

## Draft SHLAA Sites As At June 28<sup>th</sup> 2011

**Site ID:** Site 61 Detail      **Site Name:** 41 - 47 Ward Road Cambridge      **Map ID:** 061

**Ward:** Coleridge

**Site Area in Hectares:** 0.32

**Number of units (unconstrained using density multiplier):** 13

**Owner:** Unknown (potentially multiple owners)

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - semi-detached 1950's housing and mature back gardens	a
<b>Buildings In Use:</b> Semi-detached housing and various garden buildings	a
<b>Any Legal Issues:</b> Unknown	

### Suitability

#### Level 1 Strategic Considerations

Site Assessment Criteria	Score
<b>In Green Belt:</b> No	g
<b>In Area Flood Risk:</b> Majority of the site falls within Zone 3a. Any proposals for development must satisfy the exception test.	a
<b>European Nature Conservation Site:</b> No	g
<b>SSSI:</b> No	g
<b>Involve Demolition Listed Building:</b> No	g
<b>Affect Scheduled Ancient Monument:</b> No	g
<b>Affect Historic Park &amp; Garden:</b> No	g
<b>Level 1 Conclusion:</b> 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
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> Early consideration would need to be given to the biodiversity value of the back gardens	a
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No, although there are mature trees to the rear of the back gardens	g
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> While early consideration will need to be given to the biodiversity importance of the back gardens and the value of the trees, it is felt that this does not necessarily render the site undevelopable	

**Does the Site Warrant further assessment?**

#### Level 3: Other Considerations

Site Assessment Criteria	Score

<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> No known contamination issues	g
<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Site is not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> 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
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> There could be overlooking issues with the surrounding houses, although these could be overcome with good urban design	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate well with the surrounding community, although consideration is needed regarding the displacement of existing residents	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	Yes
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g

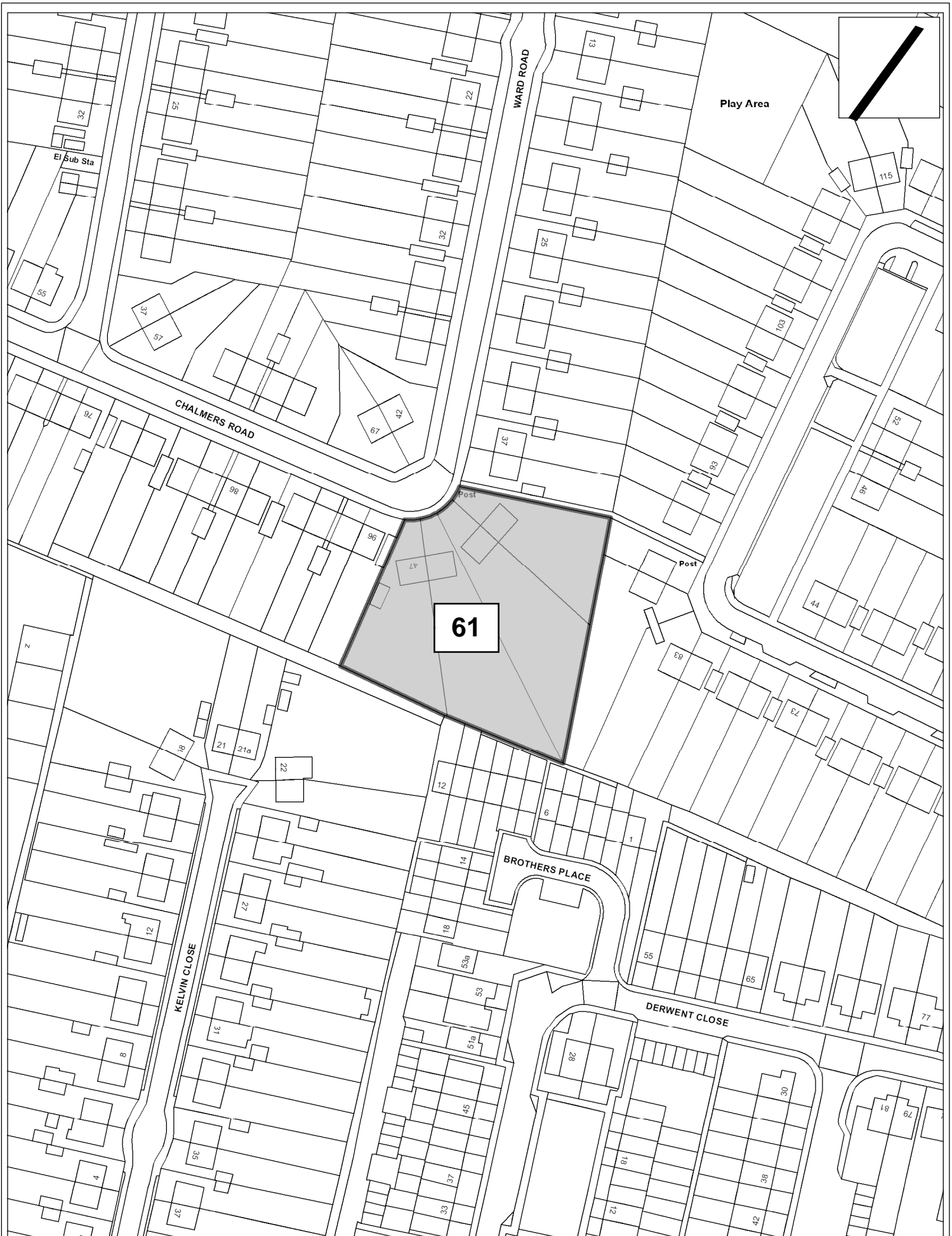
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> 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 61 can be considered to be developable depending on landowner intentions and subject to further consideration of the issues raised in this assessment, including the biodiversity value of the back gardens, and the displacement of existing residents.

#### **Overall Suitability Assessment Conclusion (Planning Policy)**

The site is considered to be suitable for development



# Site 61

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

## Draft SHLAA Sites As At June 28<sup>th</sup> 2011

**Site ID:** Site 63 Detail      **Site Name:** Lock up garages adjacent to 2 Derwent Close      **Map ID:** 063  
**Ward:** Coleridge  
**Site Area in Hectares:** 0.19  
**Number of units (unconstrained using density multiplier):** 12  
**Owner:** Unknown (potentially multiple owners)

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - car parking for surrounding residential properties	a
<b>Buildings In Use:</b> Yes - garage blocks	a
<b>Any Legal Issues:</b> Unknown	

### Suitability

#### Level 1 Strategic Considerations

Site Assessment Criteria	Score
<b>In Green Belt:</b> No	g
<b>In Area Flood Risk:</b> 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
<b>European Nature Conservation Site:</b> No	g
<b>SSSI:</b> No	g
<b>Involve Demolition Listed Building:</b> No	g
<b>Affect Scheduled Ancient Monument:</b> No	g
<b>Affect Historic Park &amp; Garden:</b> No	g
<b>Level 1 Conclusion:</b> 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
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> Mo	g
<b>Level 2 Conclusion:</b> 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
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Potential contamination issues (site occupied by lock up garages)	a

<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Site is not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> The sites current use is car parking for the surrounding residential properties in the form of garages (unsure as to how well used they are). Site not in CPZ.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes, the C1 and C3 service	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Could be overlooking issues with the surrounding houses, although any issues could be overcome with good urban design	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 10 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate quite well with the existing community on Derwent Close	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g

<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> 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
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> 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 63 can be considered to be developable depending on landowner intentions and subject to further consideration of the potential for contamination on site 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 63

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



## Draft SHLAA Sites As At June 28<sup>th</sup> 2011

**Site ID:** Site 81 Detail      **Site Name:** 152 Coleridge Road      **Map ID:** 081

**Ward:** Coleridge

**Site Area in Hectares:** 0.21

**Number of units (unconstrained using density multiplier):** 16

**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> The site is used as a telephone exchange facility	a
<b>Buildings In Use:</b> Yes - buildings housing the telephone exchange	a
<b>Any Legal Issues:</b> Unknown	

### Suitability

#### Level 1 Strategic Considerations

Site Assessment Criteria	Score
<b>In Green Belt:</b> No	g
<b>In Area Flood Risk:</b> 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
<b>European Nature Conservation Site:</b> No	g
<b>SSSI:</b> No	g
<b>Involve Demolition Listed Building:</b> No	g
<b>Affect Scheduled Ancient Monument:</b> No	g
<b>Affect Historic Park &amp; Garden:</b> No	g
<b>Level 1 Conclusion:</b> 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
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> 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
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Site could have contamination issues (occupied by a telephone exchange)	a
<b>Any potential noise problems ?</b> The site is	a

bounded by commercial uses and a site noise survey would be required with the potential for noise controls being needed.	
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Site is not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes (the C3 service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Could be some overlooking issues with surrounding houses, although any issues could be overcome with good urban design	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate quite well with the surrounding residential community	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire	g

and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> 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 81 can be considered to be developable depending on landowner intentions and subject to the further consideration of issues raised in this assessment

**Overall Suitability Assessment Conclusion (Planning Policy)**

The site is considered to be suitable for development



## Draft SHLAA Sites As At June 28<sup>th</sup> 2011

**Site ID:** Site 87 Detail      **Site Name:** 149 Cherry Hinton Road      **Map ID:** 087

**Ward:** Coleridge

**Site Area in Hectares:** 0.18

**Number of units (unconstrained using density multiplier):** 13

**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Yes - laundry site (retail shop to front with laundry process works to the r/o the site)	a
<b>Buildings In Use:</b> Yes - light industrial buildings used by the laundry	a
<b>Any Legal Issues:</b> Unknown	

### Suitability

#### Level 1 Strategic Considerations

Site Assessment Criteria	Score
<b>In Green Belt:</b> No	g
<b>In Area Flood Risk:</b> 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
<b>European Nature Conservation Site:</b> No	g
<b>SSSI:</b> No	g
<b>Involve Demolition Listed Building:</b> No	g
<b>Affect Scheduled Ancient Monument:</b> No	g
<b>Affect Historic Park &amp; Garden:</b> No	g
<b>Level 1 Conclusion:</b> 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
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> The site falls within use class B1(c) and as such any proposals to redevelop this site would need to comply with the requirements of Policy 7/3 of the Local Plan. It may be possible that given the predominantly residential nature of the surrounding area, that redevelopment of this site for residential use would be more appropriate.	a
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> The site falls within use class B1(c) and as such any proposals to redevelop this site would need to comply with the requirements of Policy 7/3 of the Local Plan. This does not necessarily render the site undevelopable as it may be possible that given the predominantly residential nature of the surrounding area, that redevelopment of this site for residential	

use would be more appropriate.

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

<b>Site Assessment Criteria</b>	<b>Score</b>
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Site could have contamination issues (occupied by laundry, previously animal by-products and adjacent to builder yards)	a
<b>Any potential noise problems ?</b> The site is bounded by commercial uses and a site noise survey would be required with the potential for noise controls being needed.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Site is not in an AQMA	g
<b>Access &amp; Transport Considerations</b>	
<b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> The site would appear access to other industrial buildings on other parts of the larger site	a
<b>Within 400m of high quality public transport route:</b> Yes (the C3 service)	g
<b>Design &amp; Impact Considerations</b>	
<b>Nearby buildings overlook site</b> Could be some overlooking with houses to the east and west of the site, although any issues could be overcome with good urban design	a
<b>Site part of larger site or prejudice strategic site development</b> This site forms part of a larger light industrial site, so it could make sense to allocate the wider site for housing, although issues of loss of employment land would need greater consideration	a
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 10 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site could	a

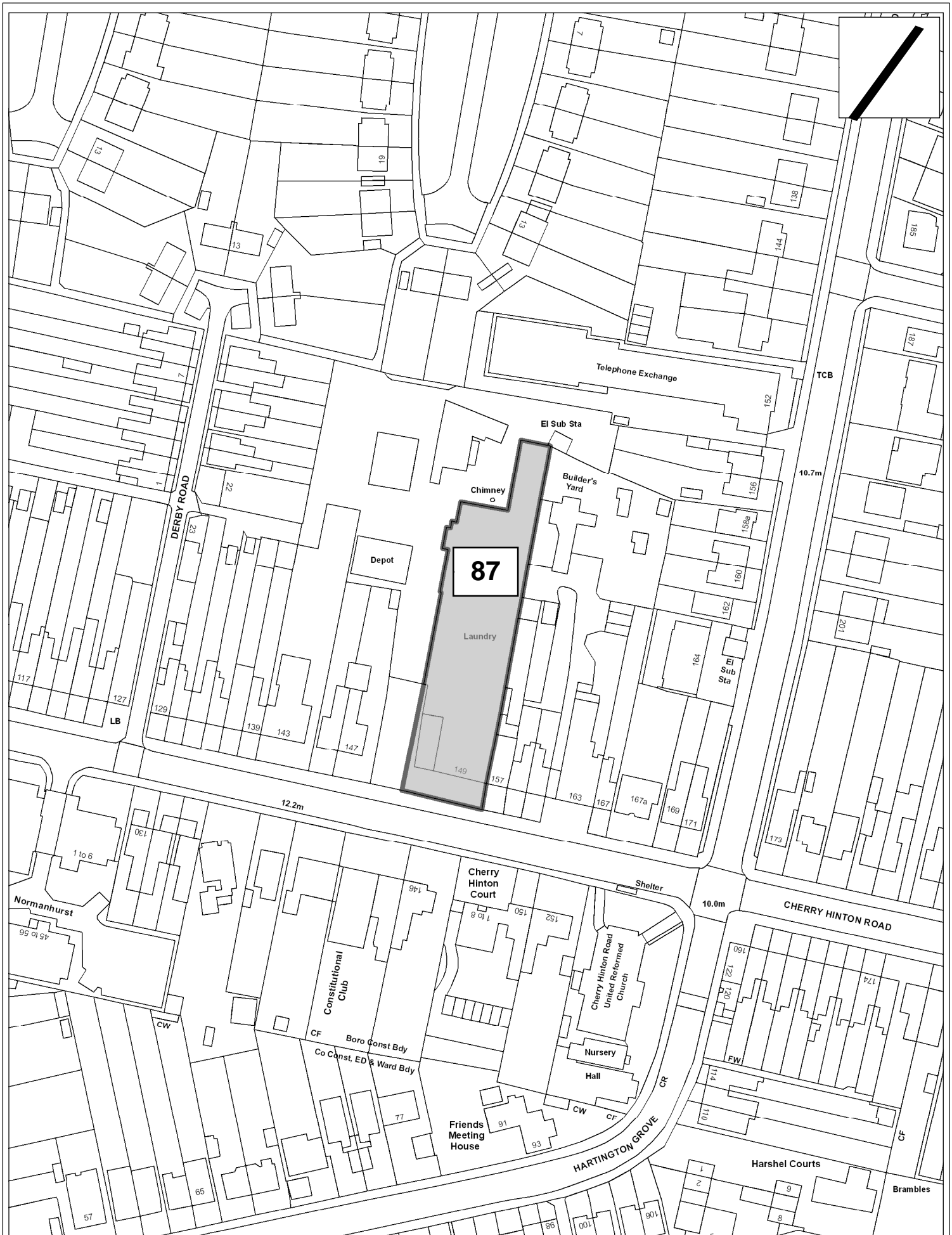
be somewhat cut-off from the existing community (the extent to which would be dependent upon the set-back of development). Any issues could be overcome with good urban design	
<b>Access to Services &amp; Facilities</b>	
<b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b>	
<b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> 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
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b>	
<b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> 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 87 can be considered to be developable depending on landowner intentions and subject to the justification of the loss of employment land. Further consideration would also need to be given to other issues raised in this assessment, for example the presence of contaminated land. Consideration should also be given as to whether the wider site should be considered for housing (again subject to the justification for the loss of employment land)

#### **Overall Suitability Assessment Conclusion (Planning Policy)**

The site is considered to be suitable for development



# Site 87

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