

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

**Site ID:** Site 21 Detail      **Site Name:** 158 Shelford Road      **Map ID:** 021

**Ward:** Trumpington

**Site Area in Hectares:** 0.29

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

**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Yes - petrol station and Saab garage and servicing centre	a
<b>Buildings In Use:</b> yes - petrol station and car showroom and workshops	a
<b>Any Legal Issues:</b> Unknown	

### Suitability

#### Level 1 Strategic Considerations

Site Assessment Criteria	Score
<b>In Green Belt:</b> 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
<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> Yes - erection of car showroom with two flats over and the repositioning of the petrol pumps after demolishing two semi-detached houses (applications relate to the use of the petrol station and the Saab garage) -C/65/0050	g
<b>Level 2 Conclusion:</b> Development of this site should 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 (occupied by garage and has petrol tanks)	a
<b>Any potential noise problems ?</b> Refer to EH noise to frontage	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> 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, although 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> Site could be overlooked by the houses adjacent to it, 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> 12 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 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>	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>	No

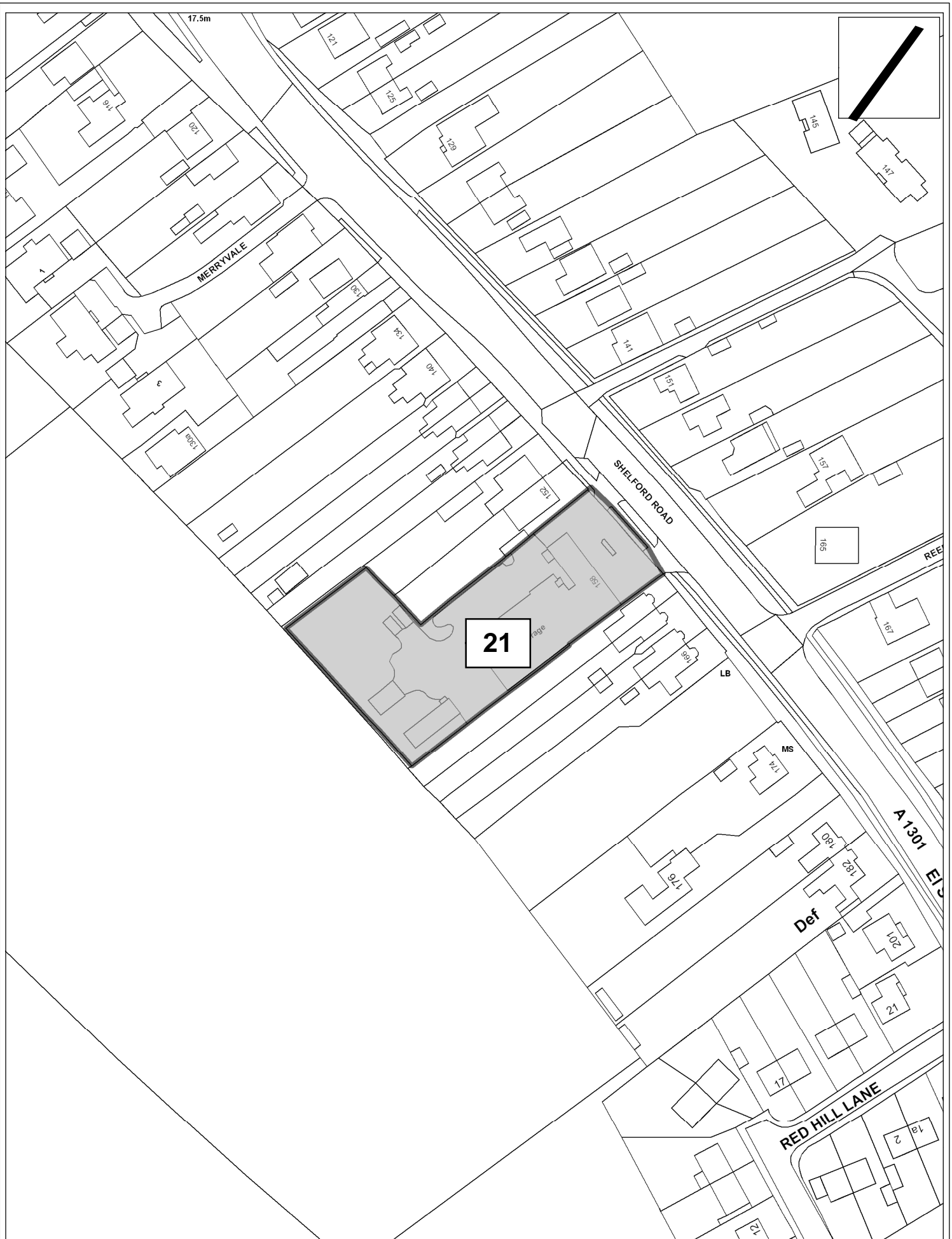
<b>Use of site associated with a community facility: No</b>	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough 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> Yes (the Southern Fringe).	a
<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 the site scores a number of amber scores against the Level 3 criteria, it is felt that these do not necessarily render the site undevelopable. Further information would be required to ensure any development was justified, particularly in relation to contaminated land (although this has been overcome on other petrol station sites that have come forward for residential development).	

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

Site 21 can be considered to be developable depending on landowner intentions and subject to consideration of the issues raised in this assessment, in particular contaminated land and the impact of any new development on the setting of the City.

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

The site is considered to be suitable for development



## Site 21`



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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 22 Detail      **Site Name:** Bishops Court, Trumpington      **Map ID:** 022

**Ward:** Trumpington

**Site Area in Hectares:** 1.56

**Number of units (unconstrained using density multiplier):** 117

**Owner:** Unknown (potentially multiple owners) & Mannergrand Trust

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - occupied flats and garages	a
<b>Buildings In Use:</b> Yes flats and 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> There is one TPO on the site	a
<b>Relevant Planning History:</b> Yes - C/67/0426: Erection of 72 two-bedroom flats with garages	g
<b>Level 2 Conclusion:</b> Early consideration would need to be given to the impact of development on the TPO on the site, but otherwise development of this site should 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 (occupied by lock up)	a

garages)	
<b>Any potential noise problems ?</b> Refer to EH traffic noise to main road	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Site is not within an AQMA but is large site and may need assessment	a
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> The site provides car parking for people living in Bishops Court. 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> There is a public footpath running along the western boundary of the site	a
<b>Within 400m of high quality public transport route:</b> Not as defined, although 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> Overlooking is not considered to be an issue with the site as it is well screened by mature trees	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> No	g
<b>Development affects archaeological remains</b> 21 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 on the edge of existing residential development, although the development of Glebe Farm to the south of this site provides opportunities for better integration. Development of the site would also lead to the displacement of existing residents of Bishops Court	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

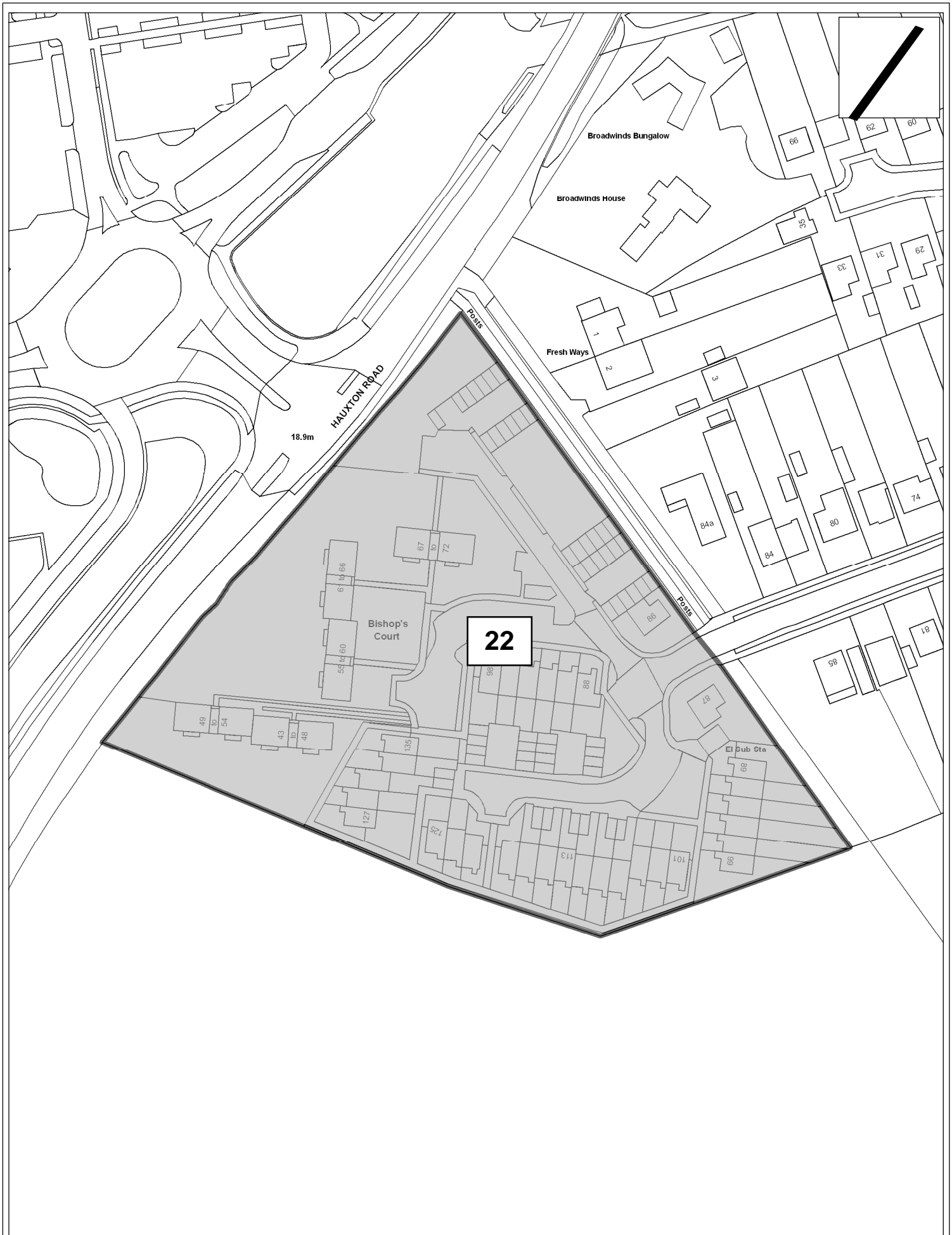
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local 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> Yes (the Southern Fringe).	a
<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> Displacement of existing residents of Bishops Court	a
<b>Level 3 Conclusion:</b> While the site scores a number of amber scores against the Level 3 criteria, these do not necessarily render the site undevelopable. Further information would be required to ensure that any development was justified.	

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

Site 22 was indentified in the previous Urban Capacity Study and can be considered to be developable depending on landowners intentions. It will be subject to the further consideration of the issues raised in this assessment (in particular having regard to the impact and satisfactory handling of any displacement of the existing residents should it be required).

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

The site is considered to be suitable for development



## Site 22

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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 27 Detail      **Site Name:** Apple Court, Newton Road      **Map ID:** 027

**Ward:** Trumpington

**Site Area in Hectares:** 0.61

**Number of units (unconstrained using density multiplier):** 25

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

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - flats and associated car parking	a
<b>Buildings In Use:</b> Yes - flats and garages	a
<b>Any Legal Issues:</b> Unknown	

### Suitability

#### Level 1 Strategic Considerations

Site Assessment Criteria	Score
<b>In Green Belt:</b> 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
<b>In Area Flood Risk:</b> North and eastern edges of the site fall within Zone 3b (Functional Floodplain) and these areas are unsuitable. Development on rest of site would have to be subject to the exceptions test.	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> 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> The site is adjacent to a number of City wildlife (Empty Common, Vicars Brook and Hobson's Conduit, which form important green corridors). Empty Common is also a proposed local nature reserve. As such, any development would need to ensure that it did not harm the nature conservation importance of these sites.	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> There are a large number of mature trees both on the site and on the boundary of Vicar's Brook. CHECK not protected though MG	a
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Early consideration will need to be given to the trees on and adjacent to the site and the impact of any development on the City wildlife sites. However, it is considered	

that these issues do not render the site undevelopable	
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## 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 (the site is occupied by lock up garages)	a
<b>Any potential noise problems ?</b> Potential for noise from plant on hospital site. Would need noise assessment.	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> The site provides car parking for people living in Apple Court. 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, although 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> Overlooking is not considered to be an issue with the site as it is well screened by mature trees	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> The site is on the edge of the Brooklands Conservation Area	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 27 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> The existing houses on Newton Road are set within substantial gardens so there could be some issues with integration. Development of this site would also lead to the displacement of existing	a

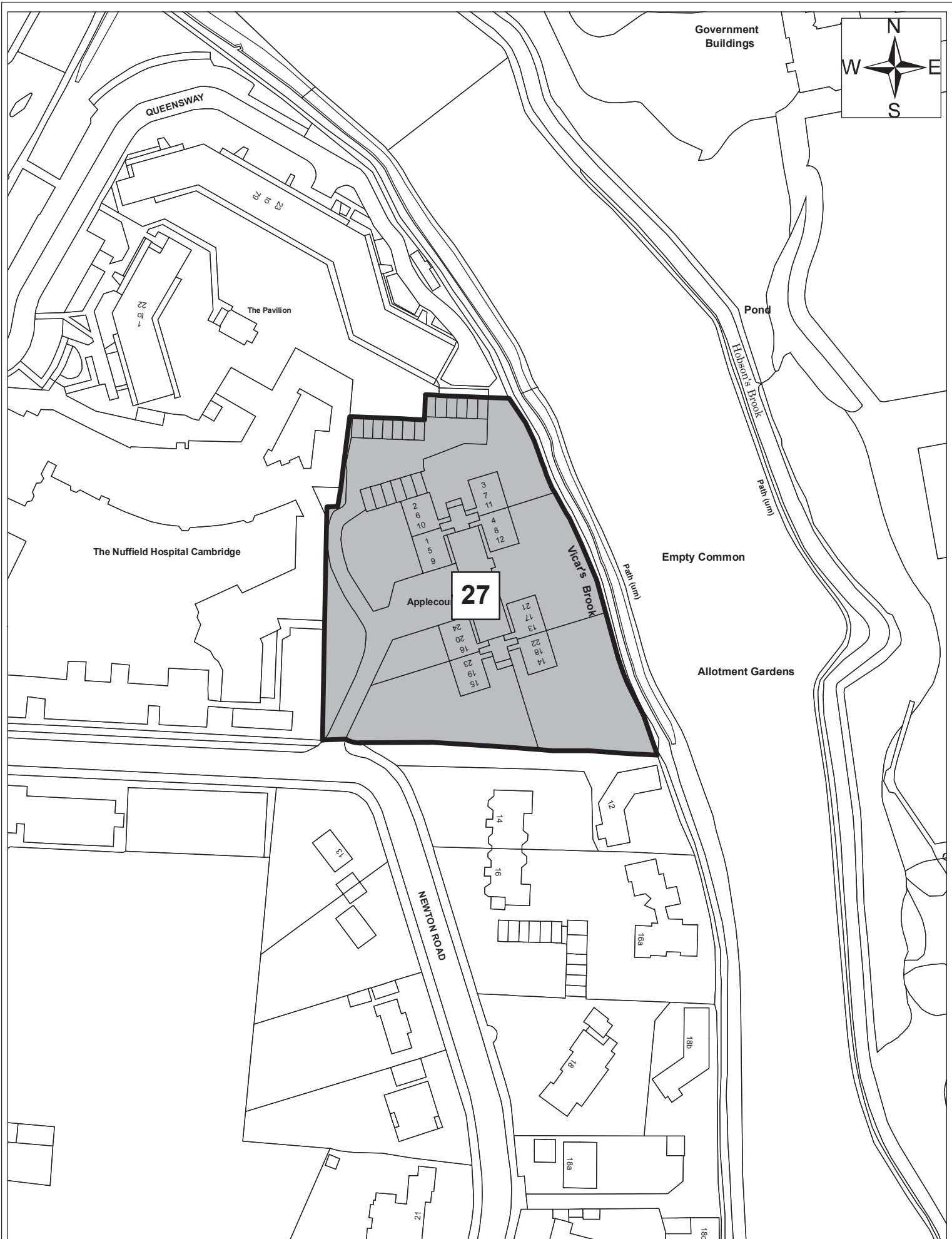
residents of Apple Court	
<b>Access to Services &amp; Facilities</b>	a
<b>Site within 400m of City Centre: No</b>	
<b>Site within 400m of Local Centre: No</b>	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	No
<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: No</b>	g
<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 felt 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 27 can be considered to be developable depending on landowner intentions. Some edges of the site falls within Zone 3b (Functional Floodplain) and are unsuitable. Development on rest of site would need to be subject to the exceptions test.

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

The site is considered to be suitable for development



## Site 27

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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 28<sup>th</sup> 2011

**Site ID:** Site 122 Detail     **Site Name:** Land adjacent to the Unicorn Public House, Church Lane  
**Map ID:** 122  
**Ward:** Trumpington  
**Site Area in Hectares:** 0.23  
**Number of units (unconstrained using density multiplier):** 18  
**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes, pub car park and pub gardens	a
<b>Buildings In Use:</b> No	g
<b>Any Legal Issues:</b> Unknown	

### Suitability

#### Level 1 Strategic Considerations

Site Assessment Criteria	Score
<b>In Green Belt:</b> 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
<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 the gardens of the public house may 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 would need to be given to the biodiversity value of the pub gardens, 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> There are no known contamination issues	g
<b>Any potential noise problems ?</b> Refer to EH noise from pub?	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Consideration would need to be given to the loss of car parking for the public house and the impact that this may have on servicing and on-street car parking. Site not in CPZ.	a
<b>Access meets highway standards</b> Church Lane is a one-way street so early consideration would need to be given to this	a
<b>Does site provide access to other properties/highway</b> Access to the public house	a
<b>Within 400m of high quality public transport route:</b> Not as defined, but the site is within 400m of other public transport services that link the site to the city centre and other destinations	a
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Could be overlooking issues with the houses on the opposite side of Church Lane, 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> While there are a number of Listed Buildings in the vicinity, it is felt that the Old House, to the south of the site is a Listed Building (Grade II*) is of most relevance, and as such consideration would need to be given to the impact of proposals on the setting of this building	a
<b>Site in or adjacent to Conservation Area</b> Yes, the site is in the Trumpington Conservation Area and as such development proposals would need to ensure that they preserve and enhance the character and appearance of the area	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 28 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</b>	g

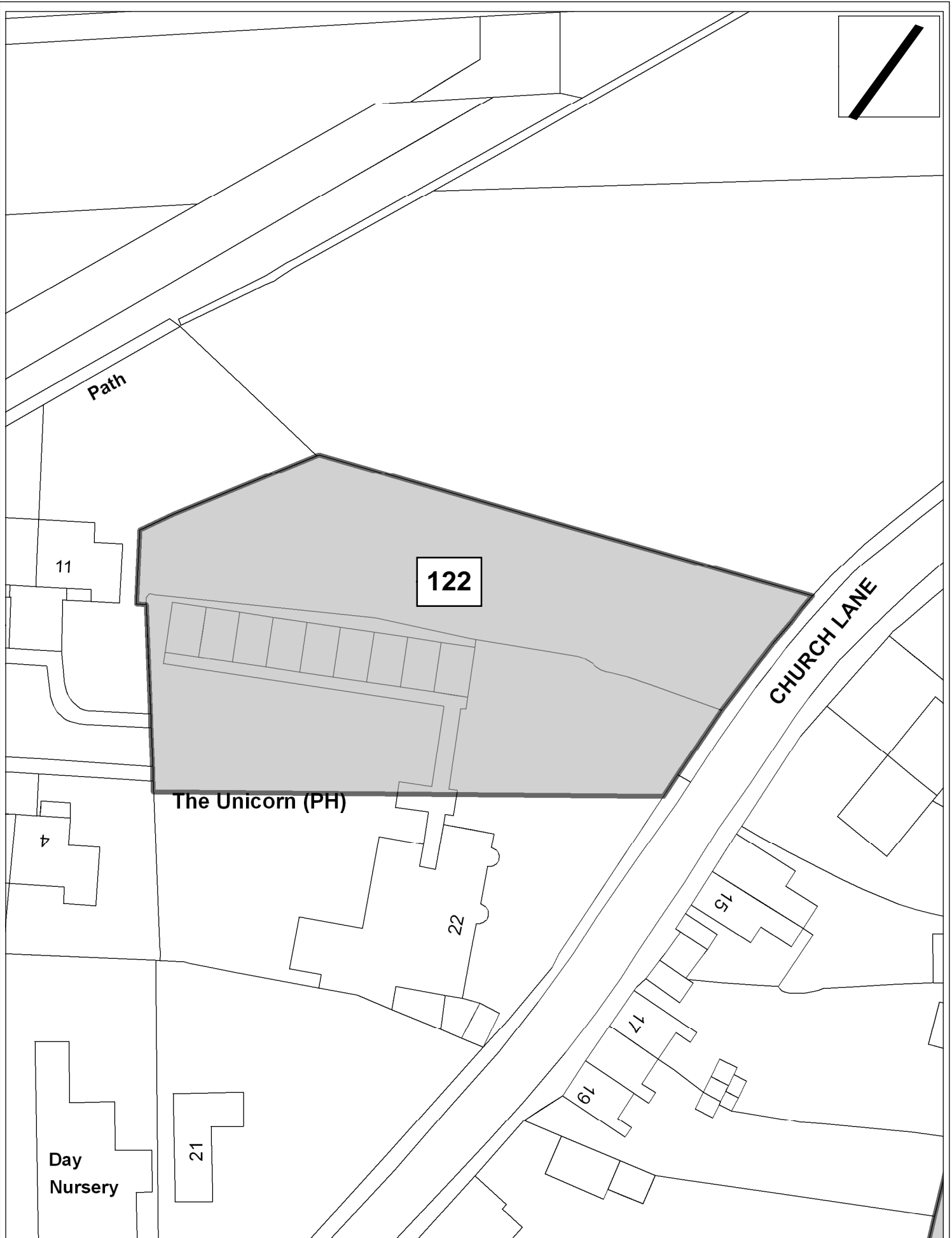
<b>communities</b> Development of this site should integrate well with the surrounding community	
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m 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:</b> Consideration should be given to the impact of development on the Public House, which while not officially classed as a community facility, may act as an informal meeting place for the local community	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 Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> Yes, the site falls within the Southern Fringe AOMC, although development of this site should not prejudice other development	a
<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 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 122 can be considered to be developable depending on landowner intentions and subject to further consideration of whether the loss of car parking for the public house can be justified. Further consideration should also be given to other issues raised in this assessment, including the impact that the loss of car parking and the gardens and trees which are protected by virtue of Conservation area status, would have possible effect on the viability of the public house, and impact of development on the setting of the City and the Conservation Area

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

The site is considered to be suitable for development



# Site 122

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

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

**Site ID:** Site 579 Detail     **Site Name:** Car park east of 2 to 4 Brookside     **Map ID:** 579

**Ward:** Trumpington

**Site Area in Hectares:** 0.17

**Number of units (unconstrained using density multiplier):** 10

**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - car parking	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: Yes - the Botanic Gardens to the south are a historic park and garden	a
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: Yes - there are a number of trees with TPOs on and adjacent to the site, particularly on the southern part of the site	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees on and adjacent the site with TPOs	

**Does the Site Warrant further assessment?**

#### Level 3: Other Considerations

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
Is there potential contamination on site?	g

No known issues	
<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> 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 some car parking in the form of a car park, this appeared well used at time of visit. The site lies within the Controlled Parking Zone.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> The rear of properties on Brookside can be accessed through the site	a
<b>Within 400m of high quality public transport route:</b> No	a
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Three storey building to the west and two storey building to the north adjoin and overlook the site.	a
<b>Site part of larger site or prejudice strategic site development</b> Yes - the site is a car park for Freemason's Hall	a
<b>Development would impact on setting of Listed Building</b> 1 Brookside, across the road to the south and Freemason's Hall to the east are grade 2 listed buildings	a
<b>Site in or adjacent to Conservation Area</b> Yes - the site is within the Central Conservation Area	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 42 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> The site is an "L" shape and is quite narrow at each end of the L	a
<b>Sites integration with existing communities</b> Development of this site	a

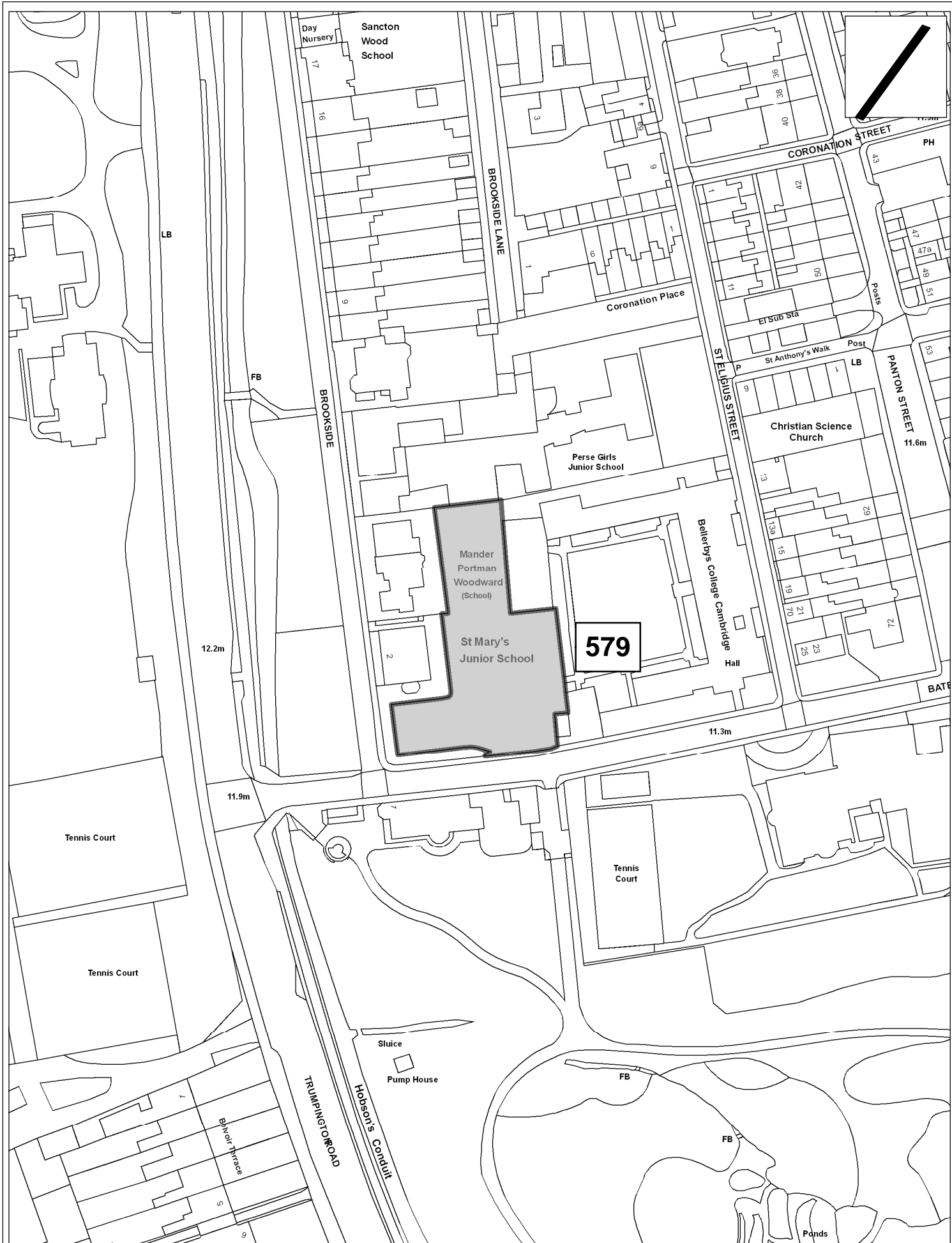
should integrate well with surrounding residential development	
<b>Access to Services &amp; Facilities</b>	
<b>Site within 400m of City Centre: Yes</b>	g
<b>Site within 400m of Local Centre: No</b>	a
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site 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: 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: No</b>	a
<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> The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably adjacent buildings overlooking the site, trees onsite with TPOs, impact on listed buildings and the conservation area.	

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

Site 579 can be considered to be developable depending on landowner intentions. The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably adjacent buildings overlooking the site, trees onsite with TPOs, impact on listed buildings and the conservation area. The site cannot be considered suitable for development. Maybe on part of the site. Development on the northern part of the site would be difficult due to the surrounding buildings. Development of the southern part of the site could be possible if the development could satisfactorily deal with nearby the trees and buildings. Loss of parking could be an issue.

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

The site is considered to be suitable for development



## Site 579



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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 583 Detail (next to 026)      **Site Name:** Car park east of 1 to 12 Porson Court  
**Map ID:** 583  
**Ward:** Trumpington  
**Site Area in Hectares:** 0.38  
**Number of units (unconstrained using density multiplier):** 25  
**Owner:** Unconfirmed

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - car parking	a
<b>Buildings In Use:</b> No	g
<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 (although there a number of trees along the eastern boundary)	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> Site could have contamination issues (occupied by car park)	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 a car park, unclear how well used this is. Site not in CPZ.	a
<b>Access meets highway standards</b> The site is accessed past the BT building and could not be developed unless as part of the wider allocation	a
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes (C7 Service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Four storey building adjoins and overlooks the site from the south.	a
<b>Site part of larger site or prejudice strategic site development</b> Yes - the site is part of the larger residential application to the south and would not be able to be developed unless as part of a wider scheme.	a
<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> 9 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> Integrating the development of this site into the surrounding residential development may be difficult - the site is at the rear of a large site, located away from the main road and has the rear of properties on two sides	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> No	a
<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</b>	g

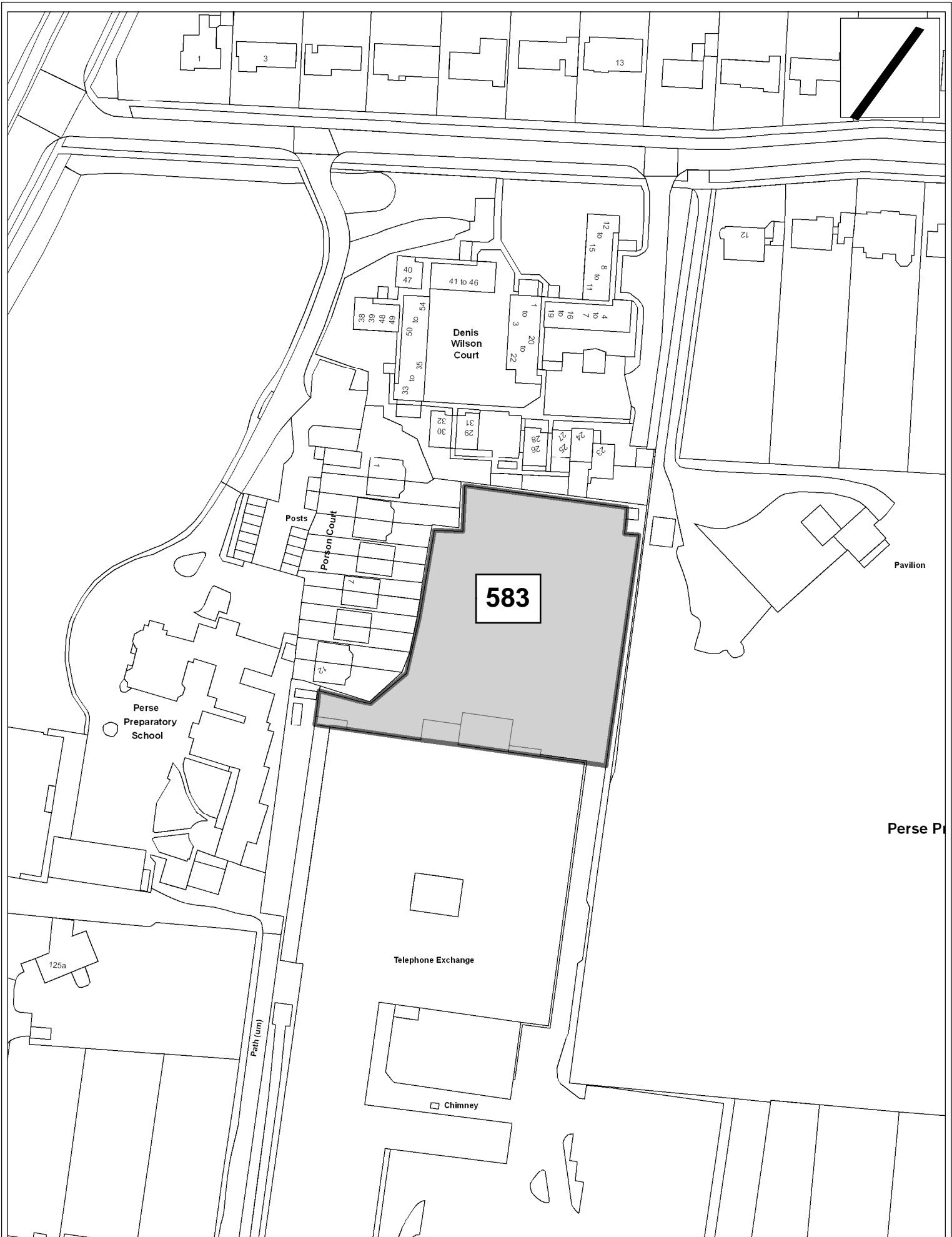
<b>facility:</b> No	
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals 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 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 583 can be considered to be developable depending on landowner intentions. It would only be developable as part of the larger allocation to the south subject to consideration of whether the loss of parking and potential contamination can be resolved. 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 583

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



### Level 3: Other Considerations

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> There are no known contamination issues	g
<b>Any potential noise problems ?</b> Traffic noise from Hills Road. Noise assessment 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. 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> Site provides some car parking in the form of car parks, unclear how well used these are. Site in the 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 (various buses going down Hills Road)	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> Highsett and the wall in front of Highsett (across Hills Road from the site) are Grade II listed buildings	a
<b>Site in or adjacent to Conservation Area</b> The western half of the site lies within the Central Conservation Area	a
<b>Development affect any Locally Listed Buildings</b> Close to Claremont	a
<b>Development affects archaeological remains</b> 37 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>	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>	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> Yes - the ELR has identified the offices uses onsite for safeguarding in employment use	a
<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 would be justified	

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

Site 872 can be considered to be developable depending on landowner intentions and subject to the early consideration of trees on site, the adjacent Historic Park and Garden / Protected Open Space, noise, parking, the issues with the surrounding historic environment, loss of employment land and consideration of a number of other issues considered within this assessment

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

The site is considered to be suitable for development

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

**Site ID:** Site 872 Detail      **Site Name:** 82-90 Hills Road and 62-63 Bateman Street      **Map ID:** 872

**Ward:** Trumpington

**Site Area in Hectares:** 0.58

**Number of units (unconstrained using density multiplier):** 44

**Owner:** Owner Known

### Availability

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - Offices, Bank and Language School	a
<b>Buildings In Use:</b> Yes - offices and commercial 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> Yes - the Botanic Gardens to the south are a historic park and garden	a
<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 (site is adjacent to an area of Protected Open Space and any development would have to not be harmful to the character of this 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> There are two trees with TPOs on the site, one on Hills Road and one in the south west corner. There are also numerous trees without TPOs	a
<b>Relevant Planning History:</b> 10/0546/FUL Alterations and external works to office building 90 Hills Road Approved	g
<b>Level 2 Conclusion:</b> Development of this site will have to be careful not to be harmful to the character of protected open space to the south or the trees onsite	

**Does the Site Warrant further assessment?**



## Site 872

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