

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 313 Detail **Site Name:** Car park behind The Grape Pub **Map ID:** 313

Ward: Arbury & Castle

Site Area in Hectares: 0.16

Number of units (unconstrained using density multiplier): 12

Owner: Unknown (potentially multiple owners)

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - parking and pub beer garden	a
Buildings In Use: Yes - garages	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 numerous trees on and adjoining 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 close to or on the site	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination issues (the site is occupied by lock up garages)	a

Any potential noise problems ? The site is behind the Grapes Public House. It has an entertainment licence for live and recorded music up to midnight. Noise action has been taken in the past and noise will be a real issue for this site. Definitely needs a noise report and probably a s106 to deal with the pub insulation works.	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 Site provides some car parking in the form of lock up garages and a car park, unclear how well used these are. Site is in 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 (C7 service)	g
Design & Impact Considerations Nearby buildings overlook site Two to three storey buildings overlook the site from multiple sides	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 155 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 Integrating the development	a

of this site into the surrounding residential development may be difficult - the site is located at the back of existing development and accessed down a small, narrow road	
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 sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings and integrating the site into the existing community would be problematic	

Desktop Suitability Assessment Conclusion:

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Depending on landowner intentions. Notably the site is constrained by existing buildings and integrating the site into the existing community would be problematic. Difficult to take areas occupied by the pub beer garden and pub car park as this would interfere with the running and servicing of the pub. The garages could be developed depending on how well used and if a suitable access could be established.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 313

Date: 30/03/11
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 Scale: 1:1,250



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