

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 28 Detail **Site Name:** Owlstone Croft, Owlstone Road **Map ID:** 028

Ward: Newnham

Site Area in Hectares: 0.96

Number of units (unconstrained using density multiplier): 72

Owner: Owner Known

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - student accommodation	a
Buildings In Use: Yes - a pair of nineteenth century villas (BLI's) and various other outbuildings	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: The site is on the edge of the Green Belt and as such consideration would need to be given to the impact of any development on the setting of the City	a
In Area Flood Risk: Small part of eastern edge of the site falls within Zone 2 and 3a (medium to high probability of flooding). Proposals for development in this zone should be accompanied by a Flood Risk Assessment.	a
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 north of the site is Protected Open Space ((Newnham Croft Primary School) and development would have to not be harmful to the character of this open space.	g
Local Nature Conservation importance The site is adjacent to Paradise Nature Reserve and as such development proposals will have to demonstrate that they do not harm the nature conservation value and setting of this site. This wet woodland and marsh forms part of the River Cam network of wildlife sites. The sites location lends itself to the potential for bat roosts in existing structures and trees, plus bats foraging in on site trees and hedgerows. Would recommend full bat surveys for the site. There may be scope for SUDs to increase clean water entering the aquatic habitats on the reserve. Any landscaping should compliment natural setting.	a

Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: There are a large number of matures tree both on the site and on the boundary of Paradise Nature Reserve and Newnham Croft Primary School	a
Relevant Planning History: No (most recent application was for the refurbishment of the student accommodation and provision of single storey extensions - application was approved)	a
Level 2 Conclusion: Early consideration would need to be given to the impact of any proposed development on the adjacent protected open space and nature reserve, although this would not render the site undevelopable. Given that the most recent application was for the refurbishment and continued use of the existing student accommodation and that there is high demand for student accommodation in Cambridge, the loss of existing student accommodation and the pressure that this could place on the existing housing market would also need to be given consideration, although this also 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 ? Potential impact from school noise but good design could resolve this.	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 and 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 the AQMA.	a
Access & Transport Considerations Issues with car parking in local area Heavy reliance on on-street parking in this part of Cambridge (not an issue with student accommodation due to proctorial control). Site not in CPZ.	a
Access meets highway standards Existing access issues	a
Does site provide access to other properties/highway Yes	a
Within 400m of high quality public transport route: Not as defined, although the site is within 400m of other bus services	a

that connect the site to the city centre and other destinations	
Design & Impact Considerations Nearby buildings overlook site There would be overlooking issues in relation to houses to the west of the site on Owlstone Road	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 Yes (the Newnham Croft Conservation Area)	a
Development affect any Locally Listed Buildings Owlstone Croft is a Building of Local Interest, and as such any proposals to demolish the building would need to be fully justified in accordance with the provisions of Policy 4/12 of the Local Plan	a
Development affects archaeological remains 40 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 could feel quite isolated from the existing houses along Owlstone Road, 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: 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

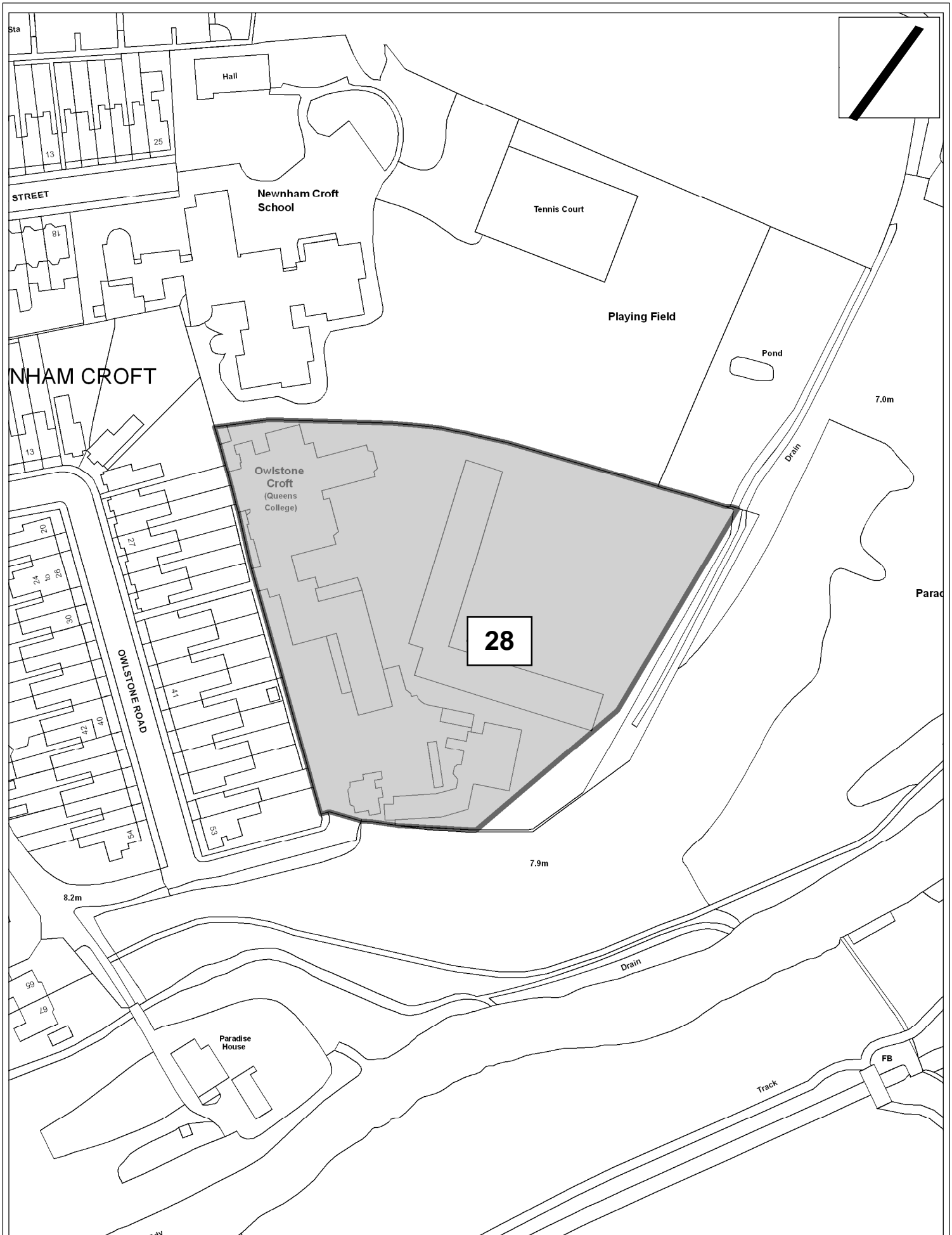
<p>Other Considerations Any other constraints on site: No</p>	g
<p>Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified</p>	

Desktop Suitability Assessment Conclusion:

Site 28 can be considered to be developable depending on landowner intentions and subject to consideration of whether the impact of the loss of student housing on the existing housing market, the justification for the loss of a Building of Local Interest and consideration of other issues raised in this assessment, such as the risk of flooding, impact on the Green Belt and impact on the Conservation Area.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 28

© Crown copyright and database right 2011. Ordnance Survey Licence number 100019730.

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 29 Detail **Site Name:** Croftgate, Fulbrooke Road **Map ID:** 029

Ward: Newnham

Site Area in Hectares: 0.30

Number of units (unconstrained using density multiplier): 12

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - flats set within mature grounds	a
Buildings In Use: Yes - block of flats and garage blocks	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: The site is on the edge of the Green Belt (in South Cambs) and as such consideration would need to be given to the impact of any development on the setting of the City	a
In Area Flood Risk: Small part of the site is in functional floodplain (3b) and is therefore unsuitable for development.	a
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 The site is adjacent to a County Wildlife site (Barton Road Pool) and as such early consideration would need to be given to the impact of any proposals on the nature conservation importance of this site	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: There is one TPO on the eastern boundary of the site	a
Relevant Planning History: No	g
Level 2 Conclusion: Early consideration would need to be given to the impact of any development proposals on the nature conservation value of the County wildlife site to the north, and impact on the TPO. However, 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? The site could have contamination issues (occupied by lock up garages)	a
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Site is not within an AQMA	g
Access & Transport Considerations	g
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: No	a
Design & Impact Considerations	a
Nearby buildings overlook site Would be some overlooking from houses to the south and east of the site, although this 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 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 No	g
Sites integration with existing communities Development of the site should integrate relatively well with existing community, although there are some concerns about the displacement of the existing residents of the flats	a
Access to Services & Facilities	a
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	No
Use of site associated with a community	g

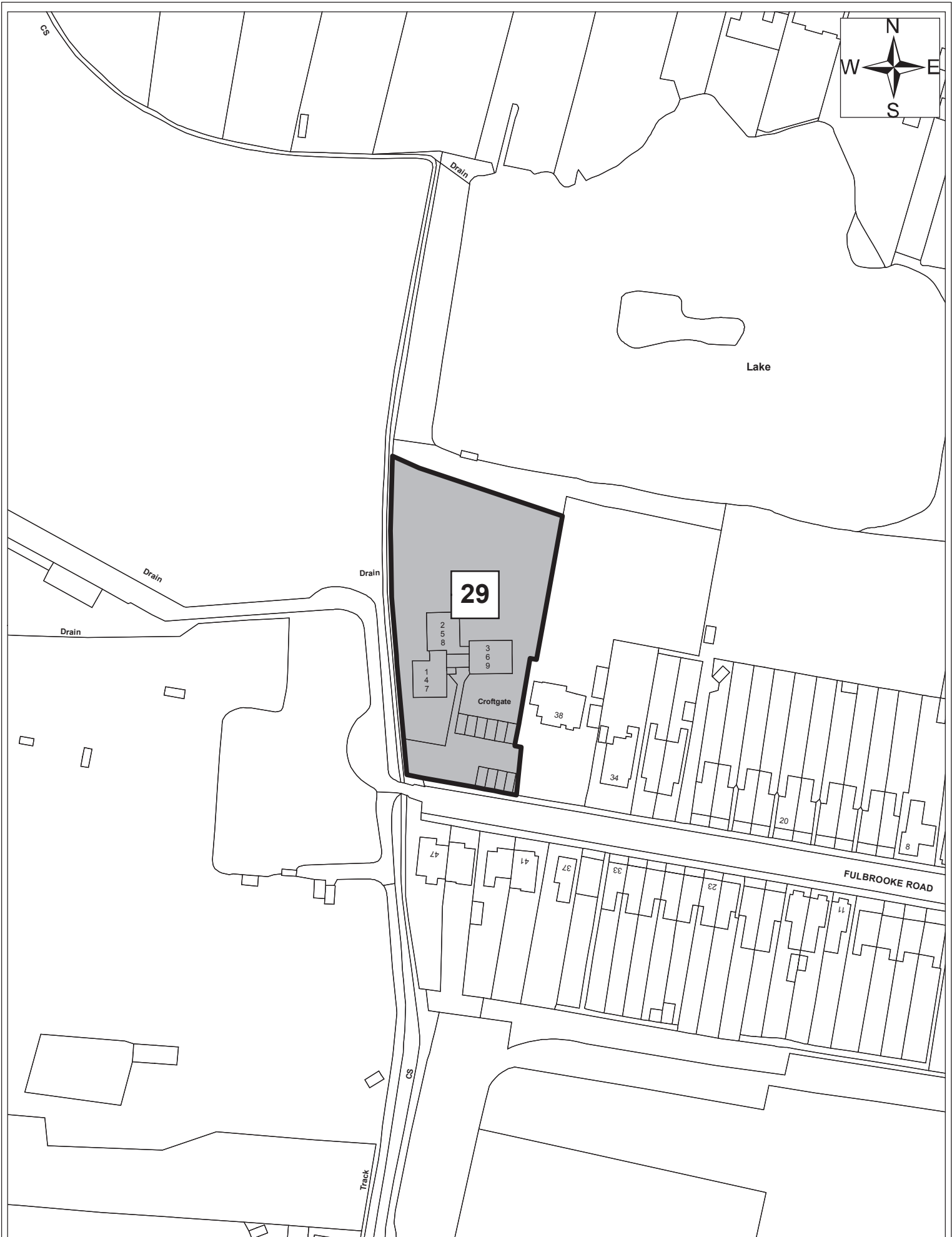
facility: No	
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission 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, 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 29 may be considered to be developable depending on landowners intentions. Edge of the site is in functional floodplain (3b) and would have to pass a sequential test. Also the impact of development on the setting of the City.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 29

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 30 Detail **Site Name:** Land between 18-23 Wordsworth Grove **Map ID:** 030

Ward: Newnham

Site Area in Hectares: 0.21

Number of units (unconstrained using density multiplier): 17

Owner: Owner Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Forms part of the grounds of Newnham College	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, although the biodiversity value may have to be assessed (this will partly be looked at through the review of open space)	a
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 group TPOs both on and adjacent to the site	a
Relevant Planning History: Yes- this site also includes no.19. C/89/0353 ERECTION OF 4 NO DETACHED HOUSES (OUTLINE APPLICATION)	g
Level 2 Conclusion: Early consideration needs to be given to the open space and biodiversity value of the site, and the impact of any development proposals on the TPOs. However it is felt that these issues do 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	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 The site forms part of the grounds of Newnham College	a
Within 400m of high quality public transport route: No	a
Design & Impact Considerations Nearby buildings overlook site Could be some overlooking issues in terms of surrounding residential properties, 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 Many of the buildings within the grounds of Newnham College are listed (the closest to this site being the Grade II* Listed Pfeiffer Hall), and as such development proposals will need to ensure that they do not have a negative impact on the setting of these buildings	a
Site in or adjacent to Conservation Area The site is within the Central Conservation Area	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 55 CHER finds within 500m of the site. The implications of this for the development of this site need to be	a

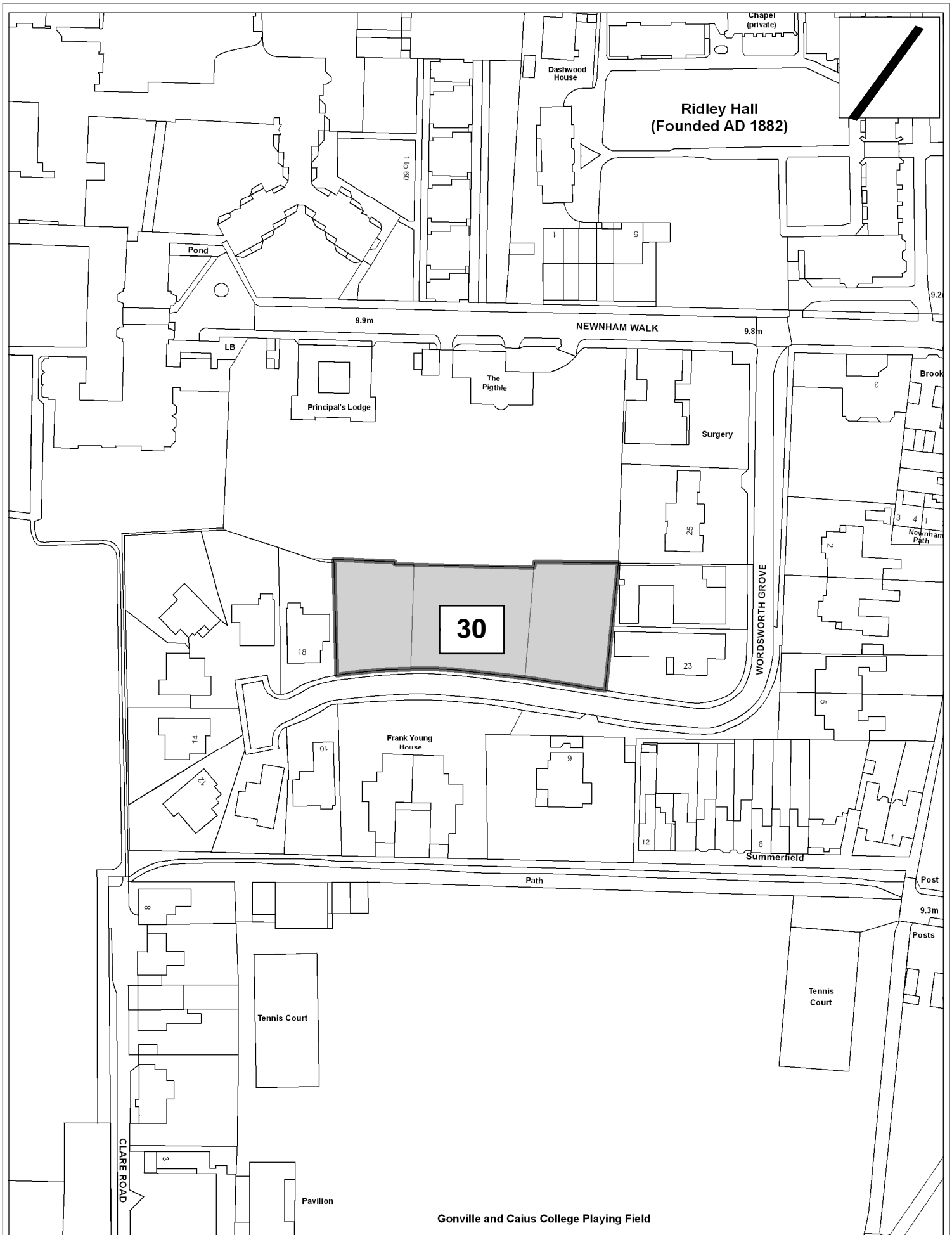
interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site could, with good urban design, integrate fairly well with the existing residential development (although many of the properties along Wordsworth Grove are set within large gardens so there could be some issues)	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:	Yes
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 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 30 can be considered to be developable depending on landowner intentions and subject to consideration of the issues raised in this assessment, including the open space and biodiversity value of the site and impact on the setting of the Listed Buildings of Newnham College

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 30

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 483 **Site Name:** Open space north of the Paul Mellon building **Map ID:** 483

Ward: Newnham

Site Area in Hectares: 0.35

Number of units (unconstrained using density multiplier): 14

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Scrub/trees	g
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: Part of the site comprises Proposals Site 7.09 which is allocated for a Student Hostel or Affordable/Key Worker Housing for the Colleges..	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 site meets the criteria for 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: Some semi-mature trees along the eastern boundary and at the western tip of the site. Not TPO'd.	a
Relevant Planning History: No	g
Level 2 Conclusion: Any development of this site will have to be careful not to be harmful to the character of Green Belt land to the west, or the trees on site	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	

Is there potential contamination on site? There are 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 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 No known issues. Access to the Public Highway along Herschel Road .	a
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: No	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 lies within the West Cambridge Conservation Area.	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 7 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 would be isolated from any surrounding residential development.	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	No
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

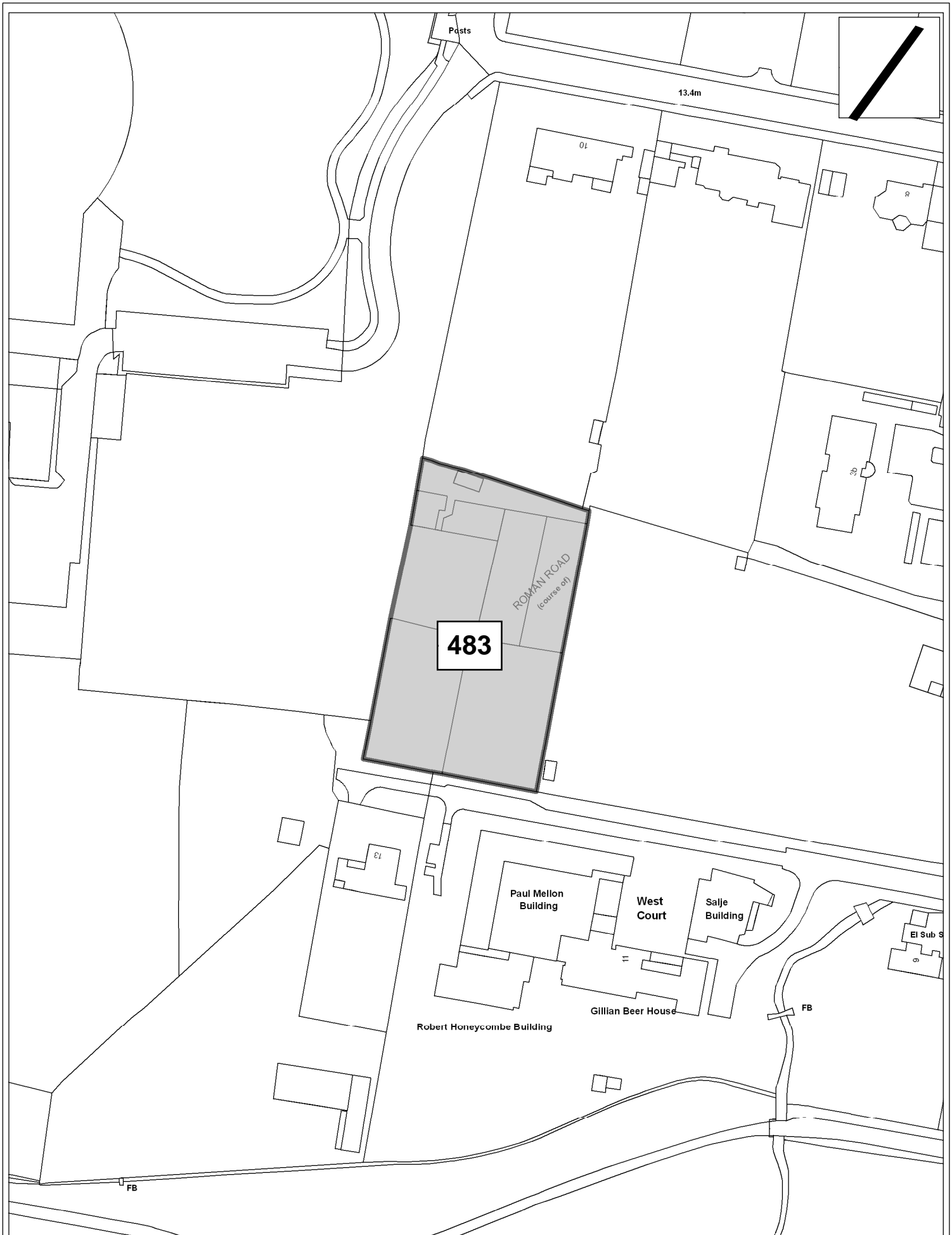
and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: No	a
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site adjoins the Cambridge Green Belt and lies within the West Cambridge Conservation Area. The preservation of the setting of Cambridge and the impact of any development on the character and appearance of the Conservation Area, are of paramount importance. If the site were developed on its own, any development would appear isolated. The addition of adjoining land may make the site a more viable proposition viz development - However, the site remains relatively isolated from local facilities and the City Centre.	

Desktop Suitability Assessment Conclusion:

The site may prove suitable for development depending on landowner intentions and provided a high standard of design is achieved reflecting the character and appearance of the Conservation Area, and the openness of the adjoining Green Belt. The site lies adjacent to Proposal Site 7.09 which is allocated for College/Key Worker housing in the Cambridge Local Plan (2006), and there may be an opportunity to develop the land in conjunction with this allocation.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 483



© Crown copyright and database right 2011. Ordnance Survey Licence number 100019730.

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