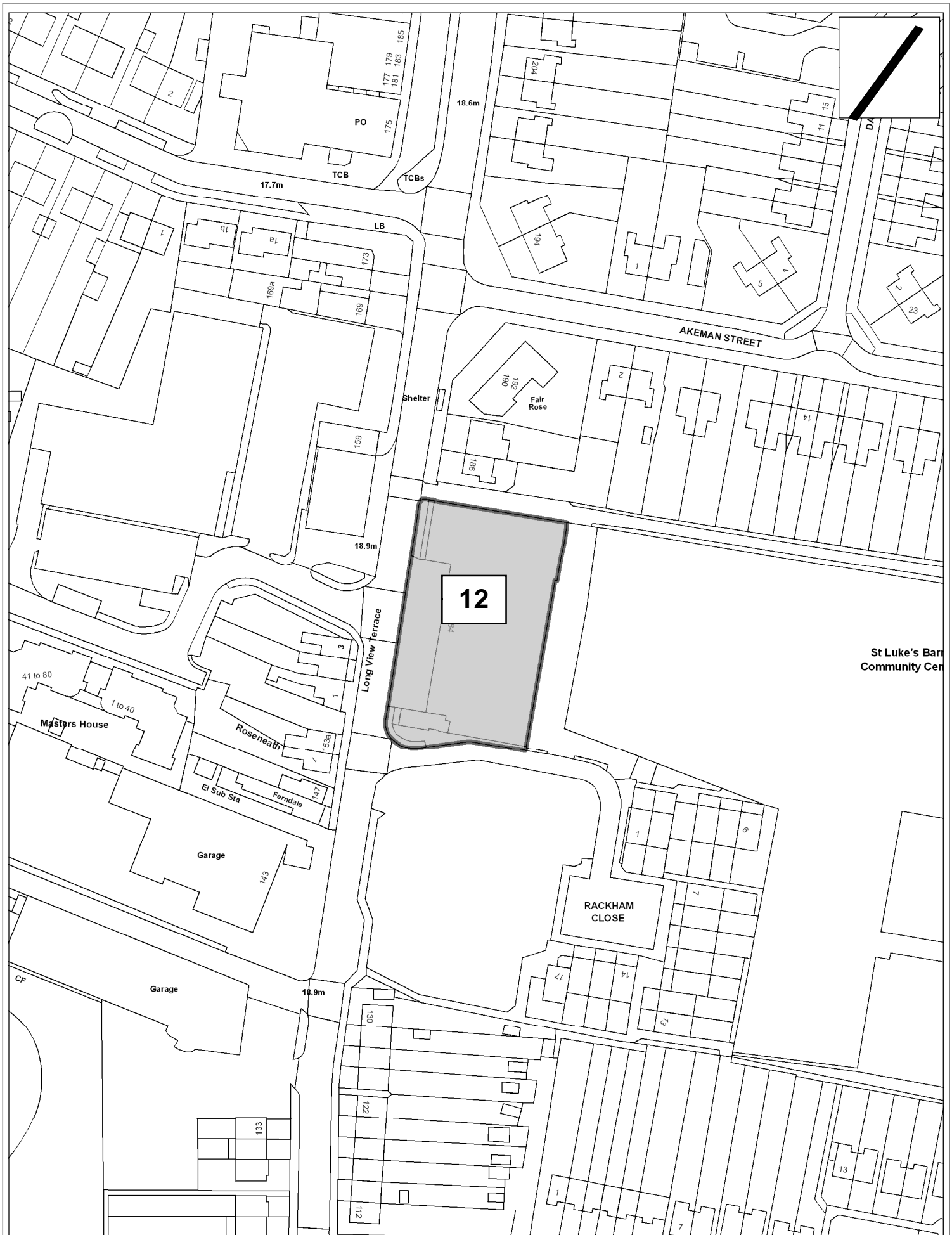
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site 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: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: Issue re retention employment use given shortages in City following ELR	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, it is felt that these do not necessarily render the site undevelopable. Further information would be required to ensure any development was justified.	

Desktop Suitability Assessment Conclusion:

Site 12 can be considered to be developable depending on landowner intentions and consideration of a number of issues raised in this assessment, including the potential for contamination on site.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



St Luke's Bar
Community Cen



Site 12

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 216 (see 255 and 891 also) **Site Name:** Garages behind 1-5 Jermyn Close and open space to the north **Map ID:** 216

Ward: Arbury

Site Area in Hectares: 0.19

Number of units (unconstrained using density multiplier): 9

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - garages (unsure as to how well used) and hard standing and informal open space (not protected)	a
Buildings In Use: Yes	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 trees on site that enhance the visual appearance of the area)	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? Potential contamination (lock-up garages)	a
Any potential noise problems ? No known issues	g
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 Site provides some car parking in the form of lock up garages, although unsure as to how well used these are. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Could be used as an informal short-cut	a
Within 400m of high quality public transport route: Yes (C1 service)	g
Design & Impact Considerations Nearby buildings overlook site Yes site overlooked by the 4 storey flats to the north (bulk of these also encroaches onto 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 19 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 The site is not very deep	a
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: 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

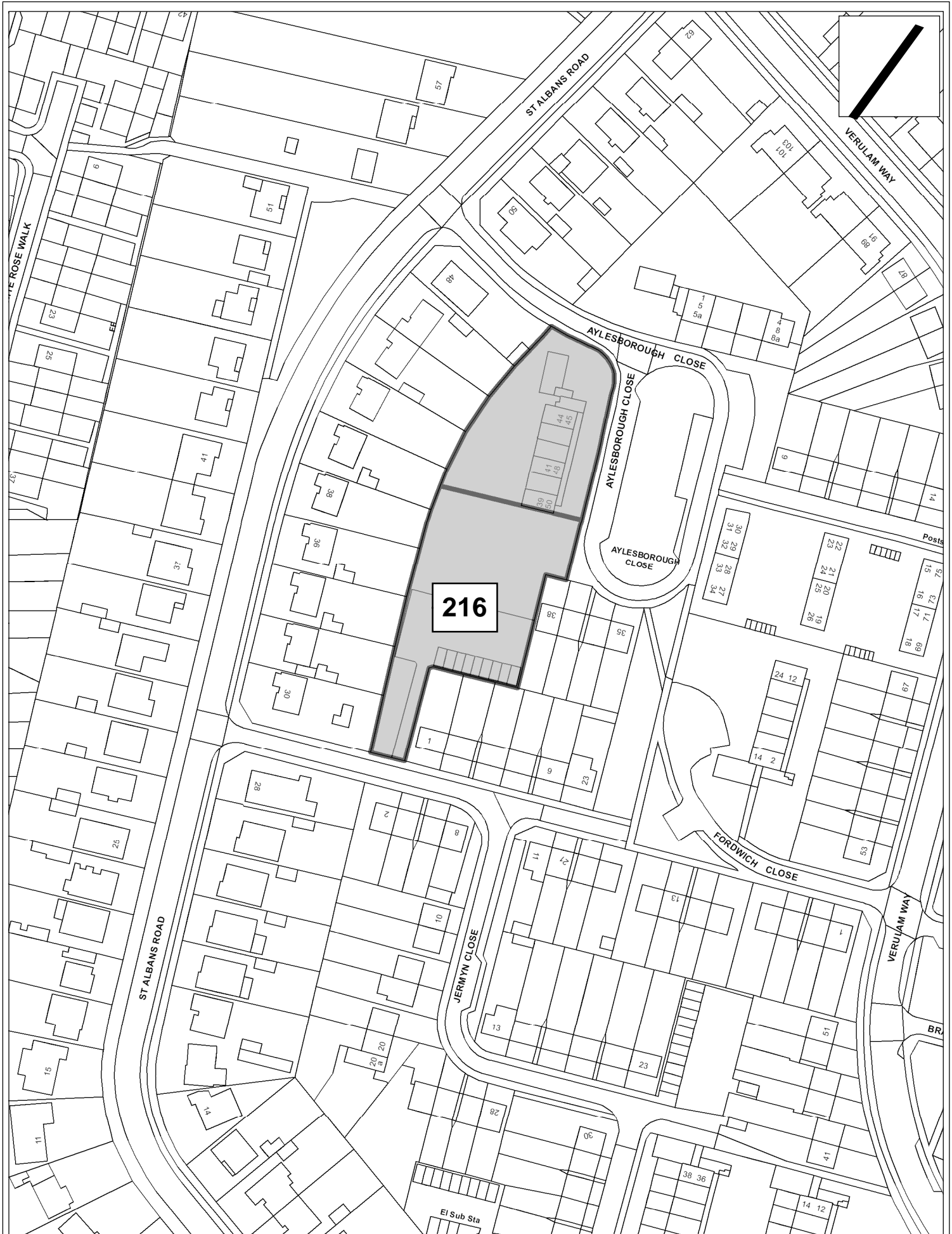
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Partly (some of the site is open space)	a
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 216 can be considered to be developable subject to consideration of whether the loss of parking can be resolved and the extent of potential contamination on site. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains and the nature and importance of the open space.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 216



© Crown copyright and database right 2011. Ordnance Survey Licence number 100019730.

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 255 (see 216 and 891 also) **Site Name:** Flats 39-50 at Aylesborough Close **Map**

ID: 255

Ward: Arbury

Site Area in Hectares: 0.14

Number of units (unconstrained using density multiplier): 9

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - 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 is a tree on the northern part of the site and a number of trees on the southern boundary)	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 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 (C1 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 19 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 - however development of the site would (temporarily) displace the existing residents	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	g

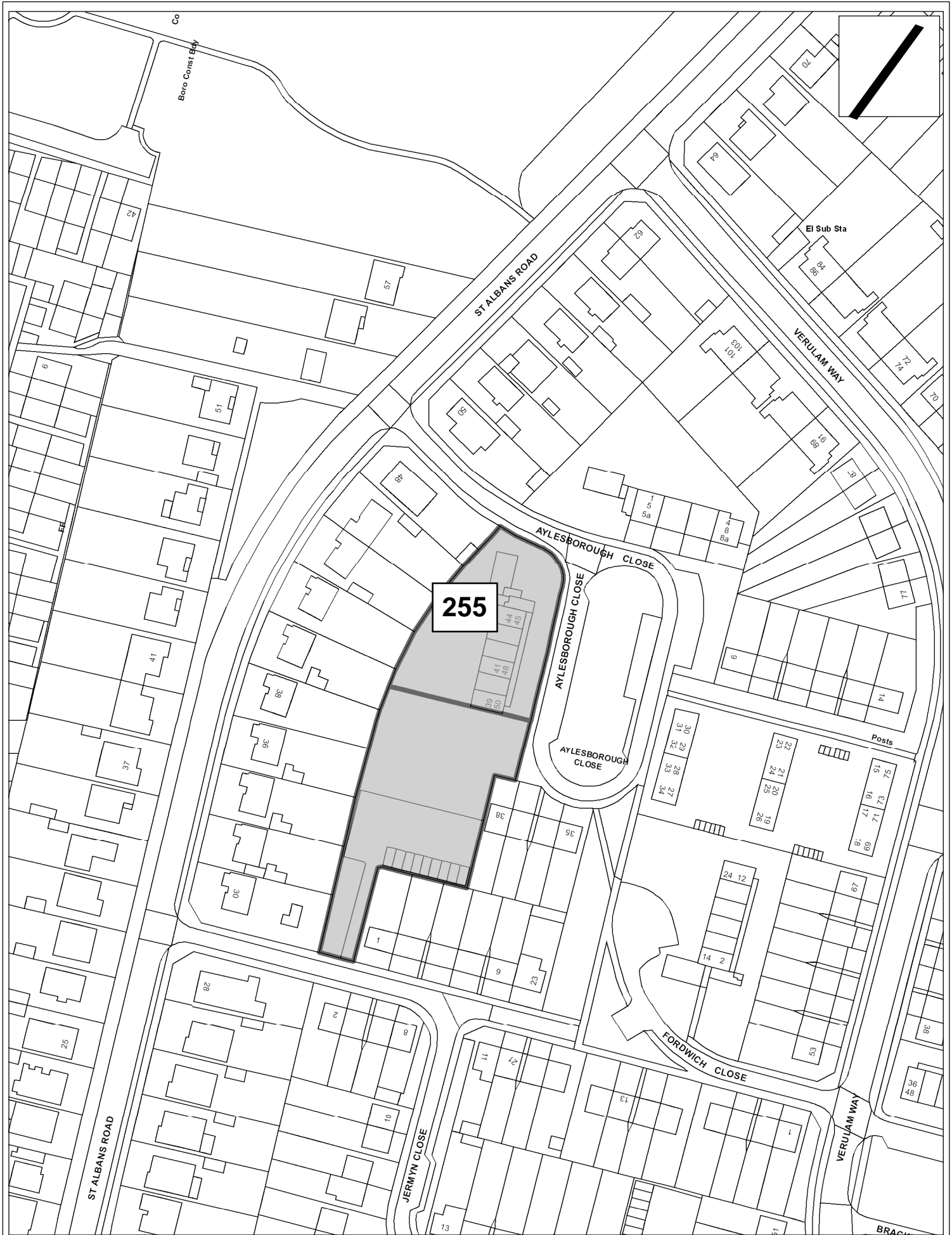
Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the 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 255 can be considered to be suitable for development subject to satisfactory handling of the displacement of existing residents. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains and whether any further transport improvements would be required in order to improve access to local services using sustainable modes of transport.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 255



© Crown copyright and database right 2011. Ordnance Survey Licence number 100019730.

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 312 Detail **Site Name:** Land rear of 129 to 133 Histon Road **Map ID:** 312

Ward: Arbury

Site Area in Hectares: 0.14

Number of units (unconstrained using density multiplier): 11

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - car sales forecourt	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 (adjacent to an area of Protected Open Space and any development would have to not be harmful to the character of this recreation ground)	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: Group TPO covering northern part of the site (09/9192 - r/o 135-167 Histon Road)	a
Relevant Planning History: None of relevance to this assessment (all applications related to the car showroom)	g
Level 2 Conclusion: Development of this site will have to be careful not to be harmful to the character of the open space and early consideration would need to be given to the TPOs on the site to ensure that they are 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? Potential contamination (adjacent to light industrial /commercial)	a
Any potential noise problems ? No known issues	g
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 with residential parking (although consideration would need to be given to loss of parking for Vauxhall garage although this would not be an issue if site came forward as part of larger Local Plan allocation). Site not in CPZ.	a
Access meets highway standards No known issues (although Histon Road is a very busy route into and out of the City)	g
Does site provide access to other properties/highway Forms part of the larger car showroom site (although this would be overcome if the site came forward as part of the larger Local Plan allocation)	a
Within 400m of high quality public transport route: Yes (C7 service)	g
Design & Impact Considerations	
Nearby buildings overlook site Part of the site would be overlooked by houses to the east (although this could be overcome with good urban design)	a
Site part of larger site or prejudice strategic site development Yes, the site is adjacent to a larger Local Plan allocation for residential development (Site 5.07 Willowcroft). Bringing the site forward as part of this larger allocation would allow for a more coordinated approach to redevelopment (and indeed such an approach would be preferable to overcome amenity issues of locating residential development next to light industrial / commercial development)	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 40 CHER finds within 500m of the site. The implications of this for the	a

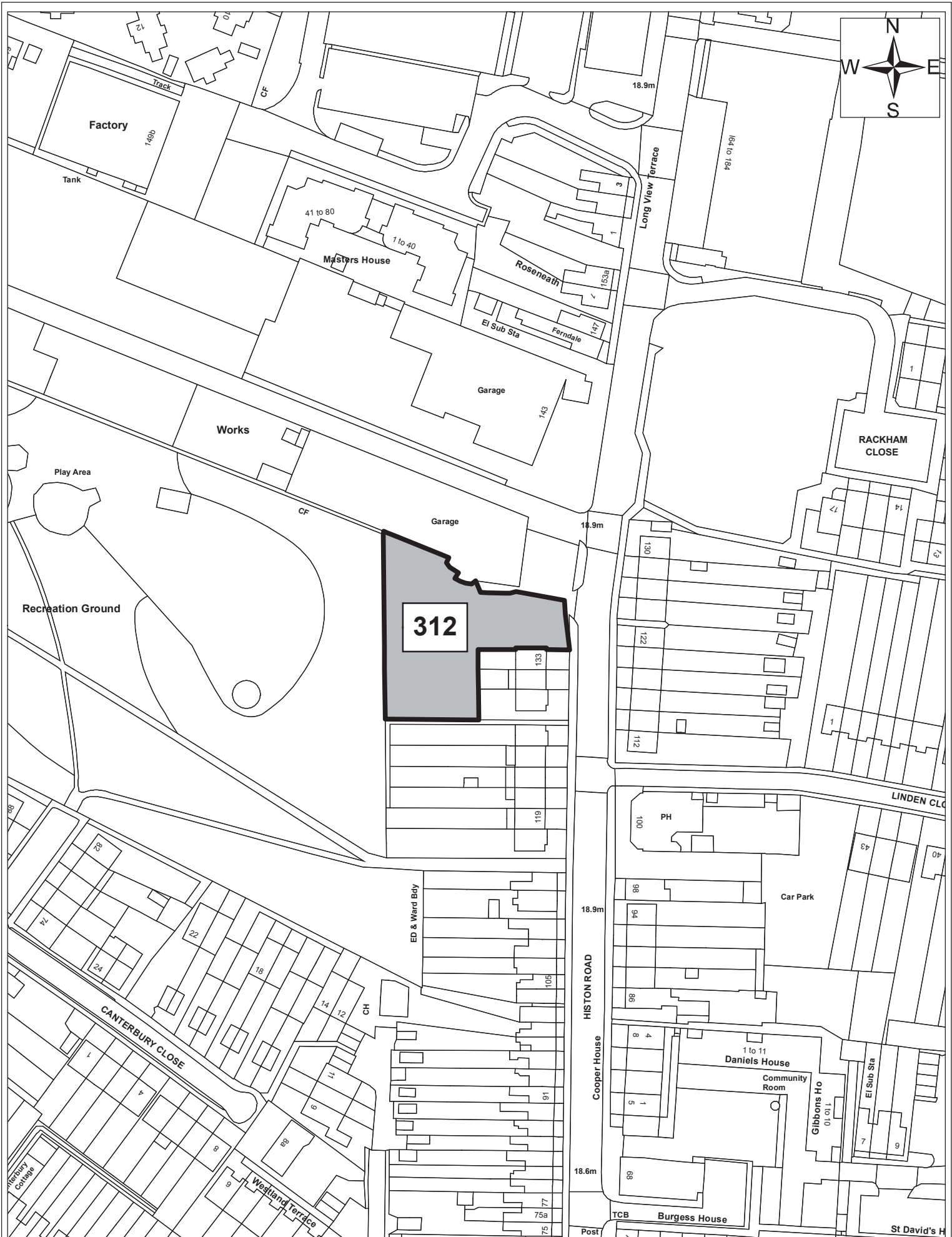
development of this site need to be interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing communities Development on this site would better integrate with existing communities if the site is brought forward as part of the larger Local Plan allocation.	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:	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 (although the site is adjacent to Local Plan allocation 5.07)	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 312 can only be considered to be developable in conjunction with the rest of the site alllocated to the north. It will depend on landowner intentions and be subject to the consideration of contaminated land and the impact of development on the Group TPO which exists on the site and the character of the protected open space. Further information would also be required in relation to some of the other assessment criteria. It would be preferable for the site to come forward as part of the larger Local Plan allocation.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 312

Date: 30/03/11

Produced by: Matthew Merry

Section/Department:
Policy & Projects, Environment & Planning

Scale: 1:1,250



"This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings." Cambridge City Council (Licence No. 100019730) 2011.

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 891 **Site Name:** Flats 1-8a at Aylesborough Close **Map ID:** 891

Ward: Arbury

Site Area in Hectares: 0.43

Number of units (unconstrained using density multiplier): 28

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - 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 is a tree on the northern part of the site and a number of trees on the southern boundary)	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	g

issues	
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 (C1 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 19 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 - however development of the site would (temporarily) displace the existing residents	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	g

2010).	
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 889 can be considered to be suitable for development subject to satisfactory handling of the displacement of existing residents. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains and whether any further transport improvements would be required in order to improve access to local services using sustainable modes of transport.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 891



© Crown copyright and database right 2011. Ordnance Survey Licence number 100019730.

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