

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 56 Detail **Site Name:** Land adjacent to 79 Fulbourn Road **Map ID:** 056

Ward: Cherry Hinton

Site Area in Hectares: 0.19

Number of units (unconstrained using density multiplier): 13

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Car parking for surrounding residential area	a
Buildings In Use: 4 garage blocks	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	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 (site occupied by lock up garages and electricity substation)	a
Any potential noise problems ? Refer to EH noise from highway	a

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 The site provides car parking for the surrounding houses (unsure as to how well used this is). Site not in CPZ.	a
Access meets highway standards No known issues (site has access from Fulbourn Road and Mallets Road)	g
Does site provide access to other properties/highway Part of the site is a cycle path linking Fulbourn Road with Mallets Road - this would need to be maintained	a
Within 400m of high quality public transport route: Yes, the C3 service	g
Design & Impact Considerations Nearby buildings overlook site There could be some overlooking issues from surrounding houses, 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 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 The development would be set back from existing houses and as such could feel isolated, although any issues 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: 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

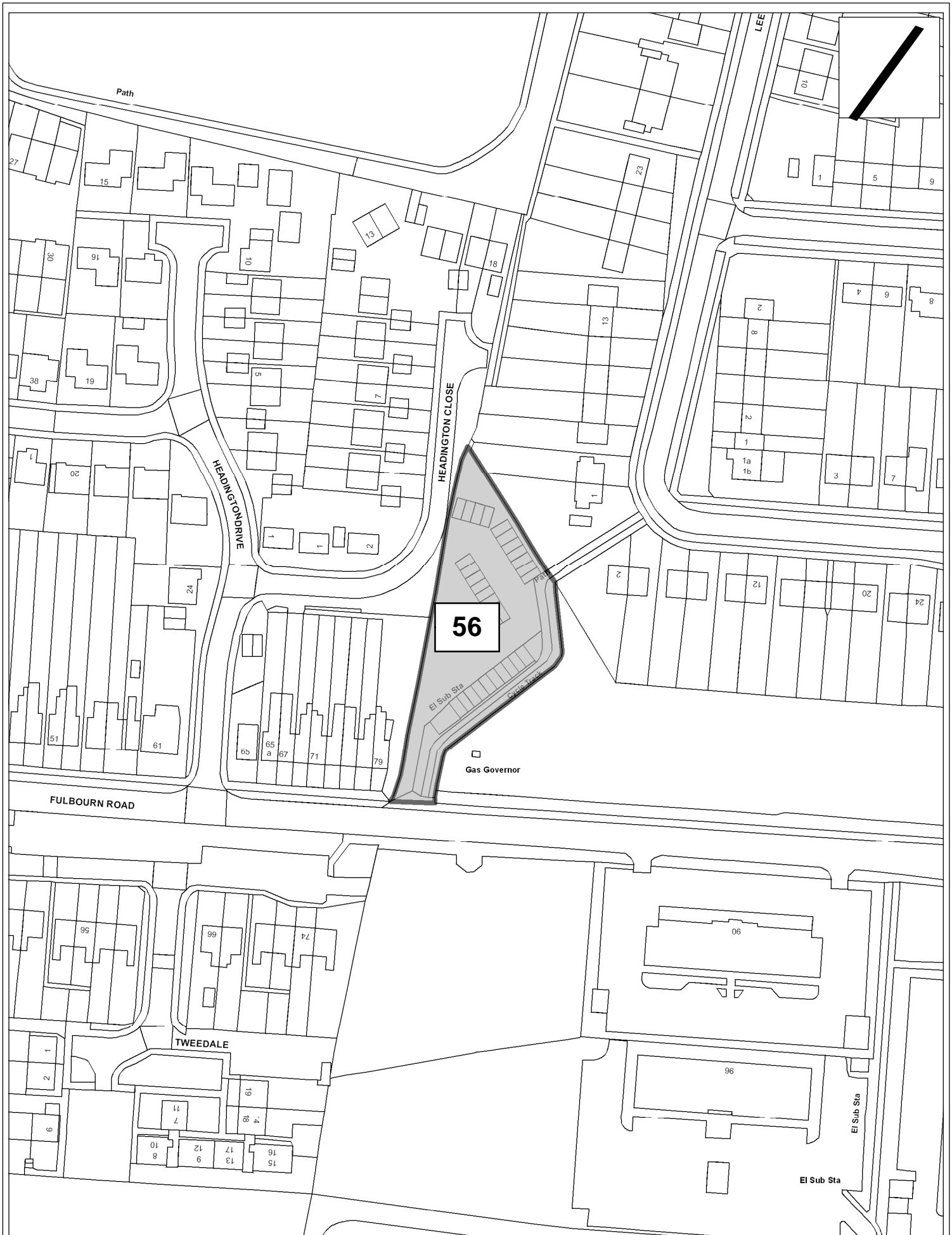
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (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 render the site undevelopable. Further information would be required to ensure that development of the site would be justified.	

Desktop Suitability Assessment Conclusion:

Site 56 can be considered to be developable only if the difficulties presented by the shape of the site can be resolved and subject to consideration of whether the loss of parking and potential contamination can be resolved and the further consideration of other issues raised in this assessment.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 56



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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 57 Detail **Site Name:** BP Garage, 452 Cherry Hinton Road & garages off Glenmere Close **Map ID:** 057
Ward: Cherry Hinton
Site Area in Hectares: 0.26
Number of units (unconstrained using density multiplier): 17
Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - petrol station to the front and garages to the rear of the site	a
Buildings In Use: Yes - petrol station and forecourt and two garage blocks	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	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? Significant potential contamination (site	a

occupied by lock up garages, petrol station, tanks etc)	
Any potential noise problems ? Refer to EH noise from highway	a
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 The rear part of the site provides car parking for surrounding residential development in the form of garage blocks (unsure as to how well used the garages are). 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, the C1 and C3 service	g
Design & Impact Considerations Nearby buildings overlook site Could be some overlooking issues from houses to the south and east of the site	a
Site part of larger site or prejudice strategic site development Could be brought forward as part of the allocated site (site 5.08) to the west of the site	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 9 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 could integrate quite well with the surrounding community, particularly if brought forward as part of the larger allocated site to the west (site 5.08)	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:	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

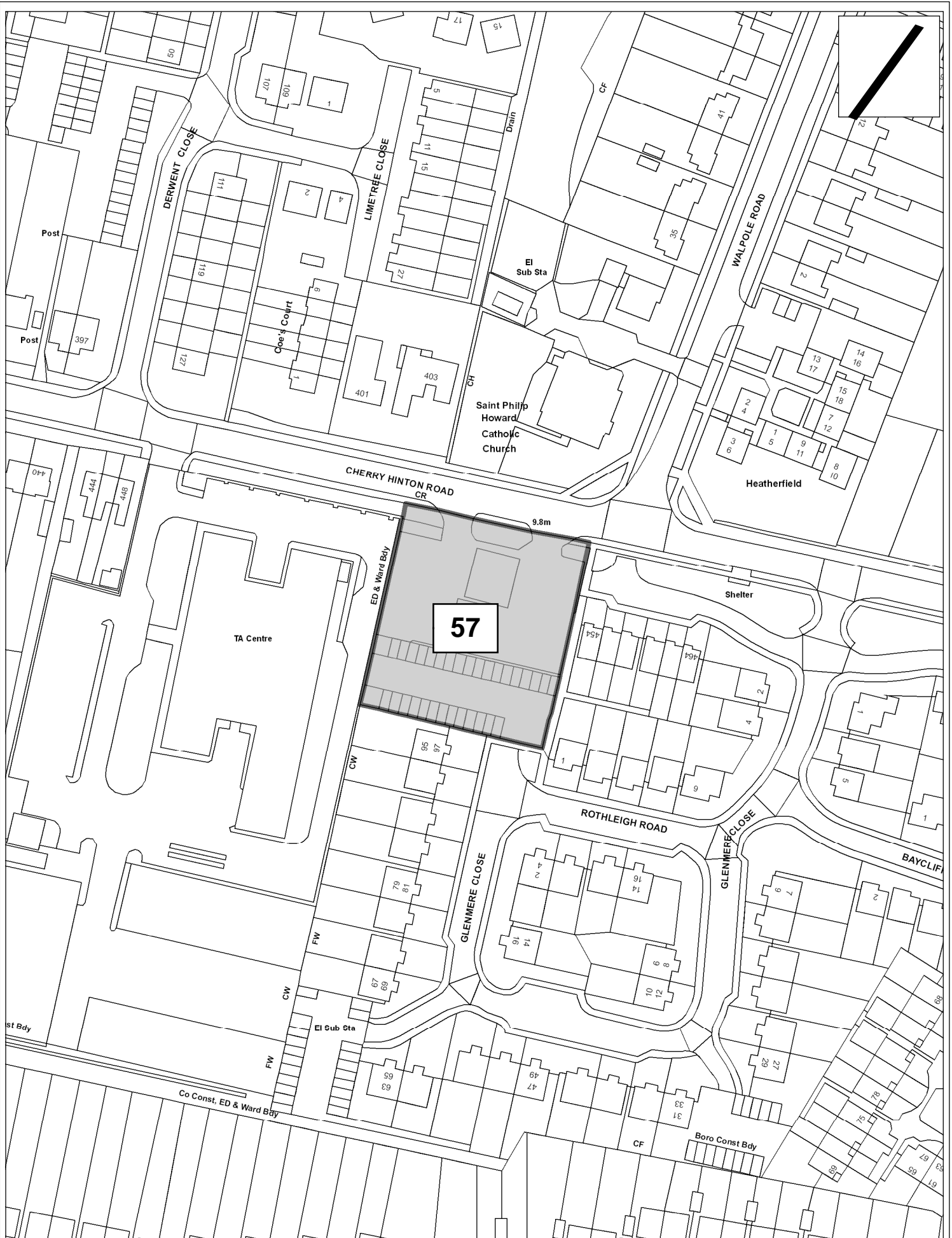
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific 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: 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 57 can be considered to be developable depending on landowner intentions demand for facility and subject to the further consideration of the level of contamination on site and whether this would render the site unsuitable for housing and consideration of whether the loss of parking can be resolved. Further information would also be required in relation to other issues raised in this assessment

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 57

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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 98 Detail **Site Name:** Land adjacent to 89 Greystoke Road **Map ID:** 098

Ward: Cherry Hinton

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, the site forms part of the car park for the Church of the Latter Day Saints	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	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? Site could have contamination issues (occupied by a car park)	a
Any potential noise problems ? Refer to	

EH	
Could topography constrain development? No	g
Affected by Air Quality Management Area Not in an AQMA	g
Access & Transport Considerations Issues with car parking in local area The site provides car parking for the Church of the Latter Day Saints and is well used. This would be displaced onto surrounding residential streets if the site were developed. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Provides vehicular and pedestrian access to the Church	a
Within 400m of high quality public transport route: Yes, the C3 service	g
Design & Impact Considerations Nearby buildings overlook site Could be overlooking with surrounding houses (particularly those on Glenacre Close), 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 22 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 the existing community	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	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 forms the car park for the Church of the Latter Day Saints and its loss could impact upon the accessibility of the church for its congregation and other	a

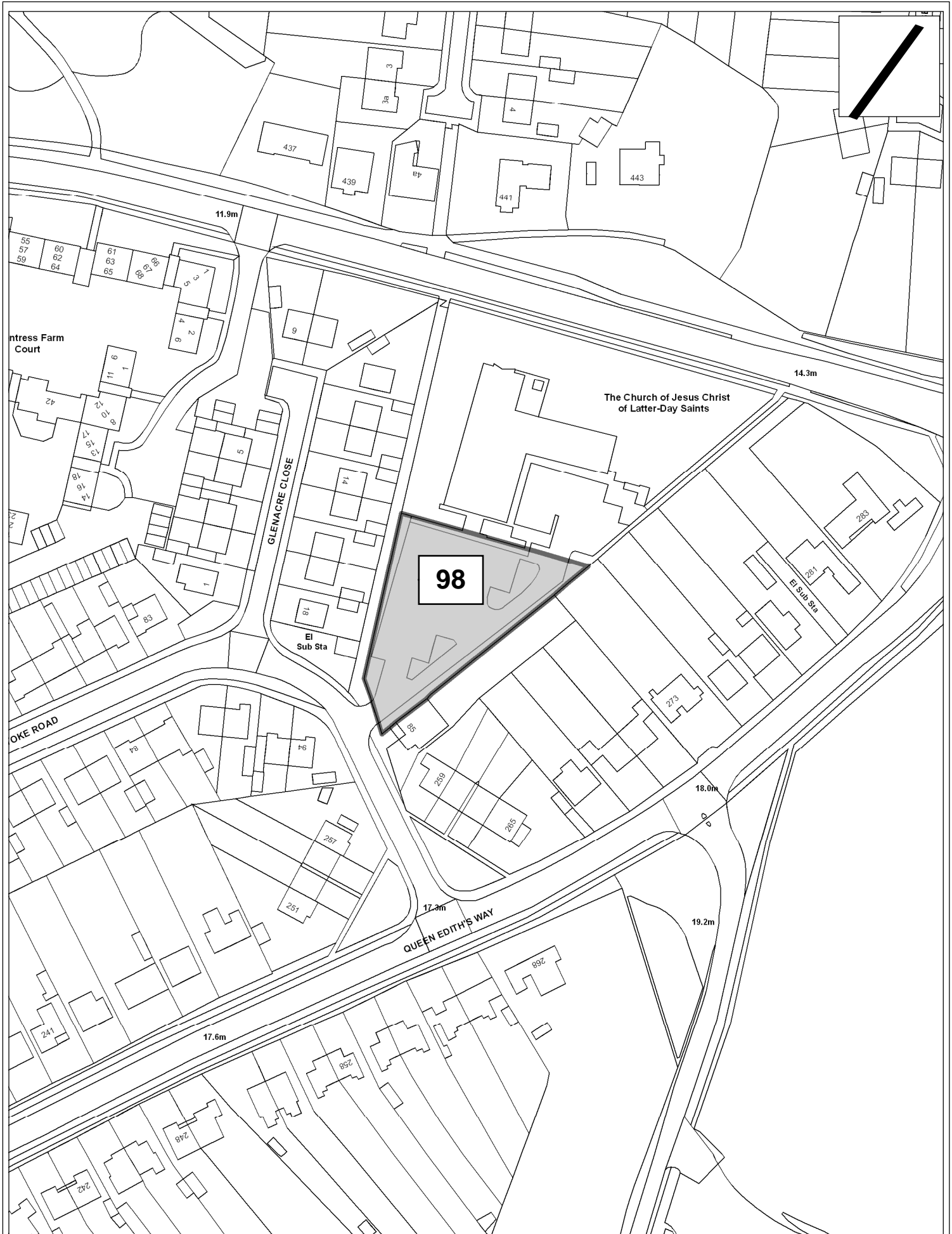
users of the church	
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document 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 98 can be considered to be developable depending on landowner intentions and subject to consideration of whether the loss of car parking for the Church can be justified. Further consideration will also need to be given to other issues raised in this assessment

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 98

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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 755 Detail **Site Name:** 78 and 80 Fulbourn Road and the open space to the south
Map ID: 755
Ward: Cherry Hinton
Site Area in Hectares: 0.59
Number of units (unconstrained using density multiplier): 24
Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - residential and unused open space	a
Buildings In Use: Yes - two large residential properties	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No, although land to the south 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: Although there is a SSSI to the south-west of the site (the Cherry Hinton Pit) given the Green Belt buffer between the sites it is considered unlikely that development will have a negative impact on the plant species and habitat for which this site is designated	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 (while there is a County Wildlife site to the south-west of the site, it is felt that the presence of the Green Belt buffer between the sites will minimise any impact on the site)	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/05/1368/OUT - outline for demolition of two bungalows and redevelopment for residential	g

development - application approved. C/09/0732/REM - reserved matters application to create 17 no. two and three bedroom dwellinghouses - application was refused. These applications do not cover the field to the south of the site, although under the current application, an access to the field would be left so as not to prejudice the potential future development of this part of the site. C/09/1000 subsequently approved RM now under construction for 14. These 14 counted in 2010 AMR. Southern site has had no applications yet.	
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? The site has already been investigated and is suitable for a residential end use.	a
Any potential noise problems ? Traffic noise from Fulbourn Road. A Noise Assessment would be required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area An Air Quality Assessment would be required at the pre-application stage.	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 Fulbourn Road is a heavily used route into and out of Cambridge)	a
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Not within 400m, but the site is within 750m of the C1, C2 and C3 services	a
Design & Impact Considerations	
Nearby buildings overlook site The site is bounded by residential properties to the west and an office building to the east (Cambridge Water Company's HQ).	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	a

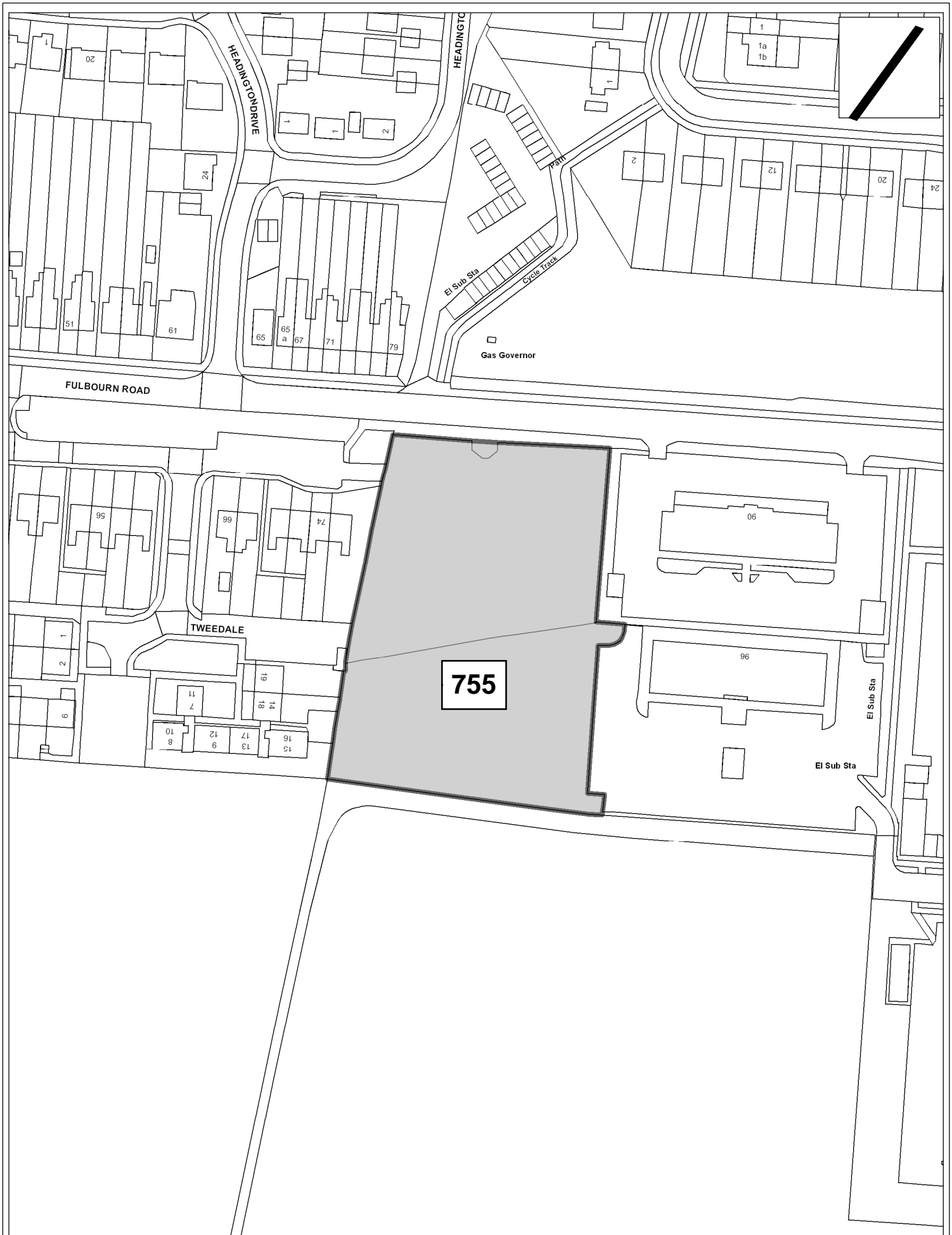
site. The implications of this for the development of this site need to be interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing communities The site is on the edge of the existing residential community running along Fulbourn Road. There may be the potential to connect the site to Tweedale to the east of the site via a foot/cycle path to allow for greater connectivity.	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: In part	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 755 can be considered to be developable depending on landowner intentions and subject to consideration of issues such as the impact of the development on the setting of the City, noise and air quality issues. Further information would be required with regards to a number of the assessment criteria, including the potential for archaeological remains.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 755



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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 759 Detail **Site Name:** Land and car parks around The Robin Hood, High Street, Cherry Hinton **Map ID:** 759

Ward: Cherry Hinton

Site Area in Hectares: 0.28

Number of units (unconstrained using density multiplier): 21

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - car park and beer garden	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 numerous trees onsite	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 although early consideration of the trees should be undertaken	

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	a

(occupied by car park)	
Any potential noise problems ? Traffic noise from Fullbourn Road and pub. 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 Site provides some car parking in the form of a car park, unclear how well used this is. Site not in CPZ.	a
Access meets highway standards The site is accessed off a busy road near an active junction	a
Does site provide access to other properties/highway The site is used to access the Robin Hood Public House, the pub is also accessed from the front	a
Within 400m of high quality public transport route: Yes (C1 and C3 Services)	g
Design & Impact Considerations Nearby buildings overlook site Yes - the public house to the west overlooks the site	a
Site part of larger site or prejudice strategic site development Yes - the site is part of the larger site associated with the Robin Hood public house.	a
Development would impact on setting of Listed Building	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 21 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

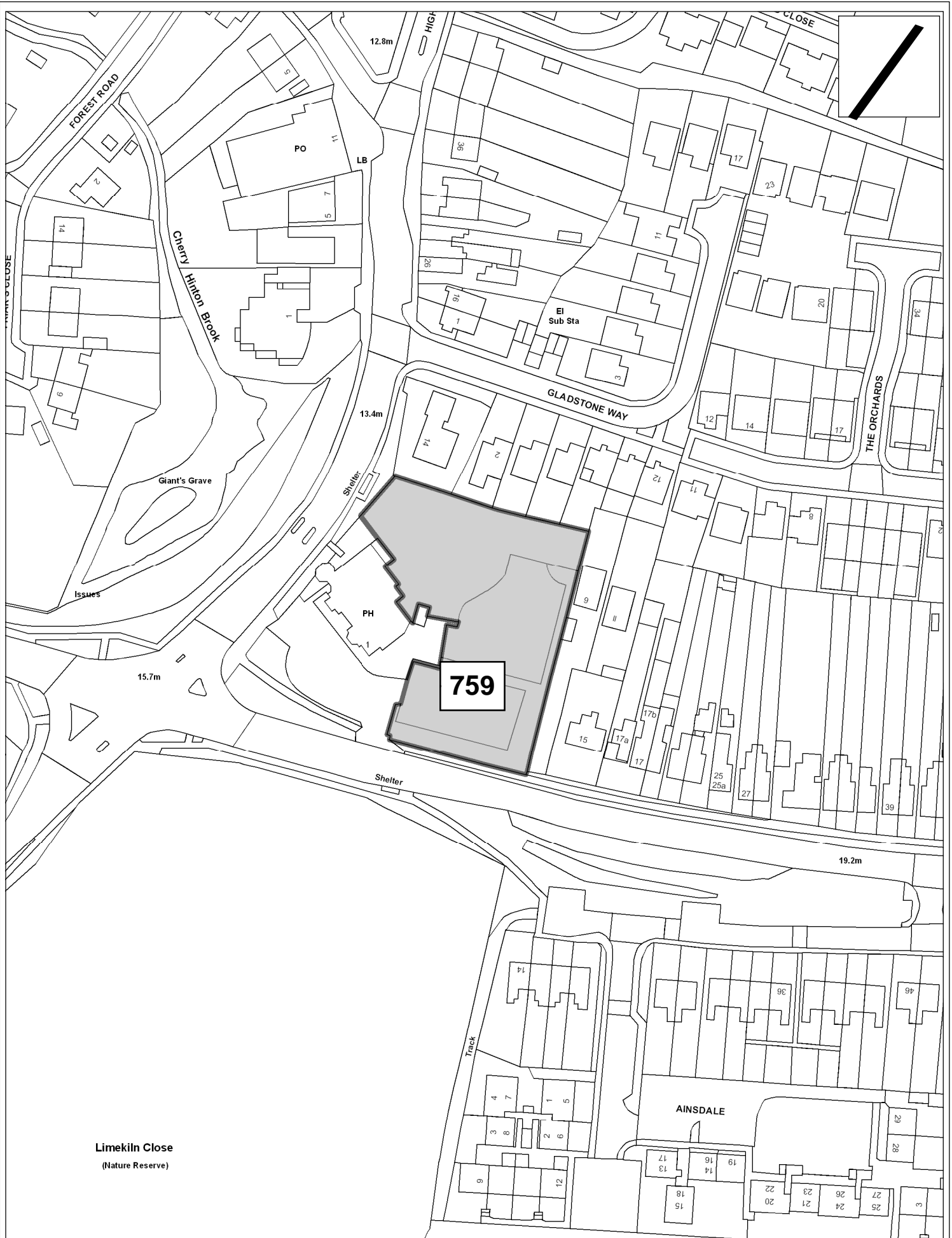
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: 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 759 can be considered to be developable in part depending on landowner intentions and consideration of the loss of car parking, access onto the site, noise, the trees onsite and overlooking from the public house. 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 759



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