

Draft SHLAA Sites As At June 28th 2011

Site ID: Site 48 Detail **Site Name:** Bungalows, gardens and garages on Chantry Close
Map ID: 048
Ward: West Chesterton
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)
Site in use: Yes - 10 bungalows with associated gardens and parking	a
Buildings In Use: Yes - 10 bungalows and garage block	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 (back gardens are not considered to have significant biodiversity value as many seem to be paved)	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: Yes- This site covers 1-8 bungalows, all the development were erected in 1964, the planning applications are C/64/0602 for Erection of 12 flats on 3 Floors. C/64/0604 for Erection of 10 single-storey dwellings.	g
Level 2 Conclusion: 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
Environmental Considerations	
Is there potential contamination on site? Potential contamination issues (site occupied by lock up garages)	a
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is within or adjacent to the AQMA and therefore will require an air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent to the AQMA.	a
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: 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
Design & Impact Considerations Nearby buildings overlook site Could be some overlooking issues from surrounding properties (especially those to the south of the site), although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 26 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate quite well with surrounding residential development, although consideration should be given to the	a

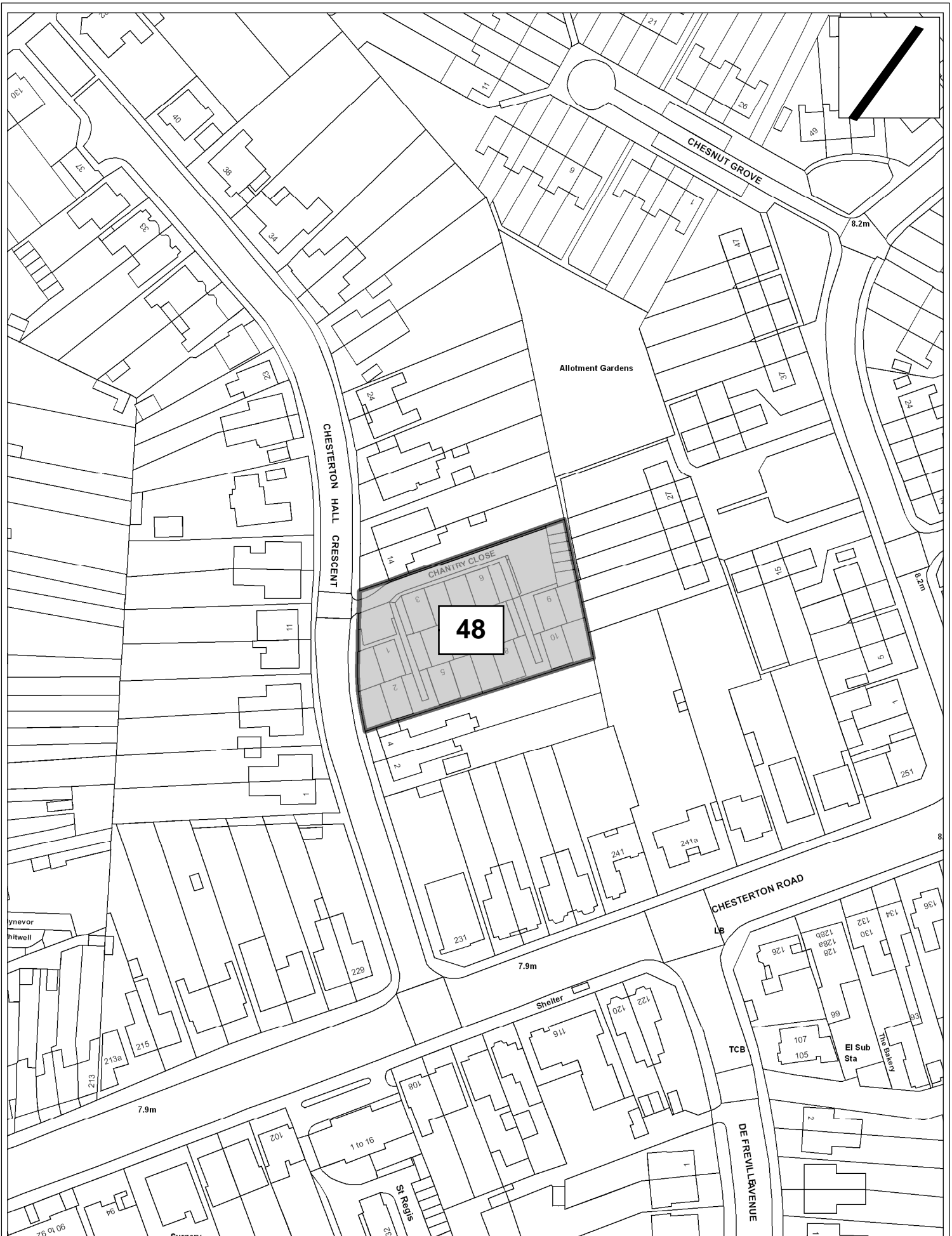
displacement of existing residents of Chantry Close	
Access to Services & Facilities	a
Site within 400m of City Centre: No	
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations	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: 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 48 was identified in the previous Urban Capacity Study and may still be considered to be developable depending on landowners intentions and having regard to the impact and satisfactory handling of any displacement of the existing residents. Further information would also be required in relation to other issues raised in this assessment. May be too small a site to produce any net gains.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be suitable for development



Site 48

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