

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

**Site ID:** Site 68 Detail      **Site Name:** Railway depot adjacent to 125a Cavendish Road   **Map ID:** 068  
**Ward:** Romsey  
**Site Area in Hectares:** 0.30  
**Number of units (unconstrained using density multiplier):** 23  
**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - rail depot	a
<b>Buildings In Use:</b> There are three buildings on site (offices/storage buildings)	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, although there is some scrub land on the site which might have some biodiversity value	a
<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> No	g
<b>Level 2 Conclusion:</b> While early consideration should be given to whether the site has any biodiversity value, 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 railway land)	a
<b>Any potential noise problems ?</b> Refer to EH noise and vibration issues from railway	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 not in 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 connect the site to the city centre and other destinations	a
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Could be some overlooking issues with the houses fronting Cavendish Road, although these could be overcome with good urban design	a
<b>Site part of larger site or prejudice strategic site development</b> The site could come forward as part of allocated site 5.14 and the rest of the Ridgeons Site	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> The boundary of the Central Conservation Area is on the opposite side of the railway line and as such consideration would need to be given to the impact of development on views into and out of the Conservation area	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 18 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 would be cut off	a

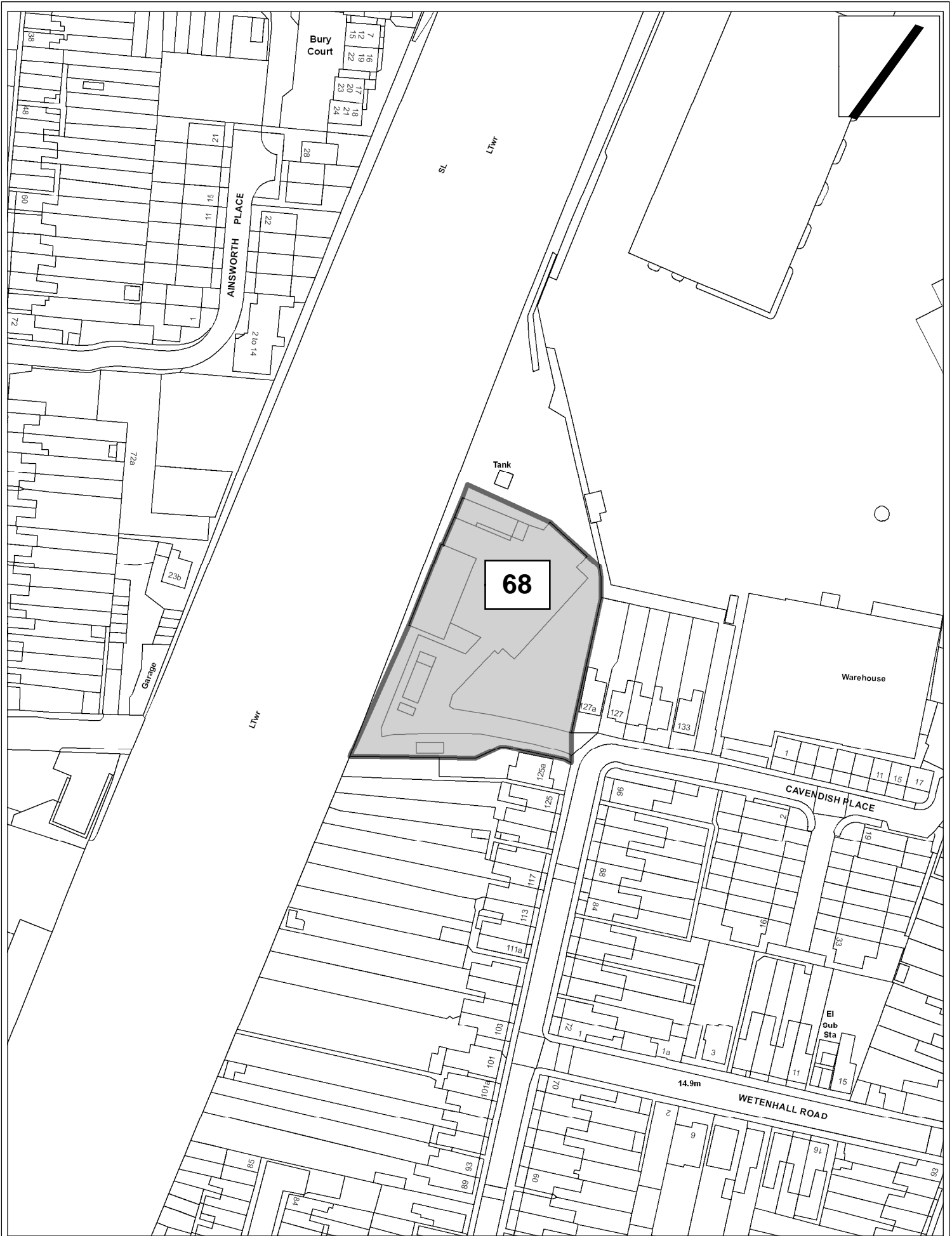
slightly from existing houses by back gardens, but any issues could be overcome with good urban design	
<b>Access to Services &amp; Facilities</b>	
<b>Site within 400m of City Centre: No</b>	a
<b>Site within 400m of Local Centre: Yes</b>	g
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 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: No</b>	g
<b>Planning Policy Considerations</b>	
<b>What is site allocated for in Local Plan: No</b>	g
<b>Is site allocated in Waste &amp; 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).</b>	g
<b>Is the site in an area of major change: No</b>	g
<b>Will development be on previously developed land: Yes</b>	g
<b>Is site identified in the Council's Employment Land Review: No</b>	g
<b>Other Considerations</b>	
<b>Any other constraints on site: No</b>	g
<b>Level 3 Conclusion: 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</b>	

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

Site 68 can be considered to be developable depending on landowner intentions and subject to further consideration of the issues raised in this assessment, for example the potential for contaminated land and noise issues surrounding proximity to the railway line.

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

The site is considered to be suitable for development



# Site 68

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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 70 Detail      **Site Name:** 213 - 217 Mill Road      **Map ID:** 070

**Ward:** Romsey

**Site Area in Hectares:** 0.22

**Number of units (unconstrained using density multiplier):** 16

**Owner:** Unknown (potentially multiple owners)

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - 213 Mill Road is a bed shop, 213a Mill Road is hair and beauty supplies shop and 215 and 217 Mill Road are in residential use	a
<b>Buildings In Use:</b> Yes - shops/warehouse buildings, semi-detached houses and 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	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> No	g
<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 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
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Potential contamination issues (site	a

occupied by builders, was motor engineers, petrol tanks, warehouses and lock up garages)	
<b>Any potential noise problems ?</b> Potential traffic noise issues to front of site, noise survey required and potential noise scheme.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Site is not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> There are some garages on the site although it is not clear if these provide parking for the surrounding houses or how well used they are. Site not in CPZ.	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> 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> Could be some overlooking issues with surrounding houses, 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> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 13 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 existing community	g
<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>	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: No</b>	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> Part of allocated Local Centre in adopted Local Plan 2006	a
<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: No</b>	g
<b>Will development be on previously developed land: Yes</b>	g
<b>Is site identified in the Council's Employment Land Review: No</b>	g
<b>Other Considerations</b> <b>Any other constraints on site: No</b>	g
<b>Level 3 Conclusion:</b> While this site scores a number of amber scores against the Level 3 criteria, it is felt that this does not necessarily render the site undevelopable. Further information would be required to ensure that any development was justified.	

**Desktop Suitability Assessment Conclusion:**

Site 70 can be considered to be developable depending on landowner intentions and subject to whether the loss of parking can be justified and further consideration of other issues raised in this assessment

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

The site is considered to be suitable for development





# Site 70

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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 620 Detail (168 adjoins)    **Site Name:** Ridgeons, Cromwell Road    **Map ID:** 620

**Ward:** Romsey

**Site Area in Hectares:** 2.38

**Number of units (unconstrained using density multiplier):** 147

**Owner:** Owner Known

### Availability

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Yes - builders and timber merchants	a
<b>Buildings In Use:</b> Yes - commercial storage buildings with open storage yard	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> No (builders merchants are considered a sui generis use and as such this site does not fall within the criteria of Policy 7/3)	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> Yes-C/03/0391 Erection of 2, 3, 4 and 5 storey residential buildings (demolition of existing building) comprising 3 blocks of 71 private and 30 affordable apartments, associated car parking (part below) Application Refused 10.04.2003.	g
<b>Level 2 Conclusion:</b> 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

<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Significant contamination possible (timber yard adjacent to railway).	a
<b>Any potential noise problems ?</b> Yes - noise from the railway. A noise report would 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> No known issues. Site not in 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> No	a
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> The northern boundary is abutted by new housing, while the eastern boundary abuts the rear gardens of properties fronting Cromwell Road	a
<b>Site part of larger site or prejudice strategic site development</b> The site could usefully come forward alongside the area to the south, which is allocated in the Local Plan for housing (site 5.14)	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 17 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> A number of residential developments have occurred along Cromwell Road in recent years, so development of this site should integrate	g

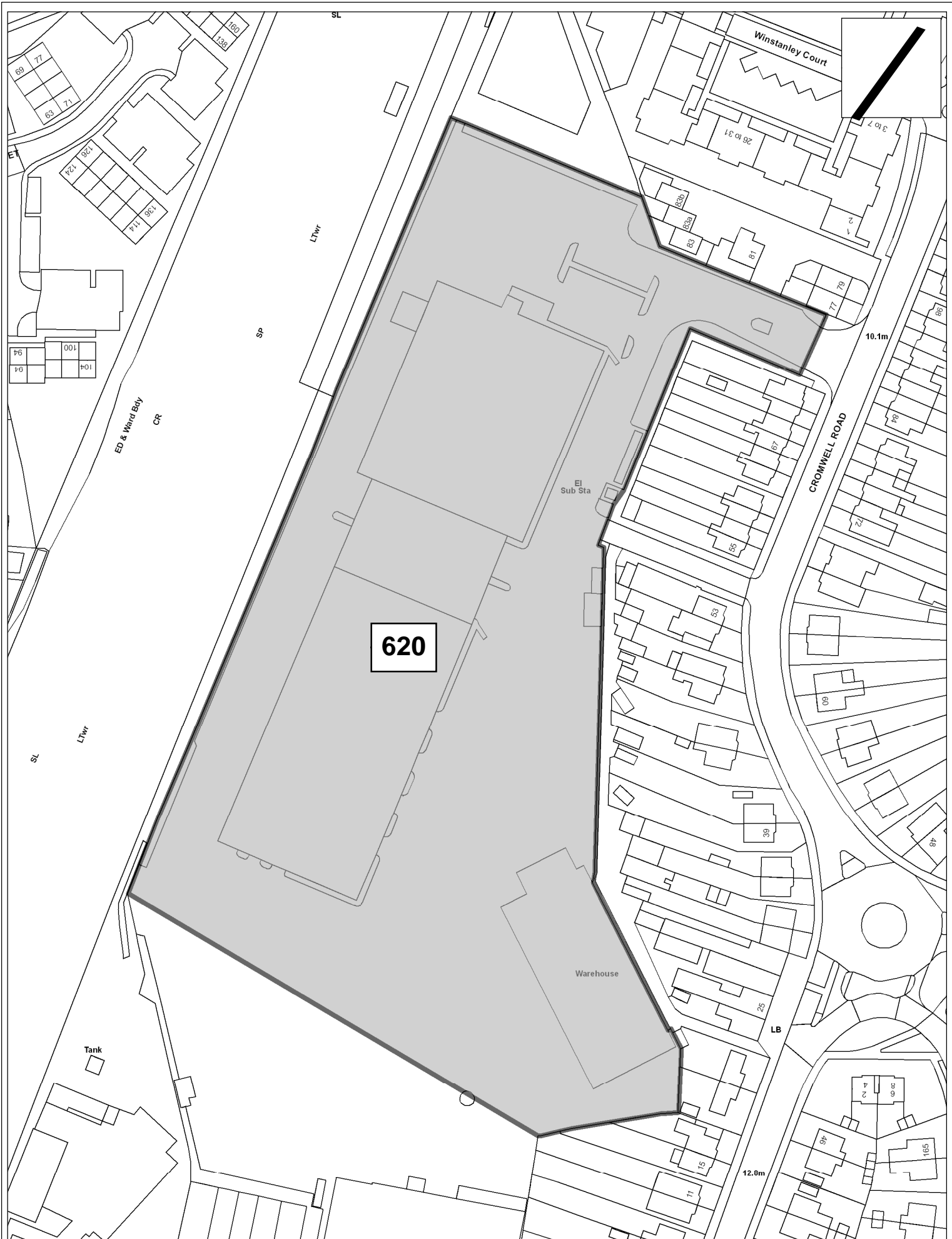
well with these new developments	
<b>Access to Services &amp; Facilities</b>	a
<b>Site within 400m of City Centre: No</b>	
<b>Site within 400m of Local Centre: Yes</b>	g
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</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: No</b>	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: No</b>	g
<b>Will development be on previously developed land: Yes</b>	g
<b>Is site identified in the Council's Employment Land Review:</b> While the ELR identifies this site as being worthy of protection, Ridgeons themselves have put this site forward for consideration for housing, and the site could make a significant contribution towards housing numbers	a
<b>Other Considerations</b>	g
<b>Any other constraints on site: No</b>	
<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 development (in particular loss of employment) would be justified	

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

Site 620 can be considered to be suitable for development subject to consideration of contaminated land and justification of loss of employment land.

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

The site is considered to be suitable for development



**620**

Warehouse

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

**Site 620**



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

**Site ID:** Site 873 Detail    **Site Name:** Seymour House, Seymour Street    **Map ID:** 873

**Ward:** Romsey

**Site Area in Hectares:** 0.58

**Number of units (unconstrained using density multiplier):** 38

**Owner:** Cambridge City Council

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - sheltered housing scheme	a
<b>Buildings In Use:</b> Yes - residential housing	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> Parts of this site are within flood zone 3b and therefore unsuitable for development.	a
<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> Parts of this site are within flood zone 3b and therefore unsuitable for development.	

**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> No	g
<b>Protected Trees on site:</b> There are a number of trees adjoining the site that have TPOs and a number of trees onsite that do not have TPOs	a
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Development of this site will have to be careful not to be harmful to the trees on or adjoining the site	

**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 (adjacent to Brookfield's Hospital and former coprolite pit)	a

<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides some car parking in the form of car parks, unclear how well used these are. Site not in CPZ.	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 (the 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> No	g
<b>Development affect any Locally Listed Buildings</b> Adjacent to Brookfields Hospital	a
<b>Development affects archaeological remains</b> 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
<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> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<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>	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	g



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> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> The need for sheltered housing within the city would need to be considered.	g
<b>Level 3 Conclusion:</b> Parts of the site are within the functional floodplain. 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 873 can be considered to be suitable for development subject to the early consideration of trees on site, potential contamination, loss of parking and consideration of a number of other issues, including the need for sheltered housing, considered within this assessment

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

The site is considered to be suitable for development



## Site 873



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