

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 39 Detail **Site Name:** Land adjacent to and behind 195 High Street, East Chesterton **Map ID:** 039

Ward: East Chesterton

Site Area in Hectares: 0.39

Number of units (unconstrained using density multiplier): 29

Owner: Unknown (potentially multiple owners)

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Site provides access to garages to the rear of properties fronting Scotland Road and the High Street. Site also comprises parts of the back gardens of these properties	a
Buildings In Use: 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, although the biodiversity value of the back gardens would need consideration	a
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: While early consideration would need to be given to the biodiversity value of the back gardens, this does not necessarily render the site undevelopable	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	

Is there potential contamination on site? No known contamination issues	g
Any potential noise problems ? No known issues	g
Could topography constrain development? No known issues	
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.	a
Access & Transport Considerations Issues with car parking in local area Site provides car parking for properties fronting Scotland Road and the High Street (in the form of garages). Unsure how well used these are. Site not in CPZ. Considerable parking and access issues	a
Access meets highway standards The UCS identifies the access as being from Scotland Road, although this is a very narrow pedestrian access. A more appropriate access would be from the track leading from the High Street (to the side of 195-197 High Street)	g
Does site provide access to other properties/highway Site provides access to the back gardens of properties fronting Scotland Road and the High Street	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 There would be overlooking issues in relation to the houses fronting Scotland Road and the High Street, 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 45 CHER finds within 500m of the site. The implications of this for the development of this site need to be	a

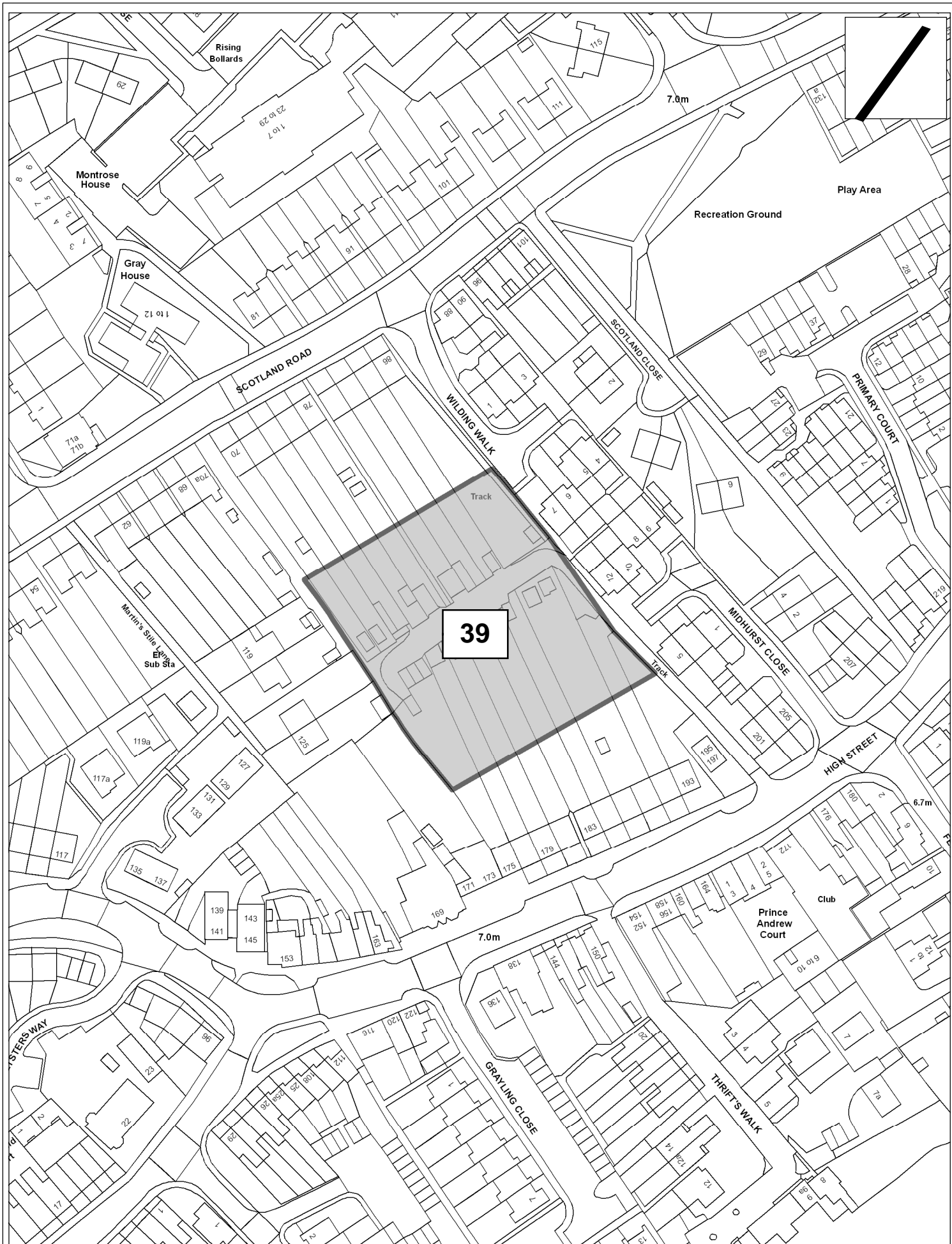
interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing communities Development would be surrounded by the back gardens of existing houses and as such could feel a bit isolated. However, any issues could be overcome with good urban design. Also need to consider the impact of development on the amenity of the houses fronting Scotland Road and the High Street	a
Access to Services & Facilities	a
Site within 400m of City Centre: No	
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	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	g
What is site allocated for in Local Plan: No	
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	g
Any other constraints on site: No	
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 that development was justified	

Desktop Suitability Assessment Conclusion:

Site 39 may be considered to be developable depending on landowner intentions subject to further consideration of a number of issues raised in this assessment, in particular the means of access, justification of the loss of car parking, impact on the amenity of existing housing and the biodiversity value of the back gardens. Developability would be a very difficult site to achieve.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 39

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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 352 Detail **Site Name:** Shirley Infants School, Green End Road **Map ID:** 352
Ward: East Chesterton
Site Area in Hectares: 0.91
Number of units (unconstrained using density multiplier): 69
Owner: Owner Known

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes, Infants School (although the school will be moving to another site)	a
Buildings In Use: Yes - various school buildings and Scout Hut	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: There are a number of TPOs bordering the site to the south which would need to be considered early on in the process of development	a
Relevant Planning History: Not of relevance to SHLAA (history relates to the school)	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 would need to be given to the TPOs adjacent to 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? No known issues	g
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Due to the size of the site, an air quality assessment would be required at pre-app	a
Access & Transport Considerations	g
Issues with car parking in local area No known issues. Site not in CPZ.	
Access meets highway standards The site is accessed via a relatively long and narrow road, although any access issues could be overcome through design	a
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (the C2 Service)	g
Design & Impact Considerations	g
Nearby buildings overlook site Residential gardens surround the site on all sides. At present the site is relatively well screened by trees and hedges.	
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 23 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 This would be dependent upon the design of any new development - there is the potential for the development to feel a bit isolated from the existing community due to enclosure by back gardens.	a
Access to Services & Facilities	a
Site within 400m of City Centre: No	
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	No
Site within 400m of Secondary School	No

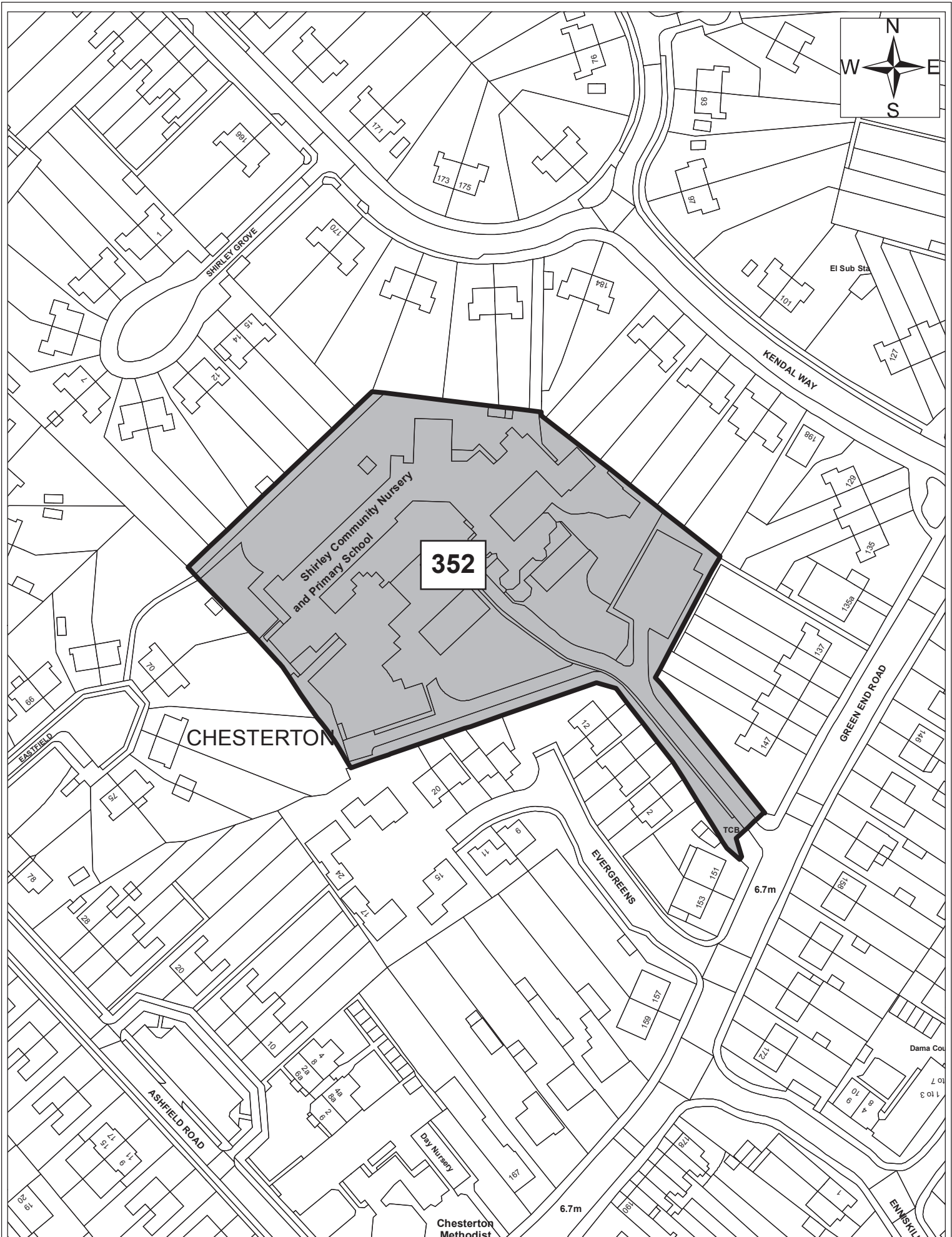
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: Yes - the site's current use as a school. As such any proposals to redevelop the site for another use would have to be tested against Policy 5/11 of the Local Plan (loss of community facility)	a
Planning Policy 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: A key consideration for the development of the site is whether or not the loss of a community facility can be justified against the policy requirements contained within the Local Plan. While the County Council has made clear their intention to move the Infants school to another site, evidence would need to be provided that the site is not required in the longer term for continued education use. If such evidence can be provided then residential development would be considered to be an appropriate use	

Desktop Suitability Assessment Conclusion:

Site 352 can only be considered to be suitable for development subject to the loss of the community facility and the evidence presented to demonstrate that the site is not required in the longer term for continued education use

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 352

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Date:	30/03/11
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 379 Detail **Site Name:** Petrol station and garage, Elizabeth Way **Map ID:** 379

Ward: East Chesterton

Site Area in Hectares: 0.21

Number of units (unconstrained using density multiplier): 16

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - parking, petrol station and Autoglass	a
Buildings In Use: Yes - a petrol station	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: Yes - the northern part of the site is used as a car workshop, use class B1(c). a. The Council's Employment Land Review indicates that there is a shortfall in land supply in use Classes B1(c), B2 and B8; b. Residential development would not generate any jobs onsite; c. The existing use is a non-conforming use in a generally residential area. The site is a tidy and located next to a petrol station; d. Not applicable; e. It could be argued that redevelopment for residential uses is more appropriate. It's redevelopment would lead to the loss of a small site of non-conforming use within a residential area. While the site does not pass criterion a. and therefore does not pass the test as a whole, however this criterion unduly constrains the scope of the SHLAA and may not be the case for the whole plan period. Hence as the site goes some way to meeting criteria	a

c. and e. it has not been ruled out at this stage.	
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site would lead to the loss of employment land in B1(c) use, however the site is a small site in non-conforming use with the potential to cause amenity problems to surrounding residences	

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 petrol station, garages etc)	a
Any potential noise problems ? Highway noise assessment needed	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.	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	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C2 Service)	g
Design & Impact Considerations	g
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 Yes, Chesterton Conservation Area lies to the North and East of the site	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 33 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	g
Site within 400m of City Centre: Yes	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	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	g
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	g
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 379 can be considered to be developable depending on landowner intentions and subject to consideration of loss of industrial use, flooding and the Conservation Area . Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains. Site should be slightly larger to include car wash.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 379

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