

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

**Site ID:** Site 64 Detail      **Site Name:** 5-15 Tenison Road and land adjacent      **Map ID:** 064

**Ward:** Petersfield

**Site Area in Hectares:** 0.15

**Number of units (unconstrained using density multiplier):** 12

**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Site is used for a number of uses including student accommodation, light industrial (B1(c)) and warehousing (B8) . Site contains a building of local interest.	a
<b>Buildings In Use:</b> There a various buildings on site including warehouses and converted stables (now used as student accommodation)	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> While the site is not allocated, its current use may well mean that it falls within the criteria of Policy 7/3 of the Local Plan (i.e. B1(c) and B8 use). As such consideration would need to be given to the requirements of Policy 7/3 of the Local Plan	a
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> While early consideration will need to be given to whether the loss of this employment land can be justified, it is considered 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> Potential contamination issues (site occupied by depot)	a
<b>Any potential noise problems ?</b> May need a noise survey to establish and deal with any potential plant behind the shops in Mill Road	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> 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
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site lies within the 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 housing to the south and west of the site, 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> The site is in the Central Conservation Area and as such development proposals will need to ensure that they preserve or enhance the setting of the area	a
<b>Development affect any Locally Listed Buildings</b> Adjacent to Salvation Army Citadel and close to those in St Barnabas Road	a
<b>Development affects archaeological remains</b> 26 CHER finds within 500m of the site. The implications of this for the	a

development of this site need to be interpreted by county archaeology staff	
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site could integrate quite well with the surrounding community	g
<b>Access to Services &amp; Facilities</b>	g
<b>Site within 400m of City Centre:</b> Yes	
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<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>	g
<b>What is site allocated for in Local Plan:</b> No	
<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>	g
<b>Any other constraints on site:</b> No	
<b>Level 3 Conclusion:</b> While the site scores a number of amber scores against the Level 3 criteria, it is considered that this does not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

#### **Desktop Suitability Assessment Conclusion:**

Site 64 can be considered to be developable depending on landowner intentions and subject to the further consideration of whether the loss of employment land can be justified and consideration of other issues raised in this assessment

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

The site is considered to be suitable for development



# Site 64

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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 65 Detail      **Site Name:** Garages to the r/o 47 Glisson Road      **Map ID:** 065

**Ward:** Petersfield

**Site Area in Hectares:** 0.04

**Number of units (unconstrained using density multiplier):** 3

**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - surface car parking and block of 7 garages	a
<b>Buildings In Use:</b> Block of garages	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, but the site is adjacent to Protected Open Space (Cambridge University Lawn Tennis Club). As such, development proposals must not be harmful to the character or lead to the loss of any open space	a
<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> Yes - C/05/1282/CAC (Demolition of 7 garages - approved). C/05/1261 (erection of 3no. 2 bed houses - application refused but the principle of residential development on this site was accepted but needs to be of an appropriate scale and character)	g
<b>Level 2 Conclusion:</b> While development proposals will need to give consideration to the impact on the character of the adjacent protected open space (and will need to ensure that they do not encroach onto this open space), this does not 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> Potential contamination issues (site occupied by lock up garages)	a
<b>Any potential noise problems ?</b> No noise issues likely from club house next door.	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> 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. This site is in an area of poor air quality and an appropriate air quality assessment will need to be made to ensure that any proposed development will not prejudice the health of new occupants.	a
<b>Access &amp; Transport Considerations</b>	
<b>Issues with car parking in local area</b> The site provides car parking in the form of garages for the surrounding residential development (unsure as to how well used). Site lies within the CPZ.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> There is an access from the site into 47 Glisson Road	a
<b>Within 400m of high quality public transport route:</b> Yes, the C1 service	g
<b>Design &amp; Impact Considerations</b>	
<b>Nearby buildings overlook site</b> There could be some overlooking issues with no. 47 Glisson Road and adjacent properties, 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> The site is in the Central Conservation Area and as such development proposals will need to ensure that they preserve or enhance the setting of the area	a
<b>Development affect any Locally Listed</b>	a



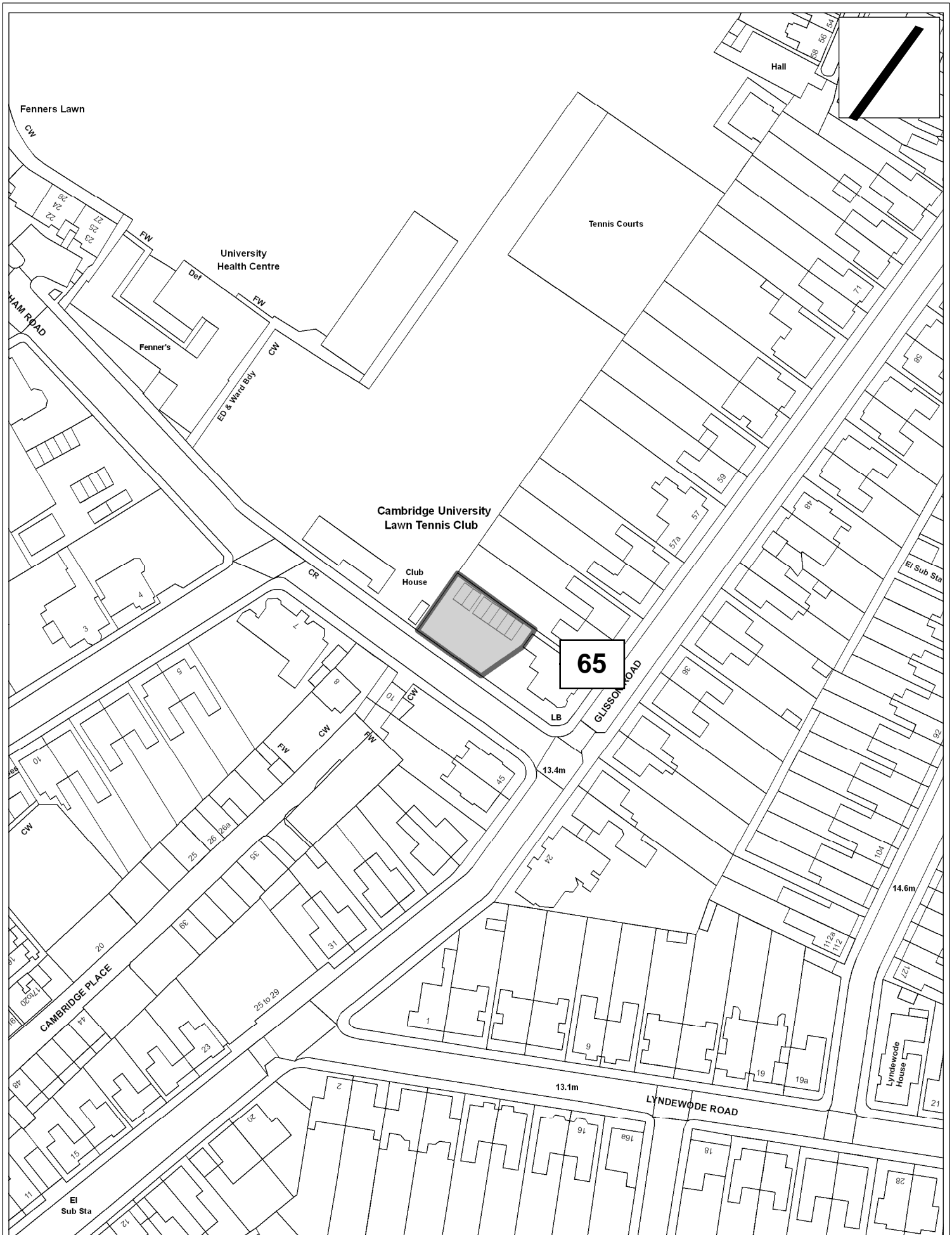
<b>Buildings</b> No 6 Harvey Road, which adjoins the site, is a BLI.	
<b>Development affects archaeological remains</b> 38 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate quite well with the surrounding community	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> Yes	g
<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 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 65 can be considered to be developable depending on landowner intentions and subject to further consideration of whether the loss of car parking can be justified. Further information would also be required in relation to other issues raised in this assessment, including the impact of development on the character of the Conservation Area and adjacent open space. Site should be moved to small sites list.

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

The site is considered to be suitable for development



# Site 65

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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 102 Detail      **Site Name:** Mill Road Depot and adjoining properties, Mill Road  
**Map ID:** 102  
**Ward:** Petersfield  
**Site Area in Hectares:** 2.70  
**Number of units (unconstrained using density multiplier):** 167  
**Owner:** Cambridge City Council

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> The site is currently used as the Council's main depot, a vehicle workshop, a community facility within the old Library, a language school and garages.	a
<b>Buildings In Use:</b> Warehouse buildings and offices, community facilities within listed old Library, language school, leased garages	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> Yes Former Library at southern end of site is Grade 2 Listed Building	a
<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> Yes - the site is used as a Council depot and vehicle workshop, use class Sui Generis and 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 would need to be relocated to a suitable site - see ELR 2008 Para. 5.29; Map 10; and, Appendix 15 (iv)	a
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> The site has a history of uses associated with its main lawful use as the City Council's	g

Works/Depot. It was allocated in the 1996 Cambridge local plan for housing, although this allocation was subsequently deleted from the Cambridge Local Plan 2006, as it was unlikely that the site would come forward within the time frame of the Local Plan. the possibility of the re-location of the Depot to an alternative site has been more recently explored and is mentioned in the Employment Land Review 2008 - See Para. 5.29; Map 10; and, Appendix 15 (iv).	
<b>Level 2 Conclusion:</b> Development of this site will have a negative impact on the retention of Use Class B1(c), B2 and B8 employment uses, which is contrary to No. 14 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> Significant contamination on-site given its previous and present uses (smelting works and council depot and railway land)	a
<b>Any potential noise problems ?</b> Site adjacent to railway noise assessment will be required	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> 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
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides associated car parking for the City Council's Depot. Development here would mean the loss of the Depot, which although not listed as such, is in effect, a Community Facility. The site lies within the Controlled Parking Zone. (Mill Road/Gwydir Street).	a
<b>Access meets highway standards</b> Mill Road is a very busy road so there could be access issues that would need to be overcome (although residential use could lead to less transport related movements from the site than are currently experienced)	a
<b>Does site provide access to other properties/highway</b> Yes - access to City Council's Depot, from Mill Road with emergency access from Hooper St	a
<b>Within 400m of high quality public</b>	a

<b>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	
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Could be overlooking with houses fronting Kingston Street, 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> There is a Grade II Listed Building on the South-western boundary of the site (the former Cambridge Library now the Indian Cultural Centre).	a
<b>Site in or adjacent to Conservation Area</b> The site falls within the Central Conservation Area and as such early consideration would need to be given to the impact of proposals on the setting and character of the Conservation Area	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 29 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 on this site should integrate well with existing community on Hooper Street but would be somewhat isolated from community on Kingston Street by back gardens. Any issues could be overcome with good urban design	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> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	No
<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> Yes in old Library - and access to City Council's Depot, which is (effectively) a Community Facility.	a
<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	g

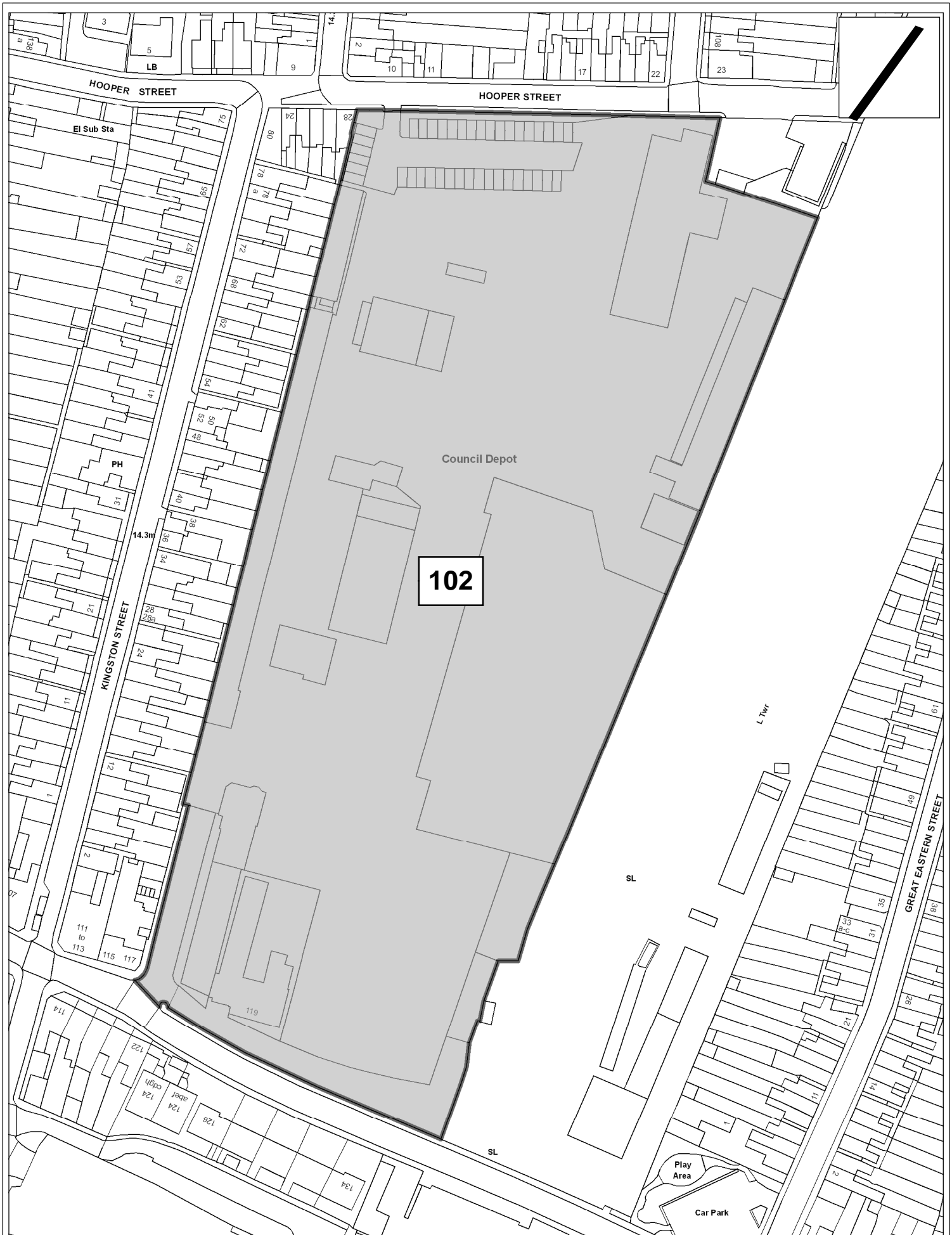
Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> Yes - see ELR 2008 Para. 5.29; Map 10; and, Appendix 15 (v)	a
<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 render the site undevelopable. Further information would be required to ensure that development was justified, particularly in relation to contaminated land	

**Desktop Suitability Assessment Conclusion:**

The site is considered to be suitable for development. This is an important community facility. Residential development of the site would, however, result in the loss of the existing City Council Depot uses associated with the site. Consideration should be given to their retention/relocation to an alternative, sustainable site. See ELR 2008 Para. 5.29; Map 10; and, Appendix 15 (iv). Significant contamination issues need tackling before the site can be considered for development.

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

The site is considered to be suitable for development



**102**

Council Depot

HOOPER STREET

HOOPER STREET

KINGSTON STREET

GREAT EASTERN STREET

**Site 102**



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 543    **Site Name:** Workshops 72a Ainsworth Street    **Map ID:** 543

**Ward:** Petersfield

**Site Area in Hectares:** 0.17

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

**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Virgin Media site with associated car parking	a
<b>Buildings In Use:</b> Yes - Offices and car parking	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>	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> Yes - 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;	a
<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 have a negative impact on the retention of Use Class B1(c) employment uses, which is contrary to No. 14 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 - car parking area and former workshop uses	a
<b>Any potential noise problems ?</b> Yes- Previous Noise Abatement Notice issued - C/07/0755/FUL - Removal of existing air conditioning units and installation of new sound attenuated units to comply with Noise Abatement Notice. Approved - 18/9/07. Site affected by railway noise assessment required	a
<b>Could topography constrain development?</b> No known issues	g
<b>Affected by Air Quality Management Area</b> 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
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides offices/workshops and some car parking in the form of a private workplace car park, this appeared well used at time of visit. The site lies close to the Controlled Parking Zone to the west on Sturton Street.	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 (C2 Service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<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> Yes - the site is adjacent to the Mill Road and St Matthews Area Conservation Area - boundary to the west of the site that runs along the rear gardens of 80 - 90 Ainsworth Street.	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 20 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

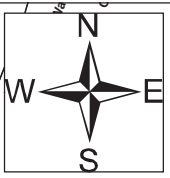
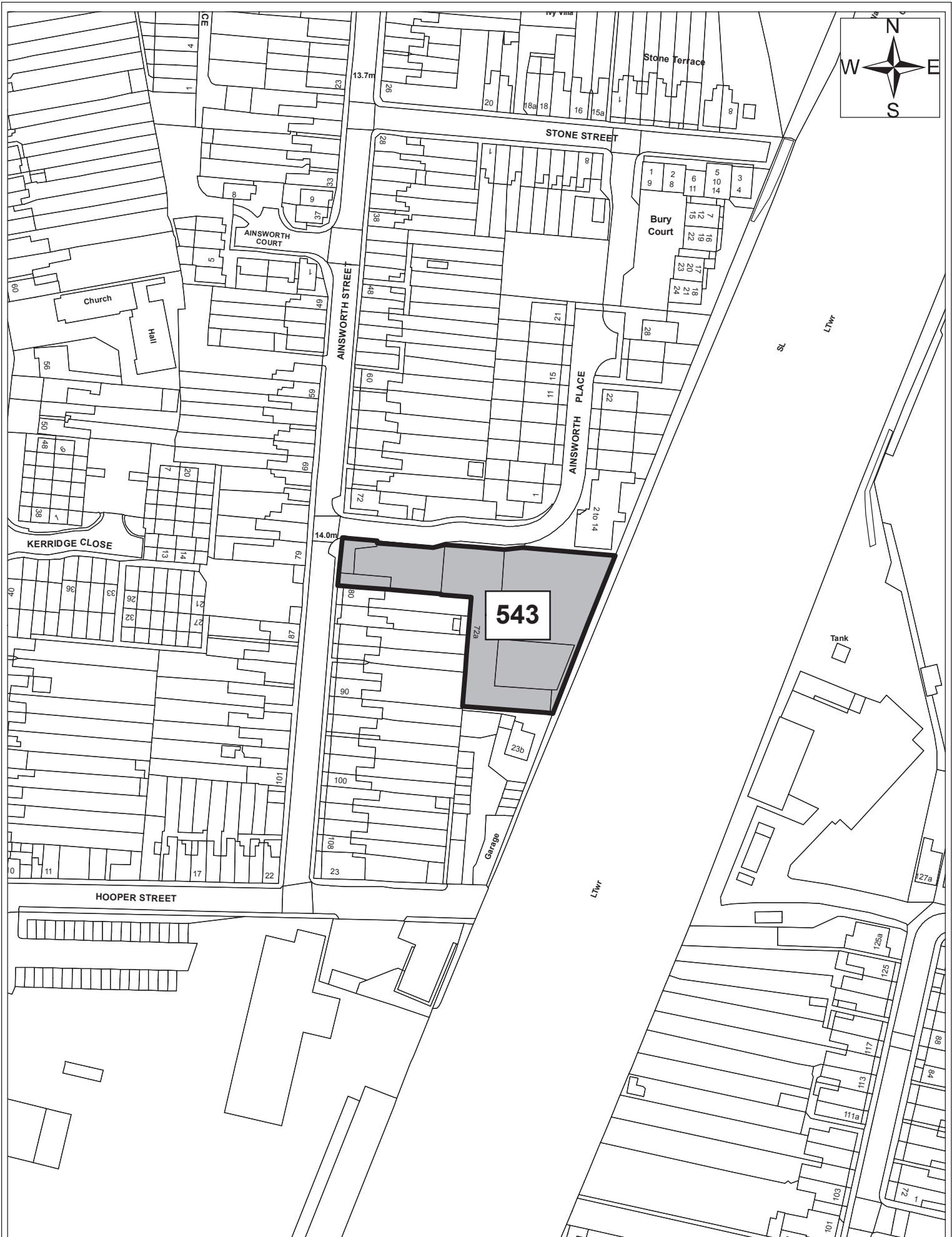
<b>Sites integration with existing communities</b> Development of this site should integrate well with surrounding residential development	g
<b>Access to Services &amp; Facilities</b>	a
<b>Site within 400m of City Centre:</b> No	
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	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>	g
<b>What is site allocated for in Local Plan:</b> No	
<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>	g
<b>Any other constraints on site:</b> No	
<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 of the site can be justified	

#### **Desktop Suitability Assessment Conclusion:**

Site 543 can be considered to be developable depending on landowner intentions and subject to consideration of whether the loss of parking and potential contamination can be resolved, if the relationship with surrounding buildings can be successful and if the impact on the Conservation Area is successful. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains.

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

The site is considered to be suitable for development



## Site 543

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Date:	31/03/11
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250