

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 151 Detail **Site Name:** Land to R/O 1 - 28 Jackson Road (Car parking and lock-up garages) **Map ID:** 151

Ward: Kings Hedges

Site Area in Hectares: 0.27

Number of units (unconstrained using density multiplier): 20

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - car parking court and garages.	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	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 Criteria	

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 lock up garages)	a
Any potential noise problems ? No known	g

issues	
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. Site currently includes garages	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - The site provides pedestrian access to adjoining dwellings in Jackson Road/Hawkins Road and Jolley Way.	a
Within 400m of high quality public transport route: Yes - C1 Service	g
Design & Impact Considerations Nearby buildings overlook site There would be some overlooking of the site from the front and rear aspects of adjoining dwellings in Jackson Road, although any such problems could be designed out of any proposed scheme.	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 5 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. The issue of replacement parking for the existing dwellings would need to be addressed.	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g

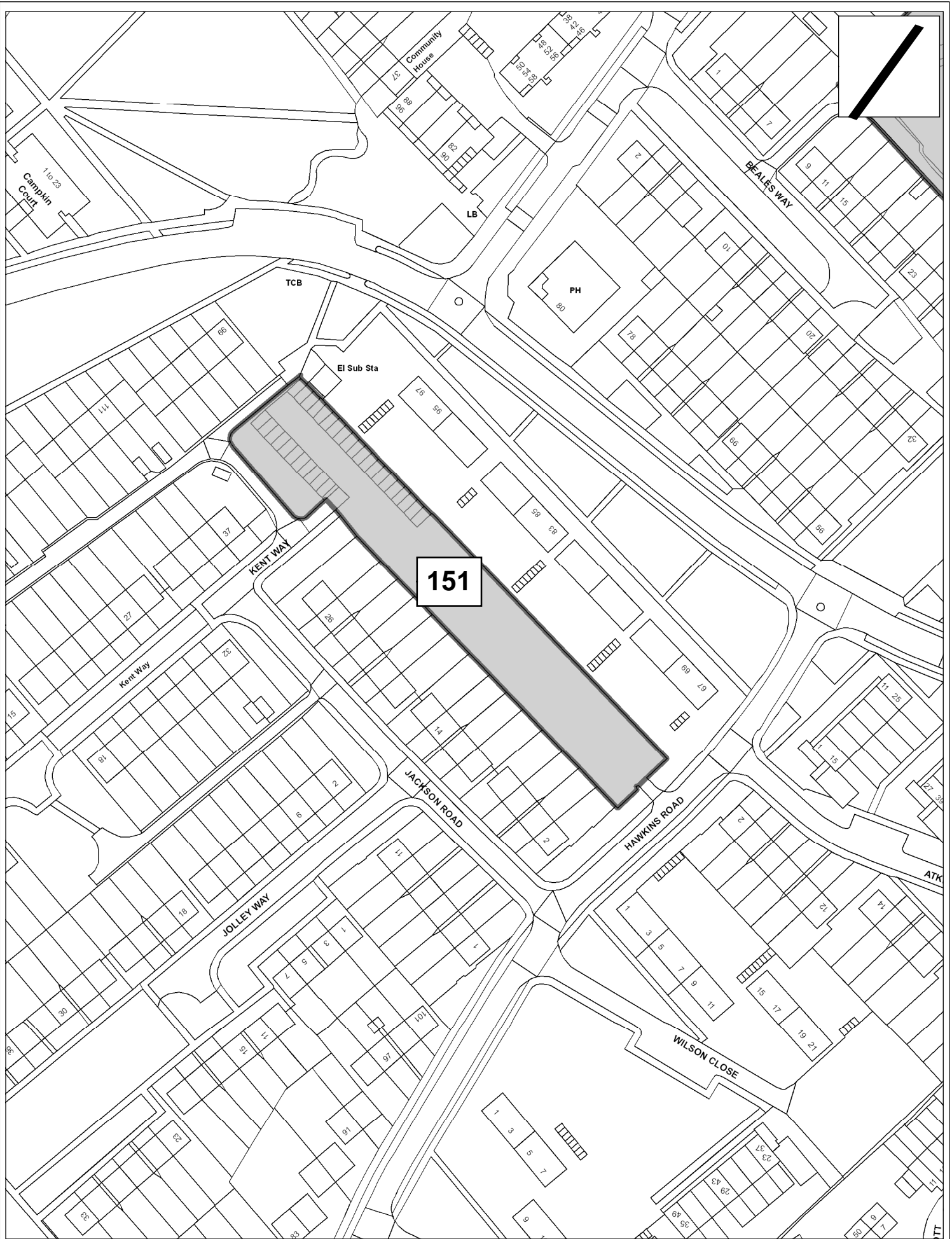
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site 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: Development of this site should integrate well with the existing community. The issues of replacement parking for the existing dwellings; potential land contamination; pedestrian access across the site; and, potential archaeological implications would need to be addressed.	

Desktop Suitability Assessment Conclusion:

Development of this site should integrate well with the existing community. The issues of replacement parking for the existing dwellings; potential land contamination; pedestrian access across the site; and, potential archaeological implications would need to be addressed.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 151



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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 222 Detail **Site Name:** Land south of the Ship, including the car park **Map ID:** 222

Ward: Kings Hedges

Site Area in Hectares: 0.19

Number of units (unconstrained using density multiplier): 12

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - car parking and informal open space	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: Site does not meet the criteria in the Local Plan to be designated as Protected Open Space	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 a number of trees onsite	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 trees onsite	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	g

There are no known contamination issues	
Any potential noise problems ? Potential noise from pub	a
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 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 No known issues	g
Does site provide access to other properties/highway No known issues	g
Within 400m of high quality public transport route: Yes (C1 service)	g
Design & Impact Considerations Nearby buildings overlook site Yes, the public house to the North fronts onto the site	a
Site part of larger site or prejudice strategic site development Yes, the site provides parking for the adjacent public house	a
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 39 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 on 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: 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	g

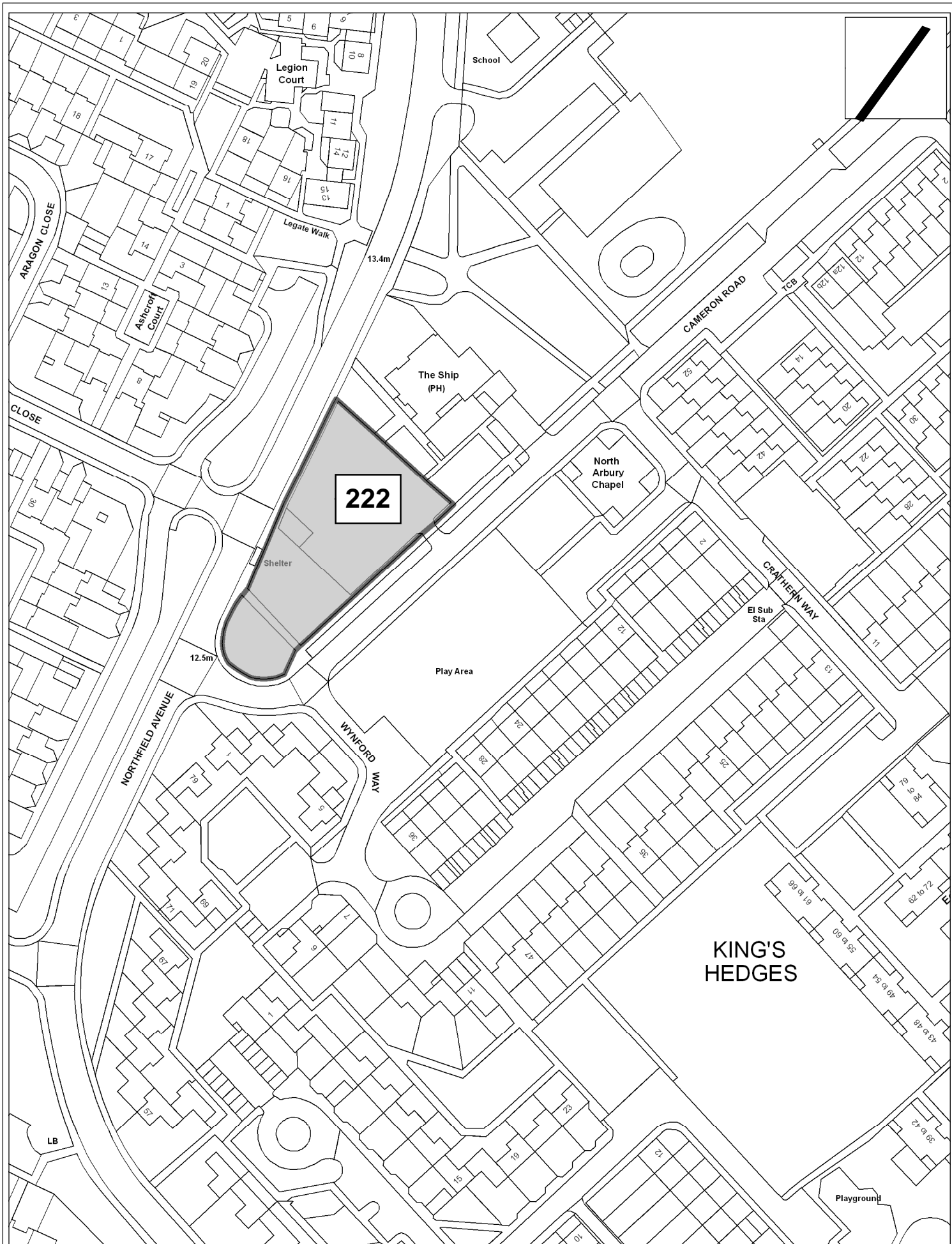
Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: Partly (some of the site is open space)	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 222 can be considered to be developable depending on landowner intentions and subject to consideration of whether the loss of parking can be resolved and consideration of the loss of open space. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains and whether any further transport improvements would be required in order to improve access to local centres using sustainable modes of transport.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 222

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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 230 Detail **Site Name:** Garages south of Hawkins Road **Map ID:** 230

Ward: Kings Hedges

Site Area in Hectares: 0.25

Number of units (unconstrained using density multiplier): 12

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - parking	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 - although the school grounds to the south is protected open space and any development would have to not be harmful to the character of these grounds	a
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 have to be careful not to be harmful to the character of the school grounds	

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 lock up garages and electricity sub-station)	
Any potential noise problems ? Some impact from school use of outdoor space. Could be resolved by good design.	a
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 Site provides some car parking in the form of garages, these do not appear well used. Site not in CPZ.	a
Access meets highway standards Access to the site is up a narrow access road between two dwellings	a
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C1 service)	g
Design & Impact Considerations 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 No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 14 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 Yes, the site is very long and narrow	a
Sites integration with existing communities Integrating the development of this site into the surrounding residential development may be difficult - the site is surrounded on three sides by the backs of properties and on the other side by school grounds	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	Yes
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g

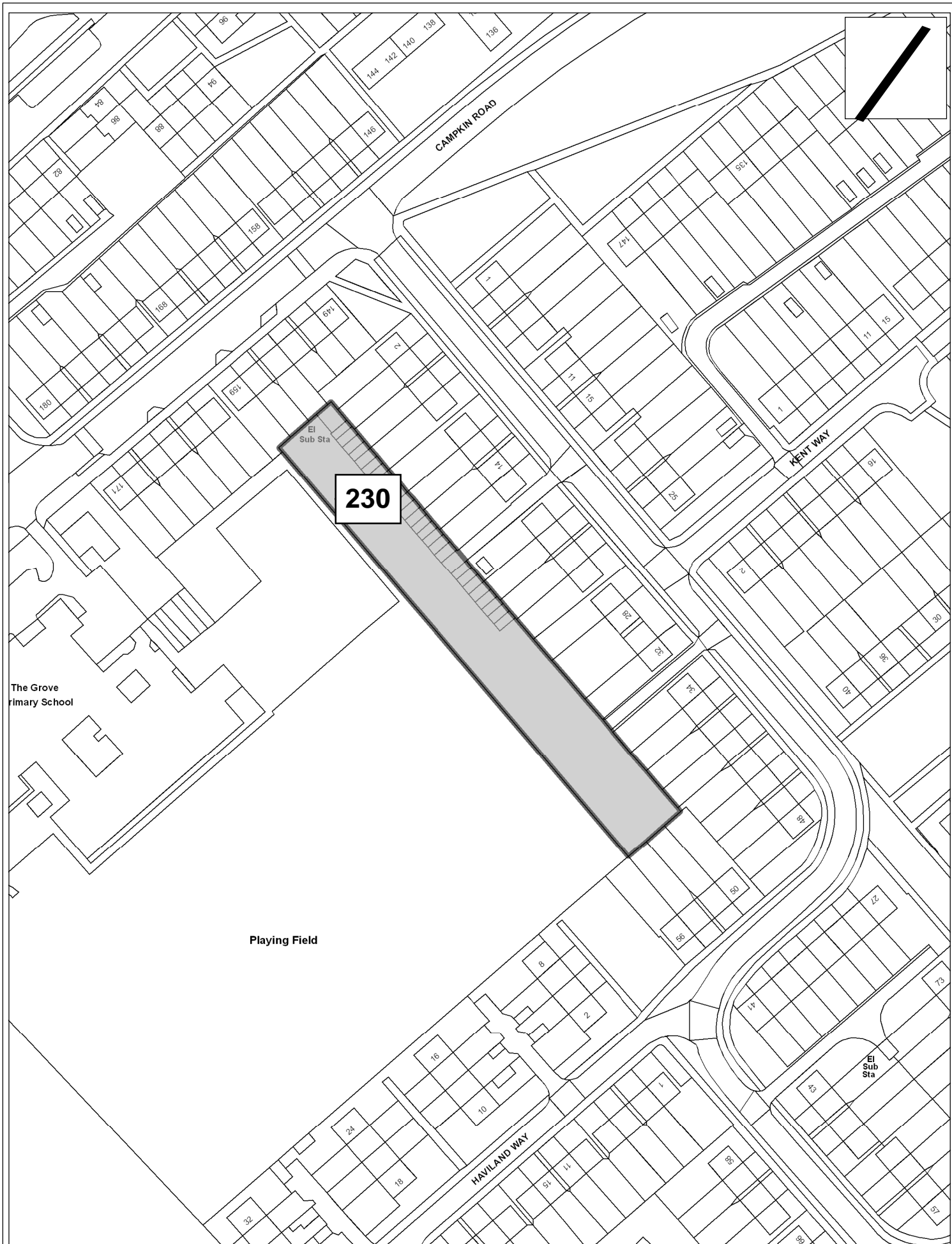
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (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 very narrow, difficult to access and likely to be difficult to integrate into surrounding communities	

Desktop Suitability Assessment Conclusion:

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is very narrow and may require consideration of a land swap. It could be difficult to access and integrate into surrounding communities.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Draft SHLAA Sites As At June 28th 2011

Site ID: Site 236 Detail **Site Name:** Birchs Garage Milton Road **Map ID:** 236

Ward: Kings Hedges

Site Area in Hectares: 0.44

Number of units (unconstrained using density multiplier): 33

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - car dealership	a
Buildings In Use: Yes, car showroom, which is currently open for business	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 (these were removed by Highways as part of the Guided Bus works)	g
Relevant Planning History: Not of relevance to SHLAA (history relates to the car showroom and extensions to it) C/02/0987 Hard and soft landscaping at Vindis Garage including additional motor vehicle sales space.	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 contamination possible (garages)	a
Any potential noise problems ? Parts of the site will be affected by noise from Milton Road and the Guided Busway. A noise assessment would be required with any planning application	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards Could be issues with access to and from the site due to heavy use of Milton Road- need for Transport Assessment with Planning Application	a
Does site provide access to other properties/highway Yes - there is an electricity sub station behind the site which seems to be accessed via this site.	a
Within 400m of high quality public transport route: Yes (C2 service)	g
Design & Impact Considerations Nearby buildings overlook site At present there is another car dealership to the south and west of the site (although this is allocated for housing)	g
Site part of larger site or prejudice strategic site development The site is adjacent to a site allocated in the Local Plan for residential development. The two sites could (depending on ownership) be brought together as one allocation (it would be preferable for this to be the case as this would overcome the issue of locating residential development next to an existing car showroom)	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 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
Site shape impacts on developability No	g
Sites integration with existing communities At present, not very well related to existing communities (physical separation by Milton Road). Relationship	a

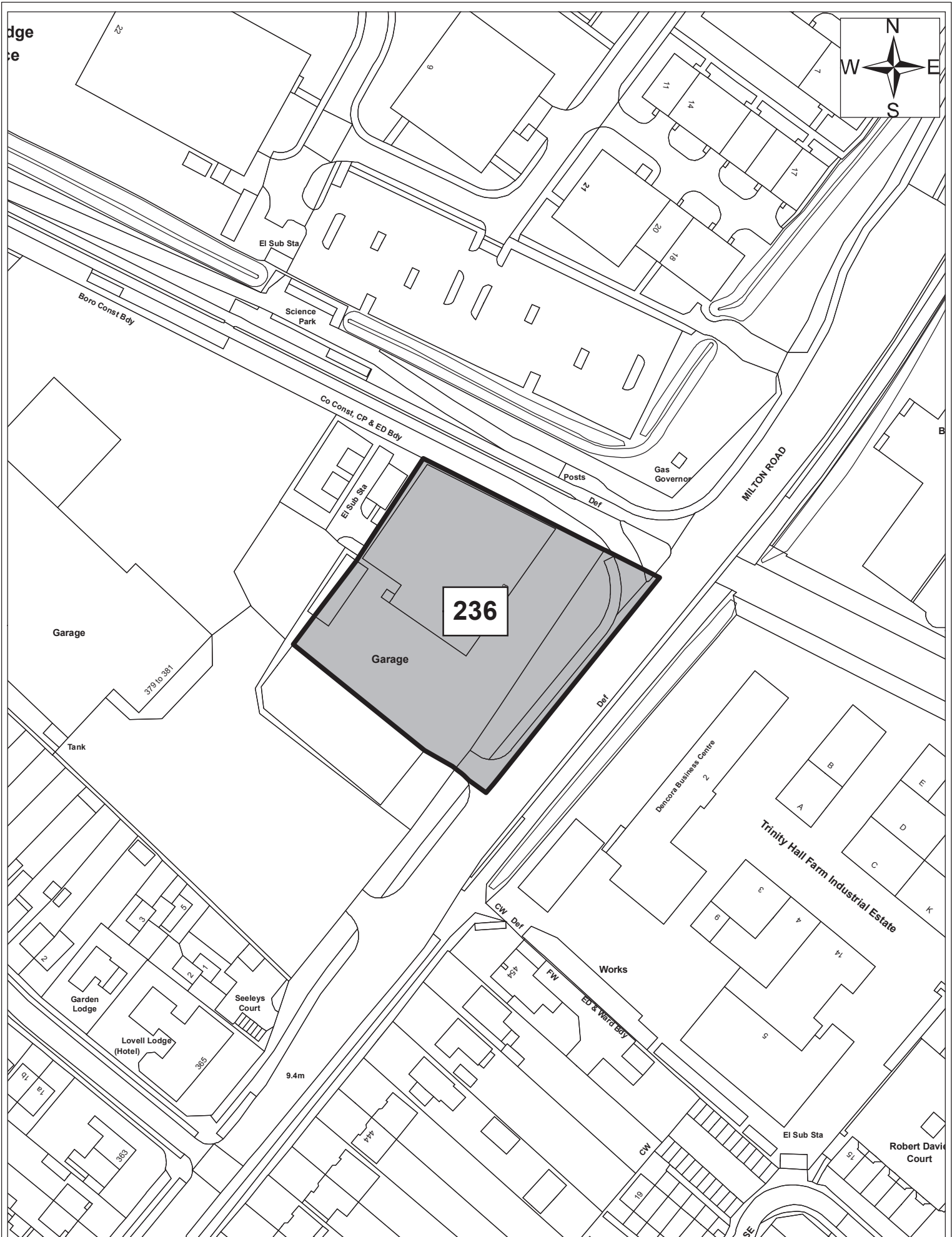
with Lovell Road could be improved by bringing forward this site as part of the larger Local Plan allocation	
Access to Services & Facilities	a
Site within 400m of City Centre: No	
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
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	g
What is site allocated for in Local Plan: Site adjacent to housing allocation (site 5.04) and Protected Transport Route	
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 (it is adjacent to the Northern Fringe East)	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: From the assessment of the Level 3 criteria it is apparent that the deliverability of this site for housing will be very much dependent on it coming forward alongside the larger allocation adjacent to it. There are also a number of other concerns, particularly in relation to contaminated land and noise that would require further investigation.	

Desktop Suitability Assessment Conclusion:

Site 236 can be considered to be developable depending on landowner intentions and subject to the site coming forward as part of the larger Local Plan allocation for housing (site 5.04).

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 236

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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 887 **Site Name:** 98 -144 Campkin Road **Map ID:** 887

Ward: Kings Hedges

Site Area in Hectares: 0.52

Number of units (unconstrained using density multiplier): 28

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use:	
Buildings In Use:	
Any Legal Issues:	

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, although land to the south of the site is Protected Open Space (Campkin Road/St Kilda Avenue Amenity Green Space) and development would have to not be harmful to the character of this open space.	a
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: While development proposals will need to give consideration to the impact on the character of the nearby protected open space, this does not 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	g
Affected by Air Quality Management Area Refer to EH	
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 A pathway runs along the north-eastern edge of the site.	a
Within 400m of high quality public transport route: Yes (C1 service)	g
Design & Impact Considerations Nearby buildings overlook site Could be overlooking issues with the residential properties surrounding the site, although these 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	
Site shape impacts on developability No	g
Sites integration with existing communities Development on 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	
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	g

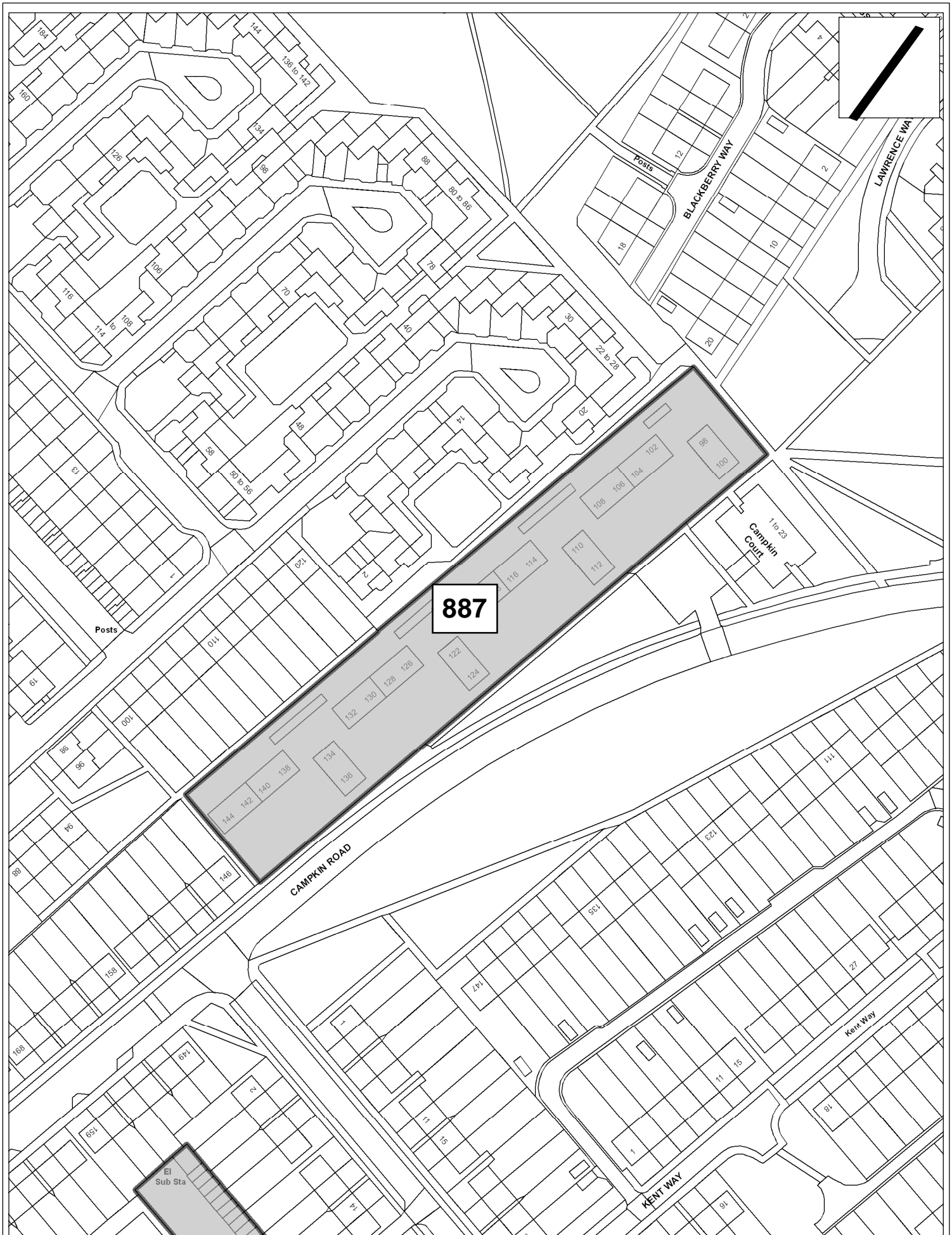
and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: Partly (some of the site is open space)	a
Is site identified in the Council's Employment 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 887 can be considered to be developable subject to issues raised in this assessment in particular its relationship to the protected open space to the south. The site is being put forward as part of the Council's 3 year programme.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 887



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