

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 204 Detail **Site Name:** 48-61 Burleigh Street **Map ID:** 204

Ward: Market

Site Area in Hectares: 0.30

Number of units (unconstrained using density multiplier): 24

Owner: Unknown (potentially multiple owners)

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Retail units on ground floor with offices/residential above. Car parking to r/o site	a
Buildings In Use: Yes there are a variety of commercial buildings on the site of differing ages and heights	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. Proposals for development must be subject to application of the exception test.	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: Yes - the development at no. 49 is included in the area selected. Application no 06/1106/FUL refers to this for 1no. 1 bed flat and 1 no. 2 bed flat.	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 (past uses include laundry and motor engineers)	a
Any potential noise problems ? Potential impact from Primark service yard and plant at other businesses. Could be resolved by good design.	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. The site lies within the CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway	
Within 400m of high quality public transport route: Not as defined, but the site is within 400m of the Grafton Centre Bus station which serves by a number of bus routes	a
Design & Impact Considerations Nearby buildings overlook site Could be overlooking issues with the residential properties on Paradise Street, 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 The site is on the edge of the Central Conservation Area, and as such early consideration would need to be given to the impact of new development on views into and out of the Conservation Area and the visual impact on the character of the area.	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 44 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

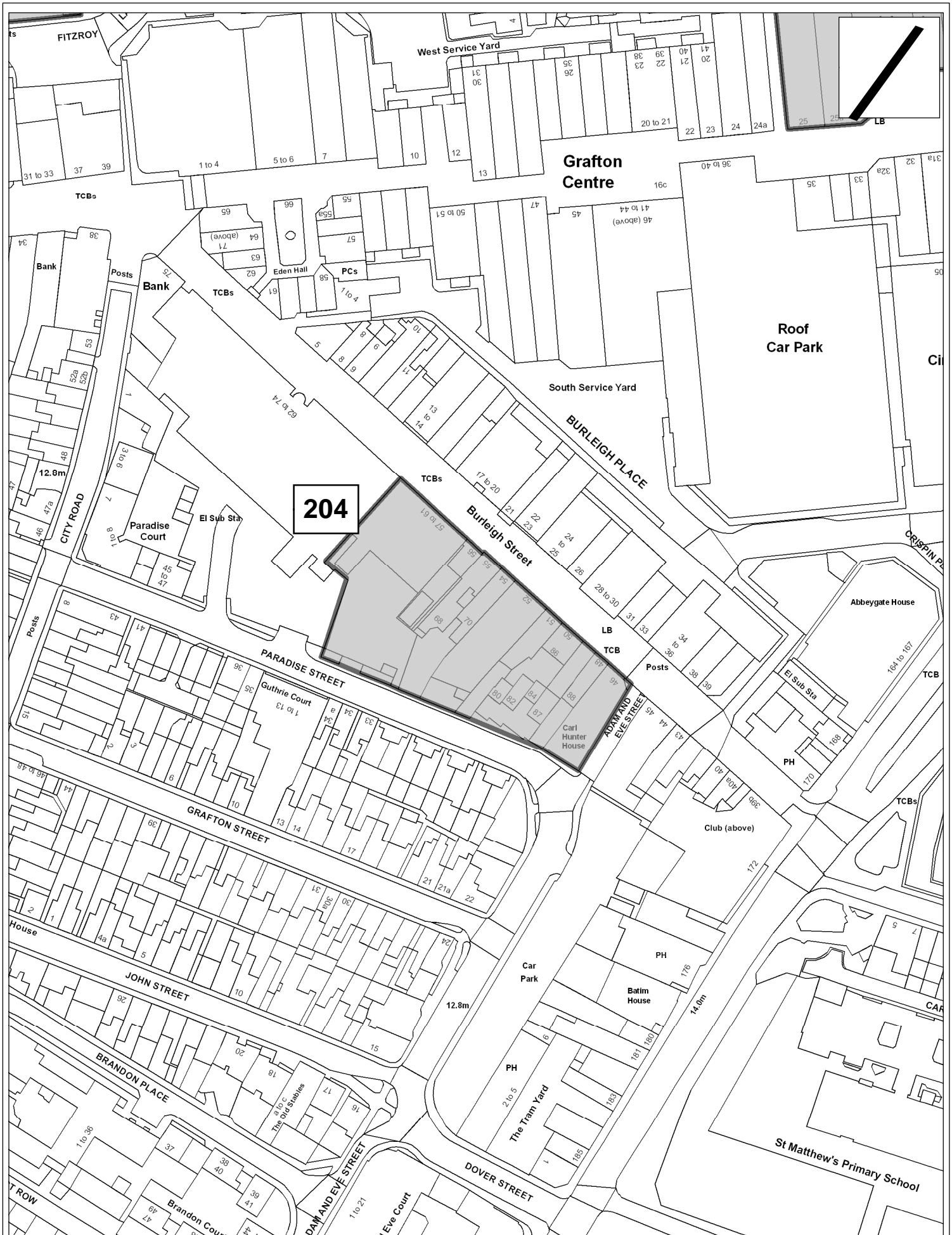
Sites integration with existing communities Development would take place in an area with a retail character and as such development could feel a bit isolated from the existing community. Any issues could be overcome with good urban design	a
Access to Services & Facilities	g
Site within 400m of City Centre: Yes	g
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	Yes
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations	a
What is site allocated for in Local Plan: The ground floor shops covered by this site are designated as Primary Shopping Frontage and as such their loss would be resisted as it would be contrary to planning policy. However, a residential scheme could come forward on the upper floors, similar to the approach taken with the Christs Lane development.	
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: Yes. Part protected office site 48-61 Burleigh St	a
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 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 204 can be considered to be developable depending on landowner intentions and subject to further consideration of the issues raised in this assessment including the need to maintain the Primary Shopping Frontage along Burleigh Street

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



204

Site 204



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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 888 Detail **Site Name:** 31-39 Burleigh Street **Map ID:** 888

Ward: Market

Site Area in Hectares: 0.09

Number of units (unconstrained using density multiplier): 7

Owner:

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	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 - various applications relating to the ground floor commercial uses.	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? Refer to EH	
Any potential noise problems ? Refer to EH	

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. The site lies within the 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: Not as defined, but the site is within 400m of the Grafton Centre Bus station which serves by a number of bus routes	a
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 The site is close to the edge of the Central Conservation Area, and as such early consideration would need to be given to the impact of new development on views into and out of the Conservation Area and the visual impact on the character of the area.	a
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 would take place in an area with a retail character and as such development could feel a bit isolated from the existing community. Any issues could be overcome with good urban design	a
Access to Services & Facilities Site within 400m of City Centre: Yes	g
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	Yes

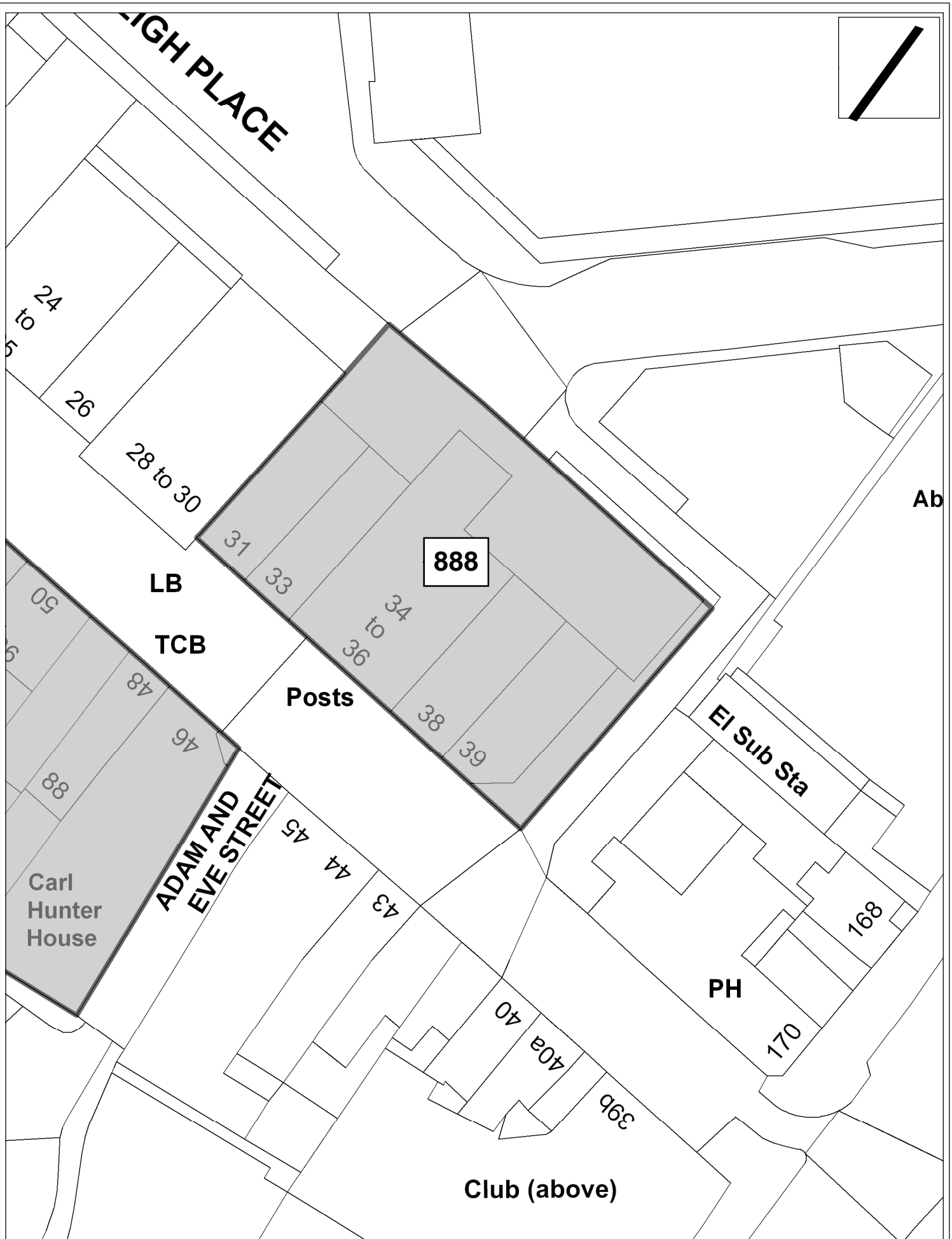
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: The ground floor shops covered by this site are designated as Primary Shopping Frontage and as such their loss would be resisted as it would be contrary to planning policy. However, a residential scheme could come forward on the upper floors, similar to the approach taken with the Christs Lane development.	a
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 888 can be considered to be developable depending on landowner intentions and subject to the further consideration of the issues raised in this assessment particularly the continuation of retail use on the ground floor.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 888

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