

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 3 Detail **Site Name:** Land to the r/o 82-90 Richmond Road **Map ID:** 003

Ward: Castle

Site Area in Hectares: 0.14

Number of units (unconstrained using density multiplier): 12

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - garages (unsure as to how well used)	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: While there are no TPOs on site, there are a number of established trees	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site should not have a negative impact on any of the Level 2 Local Considerations, although early consideration of the trees would be needed	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (Builder's Yard)	a
Any potential noise problems ? Refer to	a

EH adjoining factory site	
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 Sites current use appears to be garages, although unsure how well used. Site is close to CPZ boundary on Huntingdon Road.	a
Access meets highway standards Access would be via lane to the side of 82 Richmond Road, which appears quite narrow - could constrain the number of units acceptable on the site	a
Does site provide access to other properties/highway Unclear as site not publicly accessible - could provide access to rear gardens of properties on Richmond Road	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 impact on residential properties to the north-west, 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 Could be some issues with new residential being located at the back of existing houses, but these could be overcome with good urban design	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

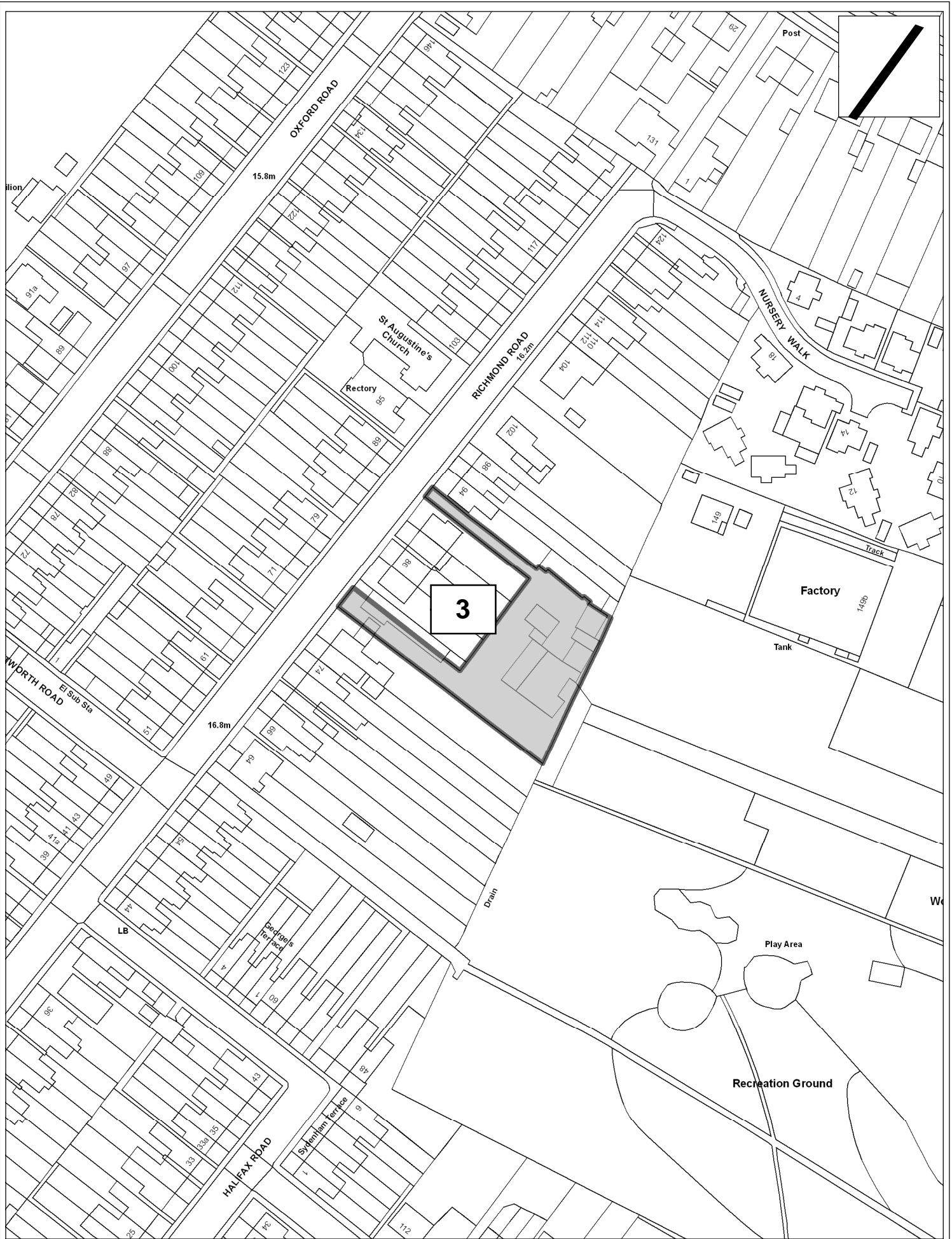
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific 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 3 can be considered to be developable subject to consideration of issues such as the impact on trees, access, impact on archaeological remains and other issues.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 3

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