

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 196 Detail **Site Name:** 31 Queen Ediths Way **Map ID:** 196

Ward: Queen Ediths

Site Area in Hectares: 0.23

Number of units (unconstrained using density multiplier): 17

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Houses, garages, and gardens	a
Buildings In Use: Houses and 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: There are some mature trees around the site's boundaries. Subject to a TPO on east boundary.	a
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 Considerations, except for the mature trees identified on site.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Possible contamination from car parking area. Assessment required. (See Env.	a

Health).	
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA. However, given the sites location adjacent to the busy roundabout junction of Queen Edith's Way/Mowbray Road/Fendon Road, an assessment of the impact from passing traffic on the air quality for any new residential development should be considered.	a
Access & Transport Considerations Issues with car parking in local area Not in CPZ, however, given the sites location adjacent to the busy roundabout junction of Queen Edith's Way/Mowbray Road/Fendon Road, and its close proximity to Addenbrookes Hospital, any opportunities for on-street parking are limited.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes - C2 and C7 Services	g
Design & Impact Considerations Nearby buildings overlook site Some overlooking from the rear aspects of the adjoining flats to the north at 1 -10 Mulgrave Court.	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 4 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 The present built development on this site lies within a spacious setting, which is set back from the road at this busy roundabout junction. A more intense form of development of the site is likely to prove visually intrusive in the street scene, and would be harmful to the spacious quality and visual identity of this	a

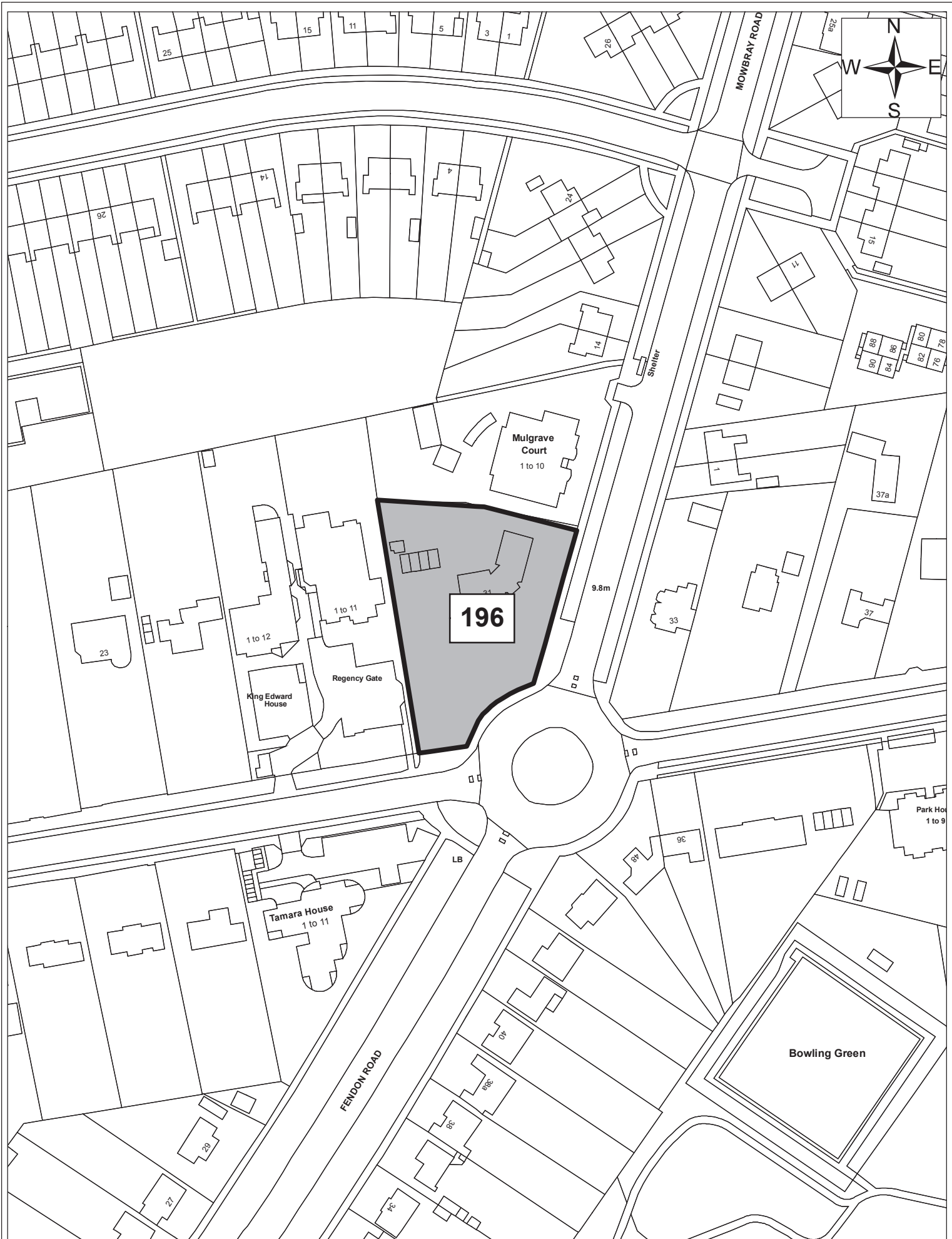
particular area. Additional traffic movements onto and off the road may prove unwise in this heavily trafficked location.	
Access to Services & Facilities	a
Site within 400m of City Centre: No	
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery 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	g
What is site allocated for in Local Plan: No	
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations	g
Any other constraints on site: No	
Level 3 Conclusion: Whilst the site posts a number of amber scores in respect of Level 3 considerations, further development is considered inappropriate due to the visual impact that it could have on the character and spacious quality of the site and its surroundings in the context of this visually important location.	

Desktop Suitability Assessment Conclusion:

The present built development on this site lies within a spacious setting, which is set back from the road at this busy roundabout junction. A more intense form of development of the site is likely to prove visually intrusive in the street scene, and would be harmful to the spacious quality and visual identity of this particular area. Site is small but may have some potential subject to landowner intentions.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 196

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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 197 Detail **Site Name:** 38 Queen Ediths Way **Map ID:** 197

Ward: Queen Ediths

Site Area in Hectares: 0.18

Number of units (unconstrained using density multiplier): 14

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Houses, garages, and gardens	a
Buildings In Use: Houses and 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: Site adjacent to Protected Open Space - bowling green and parkland - to the south.	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: There are some mature trees around the site's boundaries. Subject to a TPO on north boundary.	a
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 Considerations, except for the mature trees identified on site.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

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

Site could have contamination issues (lock up garages on site)	
Any potential noise problems ? Potential highway noise	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA. However, given the sites location adjacent to the busy roundabout junction of Queen Edith's Way/Mowbray Road/Fendon Road, an assessment of the impact from passing traffic on the air quality for any new residential development should be considered.	a
Access & Transport Considerations Issues with car parking in local area Not in CPZ, however, given the sites location adjacent to the busy roundabout junction of Queen Edith's Way/Mowbray Road/Fendon Road, and its close proximity to Addenbrookes Hospital, any opportunities for on-street parking are limited.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes - C2 and C7 Services	g
Design & Impact Considerations Nearby buildings overlook site Some overlooking from the rear aspects of the adjoining properties to the west at 36 Queen Edith's Way; and, 48 Fendon 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 No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 3 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. Care would need to be taken to ensure that the scale and massing of any new buildings did not dominate the site and adjoining properties. Trees should be retained where possible,	g

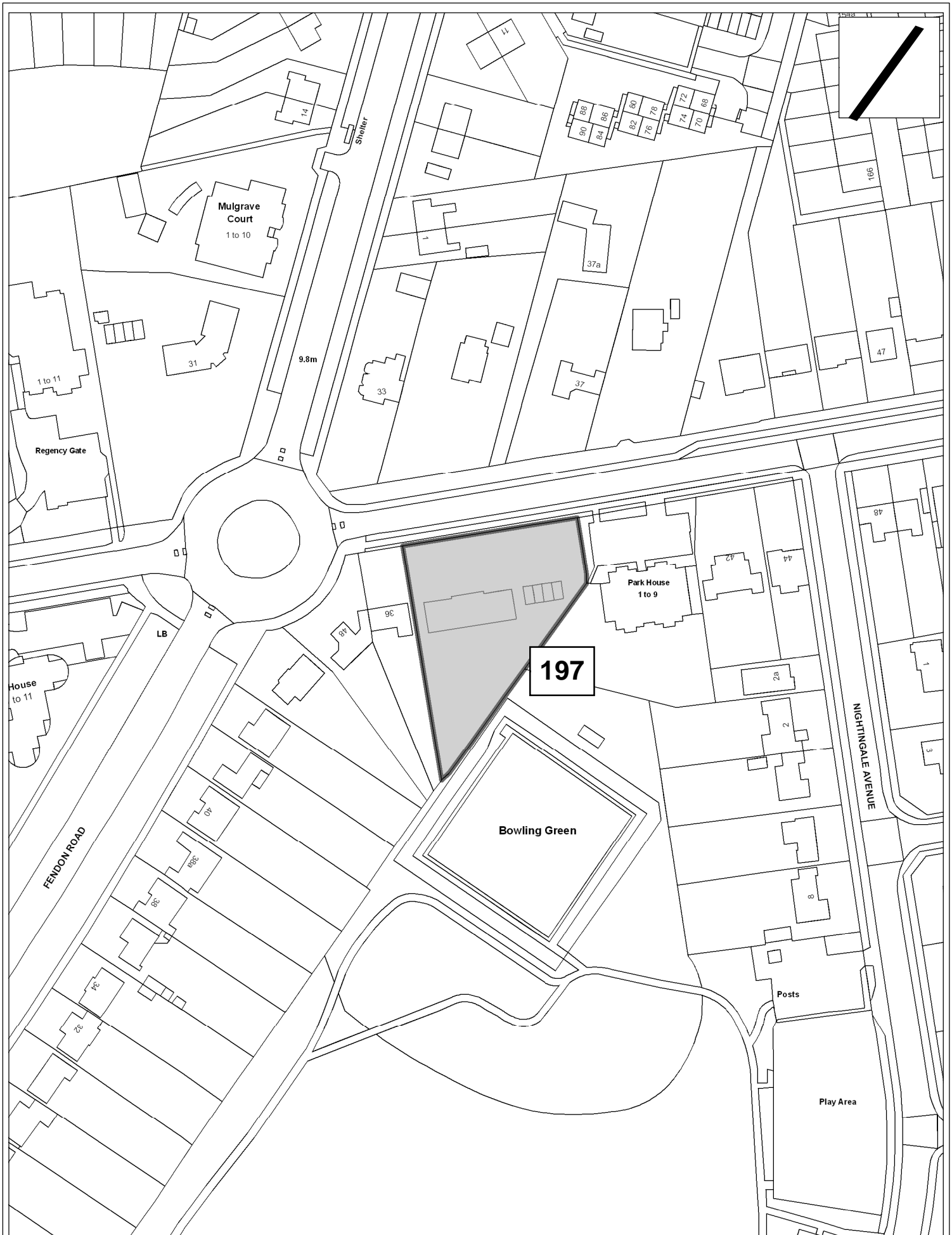
and any on-site parking provision be as unobtrusive as possible. Development of the site would be able to make the most of the southerly aspect/outlook over the bowling green and make the most of solar/PV heating/power generation.	
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
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 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 on this site should integrate well with surrounding residential development provided a sympathetic design was employed to ensure that the scale and massing of any new buildings did not dominate the site and adjoining properties. Special attention should be paid to the retention of trees and any on-site parking provision. Development of the site should be viewed as an opportunity to incorporate solar energy into any design to make the most of the southerly aspect/outlook.	

Desktop Suitability Assessment Conclusion:

Site 197 can be considered to be developable depending on landowner intentions. Development on this site should integrate well with surrounding residential development. Care would need to be taken to ensure that the scale and massing of any new buildings did not dominate the site and adjoining properties. Trees should be retained where possible, and any on-site parking provision be as unobtrusive as possible. Development of the site would be able to make the most of the southerly aspect/outlook over the bowling green and make the most of solar/PV heating/power generation.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 197



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