

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 146 Detail **Site Name:** Land to R/O 33 - 37 Thorley Road **Map ID:** 146

Ward: Abbey

Site Area in Hectares: 0.24

Number of units (unconstrained using density multiplier): 16

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Open space and Scout hall	a
Buildings In Use: Yes - 29th Scouts HQ building, Stansfield Road,	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: Yes	r
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: No	g
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 Criteria	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Site could have contamination issues (possible sub station on site)	a
Any potential noise problems ? No known	g

issues	
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards Access to the site is narrow and is to the side/rear of existing houses.	a
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes - C3 Service	g
Design & Impact Considerations Nearby buildings overlook site There would be some overlooking of the site from surrounding dwellings on all sides, although such problems could be designed out of any proposed scheme.	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 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
Site shape impacts on developability No	g
Sites integration with existing communities Whilst any new development of this site could integrate well with the existing community, the surrounding houses would lose their outlook onto an open, green area and the amenities of their occupants would be diminished.	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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: Yes - the site is occupied by the 29th Cambridge Scout HQ building. There is vehicular access to the site from Stansfield Road, only. The grounds around the Hall are laid to grass and appear to be tended	a

infrequently.	
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: The site scores 7 amber scores against Level 3 considerations. It is considered that these do not necessarily render the site undevelopable. However, further consideration regarding the loss of the Scout Hut - a community facility - the poor, narrow access, and the impact on the amenities of occupants of dwellings that surround the site, would need to be taken into account.	

Desktop Suitability Assessment Conclusion:

Some form of residential development could be accommodated on this site. Any new development would need to be carefully designed to integrate it into its surroundings. The loss of the Scout Hut - a Community facility - will have to be taken into account. (See Policy 5/11 of the Cambridge Local Plan - 2006).

Overall Suitability Assessment Conclusion (Planning Policy)

This site is considered to be unsuitable for residential development as it will result in the loss of a community facility. Site meets the criteria in Local Plan to be designated as Protected Open Space



Site_146



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Date:	24/06/10
Produced by:	Myles Greensmith
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,000

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 201 Detail **Site Name:** Beadle Industrial Estate **Map ID:** 201

Ward: Abbey

Site Area in Hectares: 1.52

Number of units (unconstrained using density multiplier): 99

Owner: Owner Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - industrial estate comprising industrial warehousing	a
Buildings In Use: Yes - warehouse buildings	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No, although land to the west of the site is in the Green Belt and any development would have to maintain and enhance the setting of Cambridge	a
In Area Flood Risk: Sequential test has been applied according to PPS25 and part of the site falls inside of flood zone 3a. Proposals must be subject to an exceptions test.	a
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 Site of Local Nature Conservation Interest lies to the north	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: The site is allocated in the Local Plan as being a Protected Industrial Site and in accordance with Policy 7/3, development that results in the loss of floorspace within Use Classes B1(c),B2 and B8 will not be permitted where the site is identified on the Proposals Map as a protected industrial/storage site. In addition, the Employment Land Review commissioned in 2007 indicates that the future loss of employment land should be resisted, as well as specifically identifying this site for protection. As such, the loss of this site would be resisted as it is important to maintain a diversity of employment opportunities and a full range of services in Cambridge.	r
Protected Trees on site:	

Relevant Planning History:	
Level 2 Conclusion: The site should not be considered to be developable as it would result in the loss of a Protected Industrial Site	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain development?	
Affected by Air Quality Management Area Not in an AQMA	g
Access & Transport Considerations	
Issues with car parking in local area	
Access meets highway standards	
Does site provide access to other properties/highway	
Within 400m of high quality public transport route: Yes, the C3 service	
Design & Impact Considerations	
Nearby buildings overlook site	
Site part of larger site or prejudice strategic site development	
Development would impact on setting of Listed Building	
Site in or adjacent to Conservation Area	
Development affect any Locally Listed Buildings	
Development affects archaeological remains 24 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	
Sites integration with existing communities	
Access to Services & Facilities	a
Site within 400m of City Centre: No	
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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:	
Planning Policy Considerations	
What is site allocated for in Local Plan: Allocated as Protected Industrial Site in 2006 Adopted Local Plan	
Is site allocated in Waste & Minerals	g

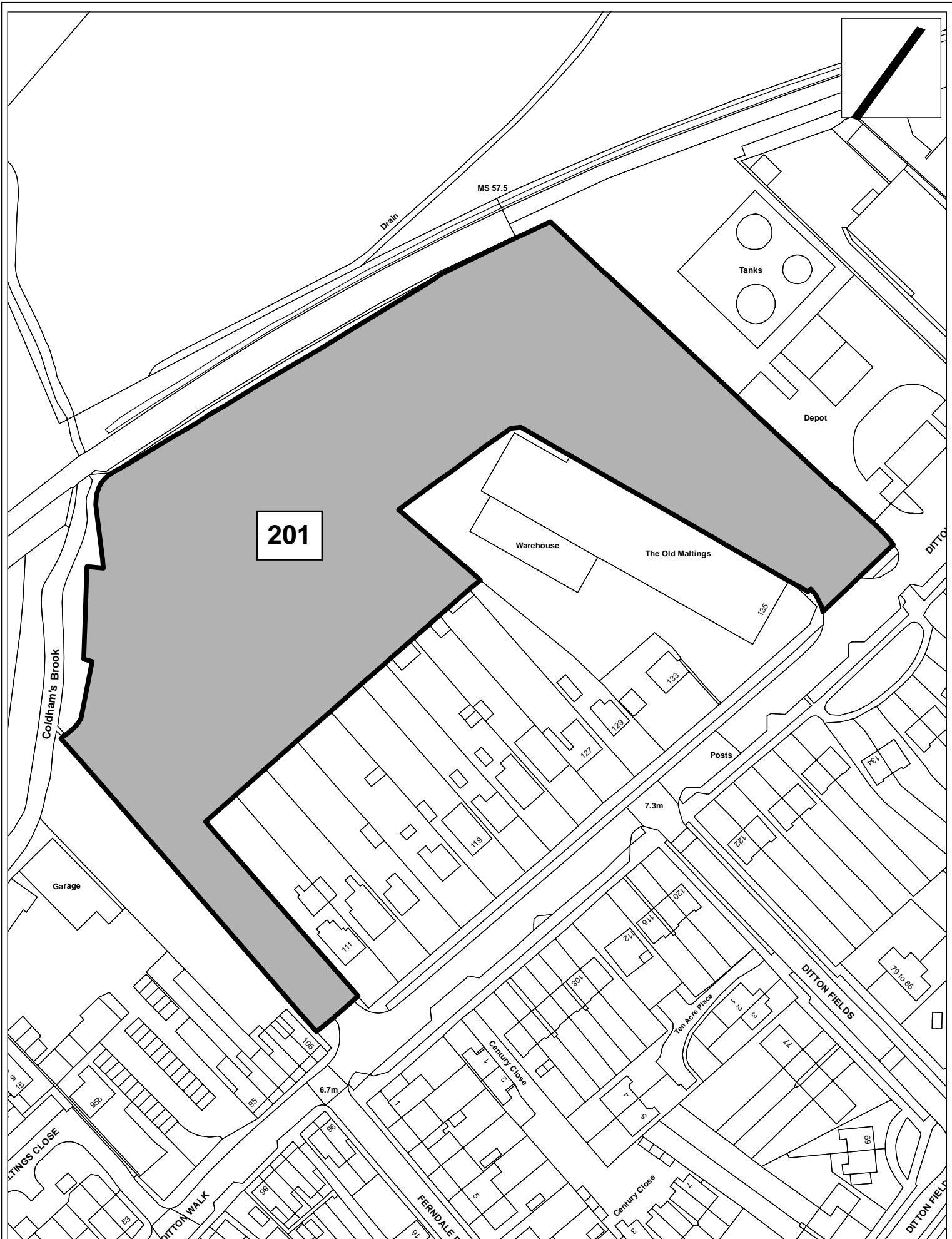
Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change:	
Will development be on previously developed land:	
Is site identified in the Council's Employment Land Review: Yes safeguarded site	r
Other Considerations Any other constraints on site:	
Level 3 Conclusion:	

Desktop Suitability Assessment Conclusion:

Site 201 is not considered to be suitable for development as it would result in the loss of a Protected Industrial Site (there is also considerable concern over the amount of land that falls within Flood Zone 2 and the impact that mitigating for this would have on the viability of development)

Overall Suitability Assessment Conclusion (Planning Policy)

Site 201 is not considered to be suitable for development as it would result in the loss of a Protected Industrial Site (there is also considerable concern over the amount of land that falls within Flood Zone 2 and the impact that mitigating for this would have on the viability of development)



Site 201

Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 413 Detail **Site Name:** Open space north of Fison Road **Map ID:** 413

Ward: Abbey

Site Area in Hectares: 0.30

Number of units (unconstrained using density multiplier): 19

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: No	g
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No - although the land to the north in South Cambs is in the Green Belt and any development would have to maintain and enhance the setting of Cambridge	a
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 will be allocated for Protected Open Space	r
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: No (although there is a wide treed verge on and bordering the north of the site)	g
Relevant Planning History: No	g
Level 2 Conclusion: To be Protected Open Space.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (adjacent to	a

dismantled railway line)	
Any potential noise problems ? Noise affecting the end of the site near Ditton Lane. Noise assessment required.	a
Could topography constrain development? The ground on the site is a bit uneven.	a
Affected by Air Quality Management Area Not within an AQMA	g
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: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
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 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
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with surrounding residential development	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
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	g

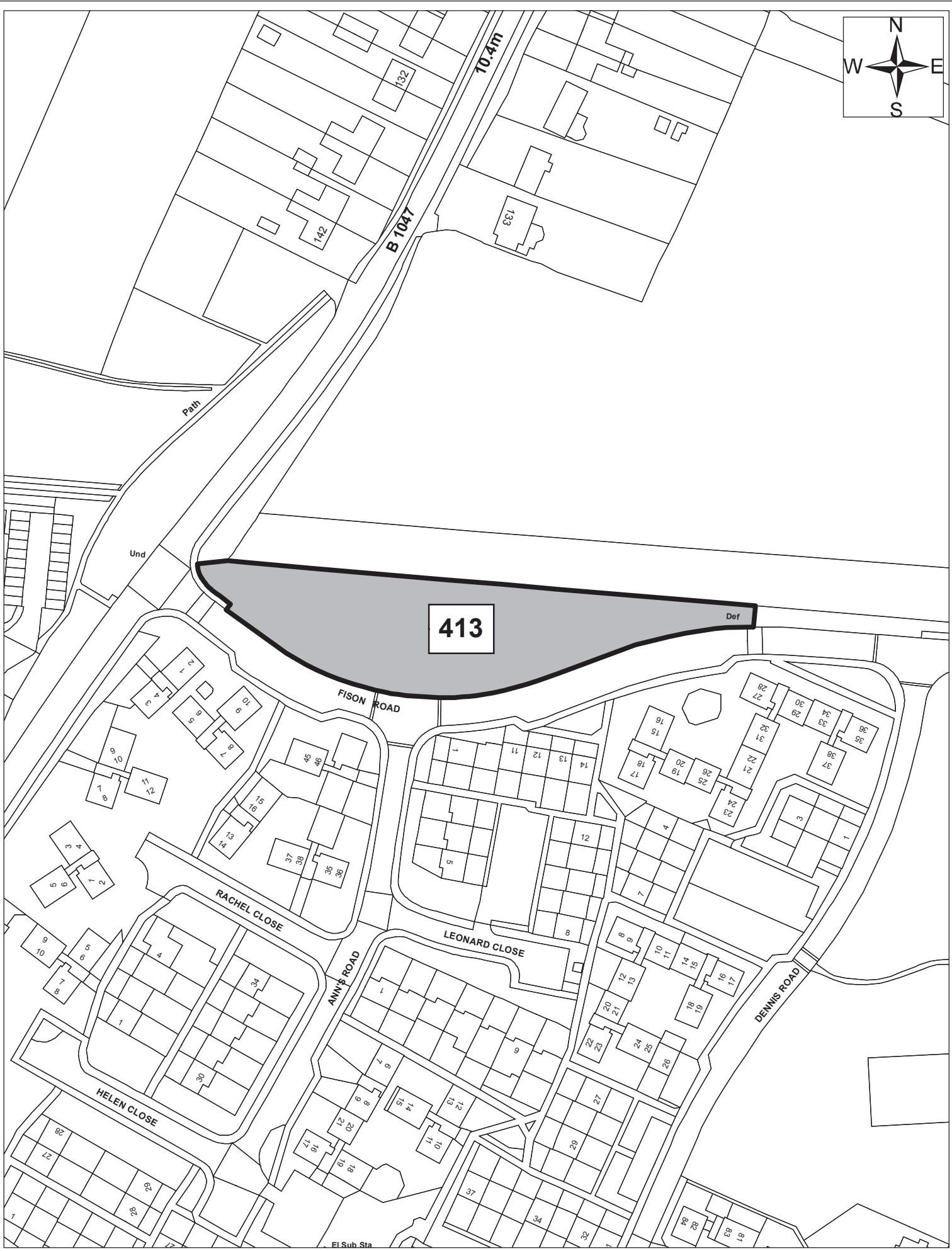
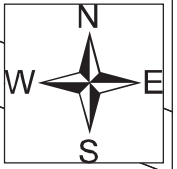
Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: No	a
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: The verge/amenity area has a strong tree belt along the dismantled railway and green belt to the north, the area itself gives great landscape benefit and helps to maintain a semi-rural feel to the area.	a
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 of the site would be justified	

Desktop Suitability Assessment Conclusion:

Site 413 can be considered to be developable subject to consideration of whether the loss of parking can be resolved and the extent of potential contamination on site. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains and the nature and importance of the open space. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

Overall Suitability Assessment Conclusion (Planning Policy)

Site meets the criteria in Local Plan to be designated as Protected Open Space



413

Def

Site 413

Date: 30/03/11

Produced by: Matthew Merry

Section/Department:
Policy & Projects, Environment & Planning

Scale: 1:1,250



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Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 419 Detail **Site Name:** Open space in front of 44 to 84 Ditton Lane **Map ID:** 419

Ward: Abbey

Site Area in Hectares: 0.26

Number of units (unconstrained using density multiplier): 15

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - informal open space	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: 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 will not be allocated for Protected Open Space	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: No, although there are a number of trees on 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 onsite	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	

Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
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: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Properties to the west of the site across the road front onto the site	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 16 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 The site is too narrow to have a "front" to both sides of the site, this is likely to have implications for the developability of the site	a
Sites integration with existing communities Integrating the development of this site into the surrounding residential development may be difficult - the site is too narrow to have a "front" to both sides of the site	a
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	g

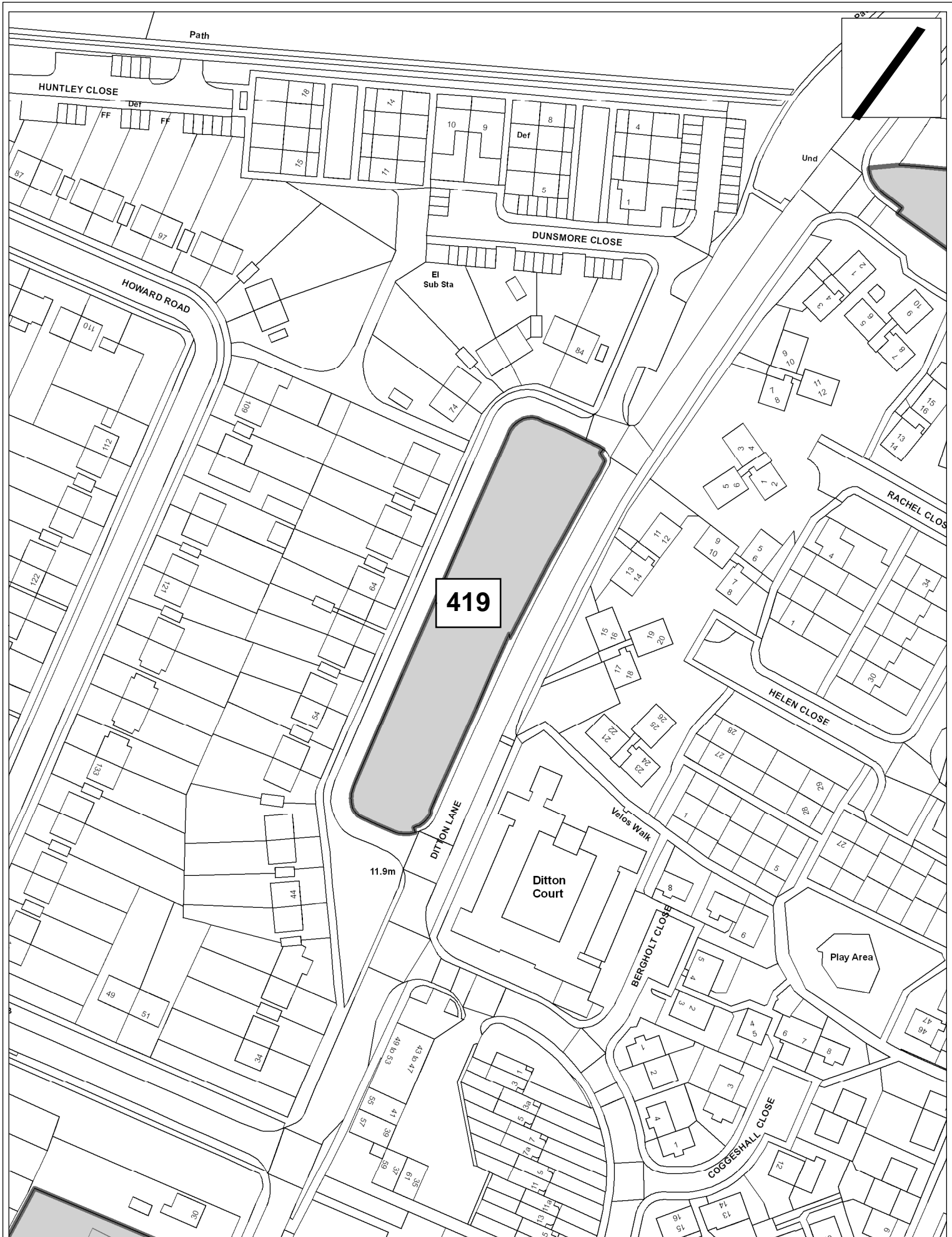
minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: No	a
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: The site does add a visual contribution to the openness of the area	a
Level 3 Conclusion: The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings, integrating the site into the existing area may prove difficult and the site contributes to the openness of the area	

Desktop Suitability Assessment Conclusion:

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings, integrating the site into the existing area may prove difficult and the site contributes to the openness of the area

Overall Suitability Assessment Conclusion (Planning Policy)

Site is unsuitable for development as the satisfactory layout the site is constrained by existing buildings. The site adds to the amenity of the local area.



419

11.9m

Ditton Court



Site 419

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 425 Detail **Site Name:** Open space in front of 15 to 21 Jack Warren Green
Map ID: 425
Ward: Abbey
Site Area in Hectares: 0.15
Number of units (unconstrained using density multiplier): 10
Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - informal open space	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: 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 meets the criteria in Local Plan to be designated as Protected Open Space	r
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 three trees with TPOs on the site	a
Relevant Planning History: No	g
Level 2 Conclusion: To be Protected Open Space.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain	g

development? No	
Affected by Air Quality Management Area Not within an AQMA	g
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 Properties surrounding the site are accessed from the site	a
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Two storey dwellings front onto the site from three sides	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 16 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 Integrating the development of this site into the surrounding residential development may be difficult - the site is fronted onto by properties on three sides	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
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

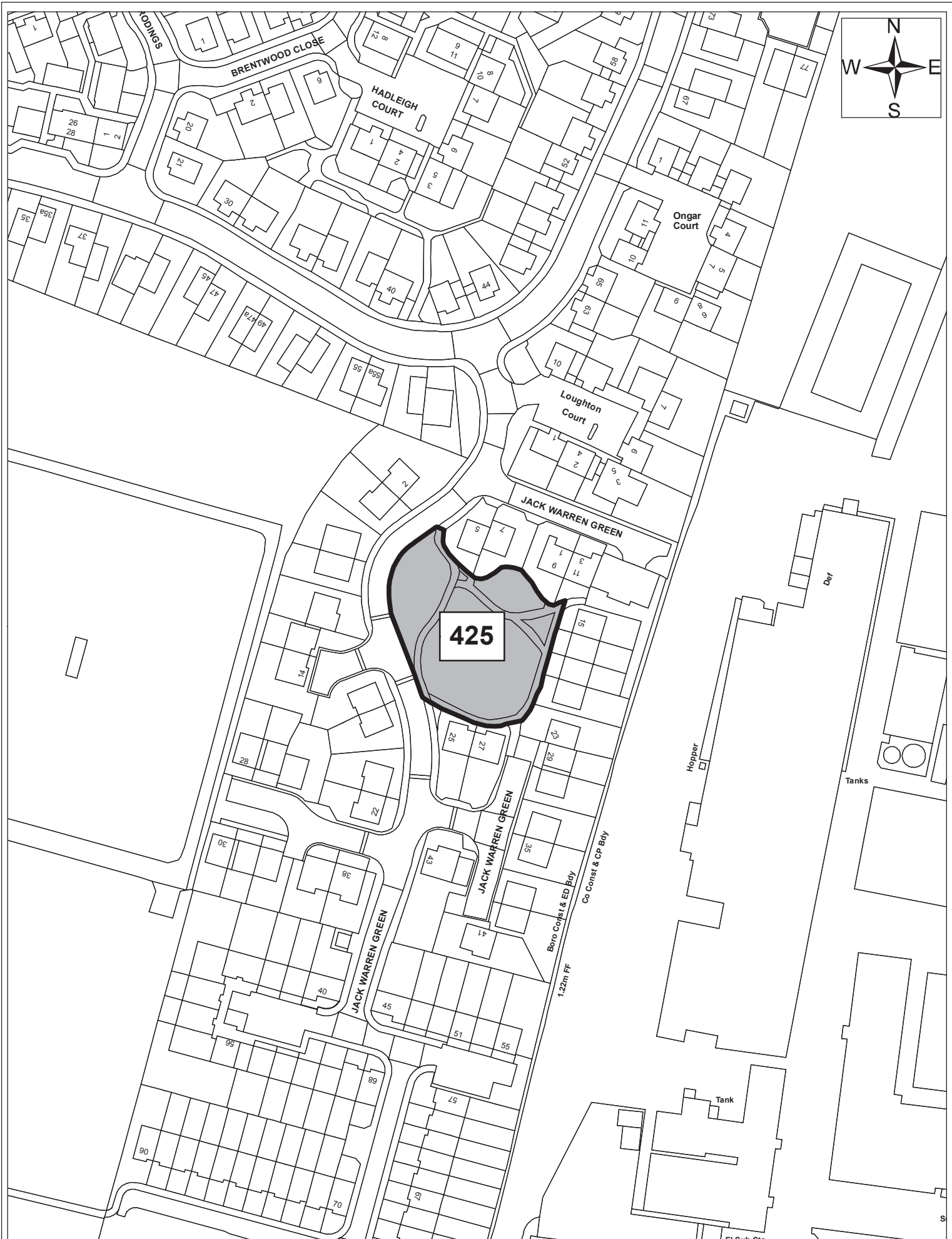
Is the site in an area of major change: No	g
Will development be on previously developed land: No	a
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings and integrating the site into the existing area may prove difficult	

Desktop Suitability Assessment Conclusion:

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings and integrating the site into the existing area may prove difficult

Overall Suitability Assessment Conclusion (Planning Policy)

The site is unsuitable for development as the impact of a new proposal on the existing properties will be hard to overcome; serves as public open space with amenity value. Site meets the criteria in Local Plan to be designated as Protected Open Space



425



Site 425

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 426 Detail **Site Name:** Open space west of 82 to 114 Jack Warren Green
Map ID: 426
Ward: Abbey
Site Area in Hectares: 0.24
Number of units (unconstrained using density multiplier): 16
Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - informal open space	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: 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: Potential for the site to meet the criteria for Protected Open Space	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: No, although there are a number of substantial trees on 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 onsite (subject to status of Open Space)	

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 (occupied by allotments)	
Any potential noise problems ? Traffic noise from Newmarket Road noise assessment will be required	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
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: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Four storey building to the east overlooks the site	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 19 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 well with surrounding residential development	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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	g

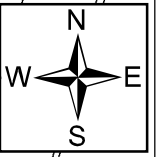
and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: No	a
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
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 of the site would be justified	

Desktop Suitability Assessment Conclusion:

Larger site has been built out since initial survey work, this section retained as open space. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

Overall Suitability Assessment Conclusion (Planning Policy)

Site meets criteria to be designated as Protected Open Space.



Site 426

Date:	25/06/10
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250



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Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 433 **Site Name:** Open space between Wadloes Road and Headford Close
Map ID: 433
Ward: Abbey
Site Area in Hectares: 0.32
Number of units (unconstrained using density multiplier): 16
Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - informal open space.	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: 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: No, although there are some large trees on site.	a
Relevant Planning History: C/66/0457 - Erection of 20 one-bedroom flats, 16 garages and 8 parking spaces, on land at Wadloes Road/Howard Road, Cambridge. Approved - 23/9/66.	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?	g

No known issues	
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
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: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Flats at 1-20 Headford Close face west and overlook the main, green space element, of the site.	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 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
Site shape impacts on developability Yes - the curved nature of the site as it follows the path of the Wadloes Road carriageway, will have an impact on the developability of the site.	a
Sites integration with existing communities Development of this site should integrate well with surrounding residential development	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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: The site scores a number of amber scores against the Level 3 criteria. The shape of the site and the layout of the existing dwellings make it difficult to develop the site. Also the residential amenity of the existing properties will need to be considered.	

Desktop Suitability Assessment Conclusion:

Site 433 is considered to be unsuitable for development because: The shape of the site and the layout of the existing dwellings to the east at 1-20 Headford Close make it difficult to develop the site. Also the residential amenity of the existing properties, loss of trees and the spacious quality of the site and surroundings, will need to be considered.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 433 is considered to be unsuitable for development because: The shape of the site and the layout of the existing dwellings to the east at 1-20 Headford Close make it difficult to develop the site. Also the residential amenity of the existing properties, loss of trees and the spacious quality of the site and surroundings renders site undevelopable.



Site 433

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 439 **Site Name:** Car park east of Cambridge Technopark **Map ID:** 439

Ward: Abbey

Site Area in Hectares: 0.19

Number of units (unconstrained using density multiplier): 14

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - Car parking area.	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: 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: No, although there are some large trees around the site. Not TPO'd.	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	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (Car park)	a
Any potential noise problems ? Road noise from traffic passing along Wadloes	a

Road close to the western side of the site. Noise Assessment required.	
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA. However, the sites proximity to the busy Newmarket Road indicates that an Air Quality Assessment would be required.	a
Access & Transport Considerations Issues with car parking in local area Yes - the site is in close proximity to the junction of Wadloes Road/Newmarket Road. Parking restrictions are in operation in this area as these roads are heavily trafficked. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Cambridge Technopark	a
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - some overlooking of the site from the adjoining Cambridge Technopark buildings to the west.	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 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
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site would relate poorly to the adjoining Cambridge Technopark buildings; would occupy one of its car parks; and, would suffer from noise disturbance from traffic travelling along the adjoining Newmarket Road.	a
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

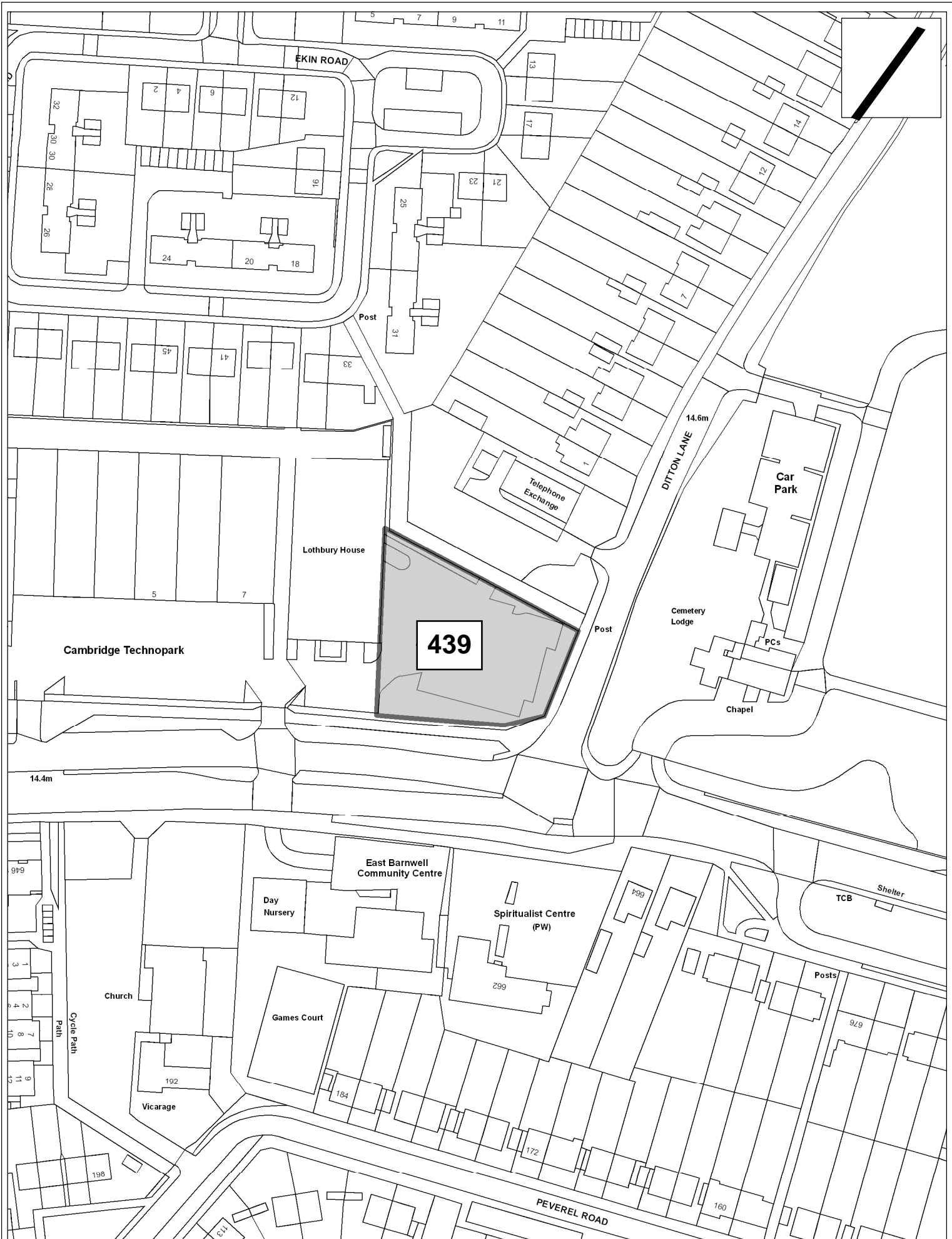
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals 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: Yes safeguarded site	r
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts a Level 2 amber score for trees; and, a number of Level 3 amber scores. Development of this site would relate poorly to the adjoining Cambridge Technopark buildings; would occupy one of its car parks; and, would suffer from noise disturbance from traffic travelling along the adjoining Newmarket Road.	

Desktop Suitability Assessment Conclusion:

Site 439 is considered to be unsuitable for development because: Development of this site would relate poorly to the adjoining Cambridge Technopark buildings; would occupy one of its car parks; and, would suffer from noise disturbance from traffic travelling along the adjoining Newmarket Road.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 439 is considered to be unsuitable for development because: Development of this site would relate poorly to the adjoining Cambridge Technopark buildings; would occupy one of its car parks; and, would suffer from noise disturbance from traffic travelling along the adjoining Newmarket Road.



Site 439

Date: 05/05/11

Produced by: Matthew Merry

Section/Department:
Environment

Scale:
1:1250



Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 440 **Site Name:** Car park in front of Cambridge Technopark **Map ID:** 440

Ward: Abbey

Site Area in Hectares: 0.19

Number of units (unconstrained using density multiplier): 14

Owner: Not Known

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - Car parking area.	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: 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: No, although there are some large trees around the site. Not TPO'd.	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	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (Car park)	a
Any potential noise problems ? Road noise from traffic passing along Newmarket	a

Road, and due to close proximity of the junction of Wadloes Road/Newmarket Road. Noise Assessment required.	
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA. However, the sites proximity to a busy road junction indicates that an Air Quality Assessment would be required.	a
Access & Transport Considerations Issues with car parking in local area Yes - the site is in close proximity to the junction of Wadloes Road/Newmarket Road. Parking restrictions are in operation in this area as these roads are heavily trafficked. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Cambridge Technopark	a
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Site overlooked from the adjoining Cambridge Technopark.	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 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
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site would relate poorly to the adjoining Cambridge Technopark buildings; would occupy one of its car parks; and, would suffer from noise disturbance from traffic travelling along the adjoining Newmarket Road.	a
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

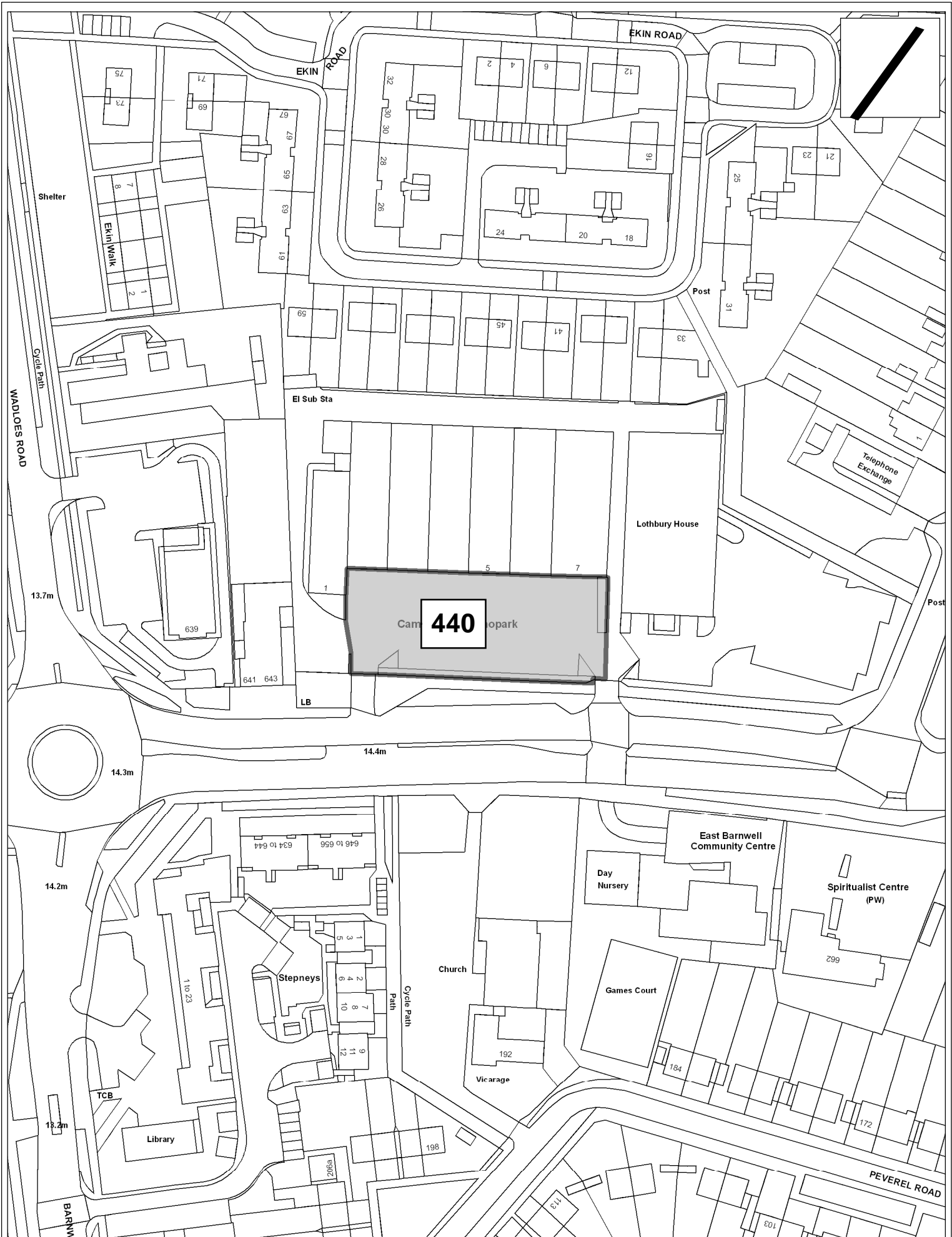
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals 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	
Is site identified in the Council's Employment Land Review: Yes safeguarded site	r
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts a Level 2 amber score for trees; and, a number of Level 3 amber scores. Development of this site would relate poorly to the adjoining Cambridge Technopark buildings; would occupy one of its car parks; and, would suffer from noise disturbance from traffic travelling along the adjoining Newmarket Road.	

Desktop Suitability Assessment Conclusion:

Site 440 is considered to be unsuitable for development because: Development of this site would relate poorly to the adjoining Cambridge Technopark buildings; would occupy one of its car parks; and, would suffer from noise disturbance from traffic travelling along the adjoining Newmarket Road.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 440 is considered to be unsuitable for development because: Development of this site would relate poorly to the adjoining Cambridge Technopark buildings; would occupy one of its car parks; and, would suffer from noise disturbance from traffic travelling along the adjoining Newmarket Road.



Site 440

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 447 **Site Name:** Open space in front of 73 to 87 Peverel Road **Map ID:** 447

Ward: Abbey

Site Area in Hectares: 0.19

Number of units (unconstrained using density multiplier): 12

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Open space	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: 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 meets the criteria in Local Plan to be designated as Protected Open Space	r
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: Some semi-mature trees on site - Not TPO'd	a
Relevant Planning History: No	g
Level 2 Conclusion: To be Protected Open Space.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? There are no known contamination issues	a
Any potential noise problems ? No known issues	g

Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
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: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - Houses on three sides in Peverel Road face onto and overlook the site.	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 16 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 reasonably well with surrounding residential development. The surroundings would, however, lose their informal amenity space and this would have an impact on the amenities enjoyed by the occupants of properties around the site.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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	g

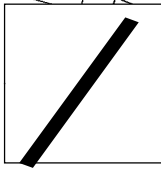
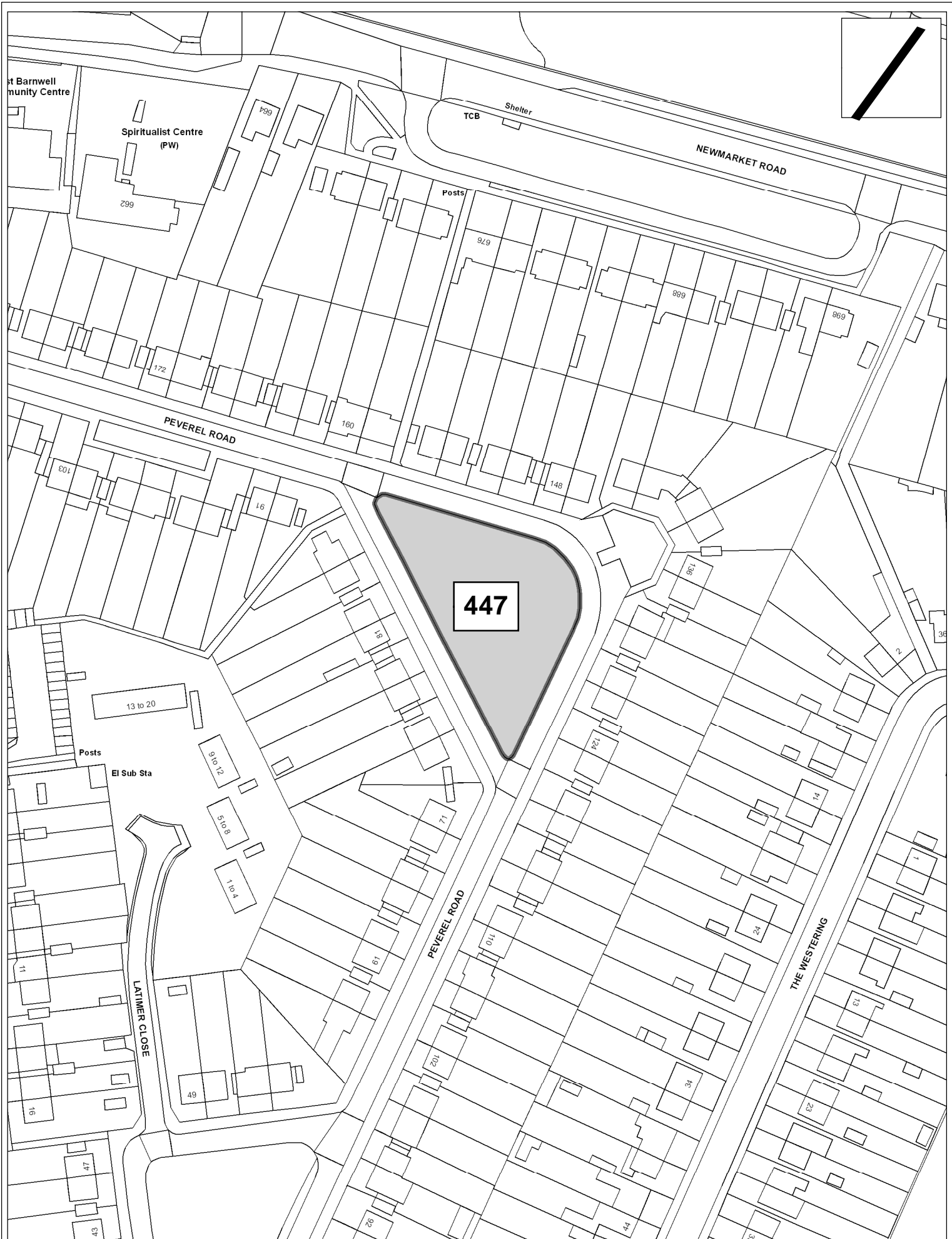
and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: Yes - the site is within the Cambridge East area of major change	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: This site is considered to be suitable for development subject to careful design and minimal visual intrusion with respect to the amenities of neighbouring properties..	

Desktop Suitability Assessment Conclusion:

Site 447 is considered to be suitable for development subject to careful design and minimal visual intrusion with respect to the amenities of neighbouring properties. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

Overall Suitability Assessment Conclusion (Planning Policy)

Site is unsuitable for development because it meets criteria in the Local Plan to be designated as Protected Open Space.



Site 447

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 448 **Site Name:** Open space in front of 33 to 47 Peverel Road **Map ID:** 448

Ward: Abbey

Site Area in Hectares: 0.18

Number of units (unconstrained using density multiplier): 12

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Unused open space - formerly allotments.	a
Buildings In Use: No	g
Any Legal Issues: Unknown - the site may still be statutorily designated as Allotments(?)	

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: Unused open space - formerly allotments.	r
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: Some semi-mature trees on site - Not TPO'd	a
Relevant Planning History: No	g
Level 2 Conclusion: To be Protected Open Space.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? There are no known contamination issues	a
Any potential noise problems ? No known	g

issues	
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
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: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - Houses on three sides in Peverel Road face onto and overlook the site.	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 15 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 reasonably well with surrounding residential development. The surroundings would, however, lose their informal amenity space and this would have an impact on the amenities enjoyed by the occupants of properties around the site.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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 What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a	g

minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: Yes - the site is within the Cambridge East area of major change	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: This site is considered to be suitable for development subject to careful design and minimal visual intrusion with respect to the amenities of neighbouring properties, and clarification of the sites previous use as Allotments.	

Desktop Suitability Assessment Conclusion:

Site 448 is considered to be suitable for development subject to careful design and minimal visual intrusion with respect to the amenities of neighbouring properties, and clarification of the sites previous use as Allotments. However the site meets the criteria in Local Plan to be designated as Protected Open Space. The site is an awkward shape and adds to the amenity of the local area.

Overall Suitability Assessment Conclusion (Planning Policy)

Site is unsuitable for development because of its awkward shape; it also adds to the amenity of the local area.



Site 448

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Date: 05/05/11

Produced by: Matthew Merry

Section/Department:
Environment

Scale:
1:1250

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 450 **Site Name:** Car park north of the Quorum **Map ID:** 450

Ward: Abbey

Site Area in Hectares: 0.44

Number of units (unconstrained using density multiplier): 18

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Parking.	a
Buildings In Use: Cycle storage shed	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: The site lies on the opposite side of Barnwell Road to the Green Belt to the west - Coldham's Common. (Western Edge only).	a
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: Potential for the site to meet the criteria for Protected Open Space - Its western edge lies opposite Green Belt Land - Coldhams Common.	a
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: Site shown as part of an Office Location and a New general Industrial/Business Area in the Cambridge Employment Land Review. (Map 3 - Cambridge Employment Areas).	r
Protected Trees on site: Some mature, and semi-mature trees on site - Not TPO'd	a
Relevant Planning History: No	g
Level 2 Conclusion: The site is shown as part of an Office Location and a New general Industrial/Business Area in the Cambridge Employment Land Review. (Map 3 - Cambridge Employment Areas). Residential development of this site for residential uses would conflict with Local Plan Policy objectives.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain development?	
Affected by Air Quality Management Area	
Access & Transport Considerations	
Issues with car parking in local area No known issues. Site not in CPZ. May be used for business parking.	g
Access meets highway standards No, but barnwell road is a busy road	g
Does site provide access to other properties/highway No but depends in development may be used for business parking/through traffic from businesses.	g
Within 400m of high quality public transport route: No - but the C3 Service runs along Newmarket Road about 500 metres to the north of the site.	
Design & Impact Considerations	
Nearby buildings overlook site	
Site part of larger site or prejudice strategic site development	
Development would impact on setting of Listed Building	
Site in or adjacent to Conservation Area	
Development affect any Locally Listed Buildings	
Development affects archaeological remains 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
Site shape impacts on developability No	
Sites integration with existing communities	
Access to Services & Facilities	
Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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:	
Planning Policy Considerations	
What is site allocated for in Local Plan:	
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a	g

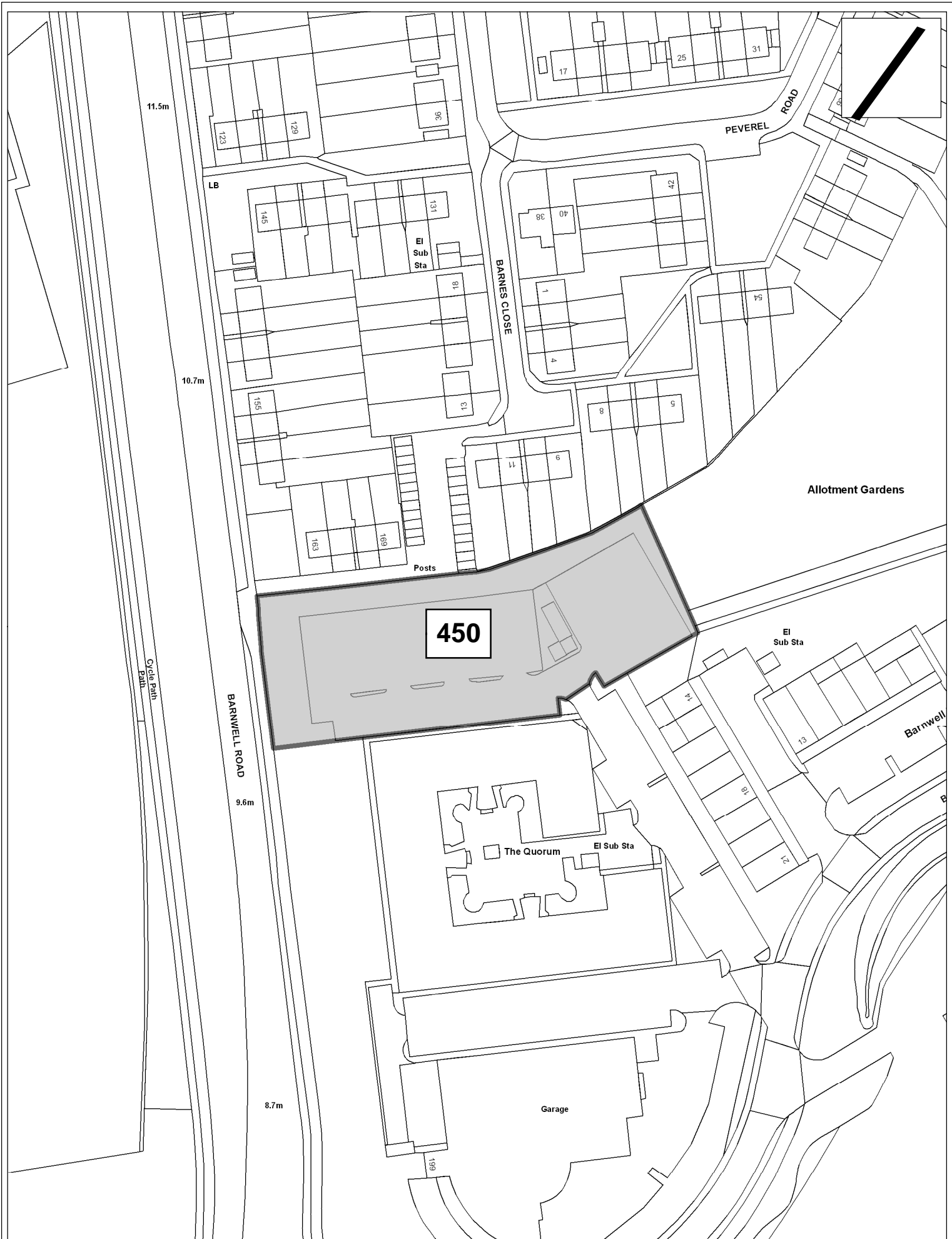
minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: Yes - the site is within the Cambridge East area of major change	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: Yes safeguarded site	r
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts an amber score against Level 1 criteria - Green Belt. It adjoins the Green Belt to the west - Coldham's Common; and, a RED Score against the potential loss of the use of the site as an Office Location and a New General Industrial/Business Area as highlighted in the Cambridge Employment Land Review. Any development will result in the loss of tree cover on the site, and is likely to present a hard, as opposed to the present soft edge that could harm the open views of this land resulting in an adverse impact on the character and openness of the adjoining Green Belt.	

Desktop Suitability Assessment Conclusion:

The site posts an amber score against Level 1 criteria - Green Belt. It adjoins the Green Belt to the west - Coldham's Common; and, a RED Score against the potential loss of the use of the site as an Office Location and a New General Industrial/Business Area as highlighted in the Cambridge Employment Land Review. Any development will result in the loss of tree cover on the site, and is likely to present a hard, as opposed to the present soft edge that could harm the open views of this land resulting in an adverse impact on the character and openness of the adjoining Green Belt.

Overall Suitability Assessment Conclusion (Planning Policy)

The site posts an amber score against Level 1 criteria - Green Belt. It adjoins the Green Belt to the west - Coldham's Common; and, a RED Score against the potential loss of the use of the site as an Office Location and a New General Industrial/Business Area as highlighted in the Cambridge Employment Land Review. Any development will result in the loss of tree cover on the site, and is likely to present a hard, as opposed to the present soft edge that could harm the open views of this land resulting in an adverse impact on the character and openness of the adjoining Green Belt.



Site 450

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 451 **Site Name:** Tree belt west of the Quorum and garage on Barnwell Road
Map ID: 451
Ward: Abbey
Site Area in Hectares: 0.34
Number of units (unconstrained using density multiplier): 14
Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Open space.	a
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: The site lies on the opposite side of Barnwell Road to the Green Belt to the west - Coldham's Common.	a
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: Potential for the site to meet the criteria for Protected Open Space - It lies opposite Green Belt Land - Coldhams Common.	a
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: Site shown as part of an Office Location and a New general Industrial/Business Area in the Cambridge Employment Land Review. (Map 3 - Cambridge Employment Areas).	r
Protected Trees on site: Some mature, and semi-mature trees on site - Not TPO'd	a
Relevant Planning History: No	g
Level 2 Conclusion: The site is shown as part of an Office Location and a New general Industrial/Business Area in the Cambridge Employment Land Review. (Map 3 - Cambridge Employment Areas). Residential development of this site for residential uses would conflict with Local Plan Policy objectives.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain development?	
Affected by Air Quality Management Area	
Access & Transport Considerations	
Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No, but barnwell road is a busy road	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route:	
Design & Impact Considerations	
Nearby buildings overlook site	
Site part of larger site or prejudice strategic site development	
Development would impact on setting of Listed Building	
Site in or adjacent to Conservation Area	
Development affect any Locally Listed Buildings	
Development affects archaeological remains 8 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	
Sites integration with existing communities	
Access to Services & Facilities	
Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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:	
Planning Policy Considerations	
What is site allocated for in Local Plan:	
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

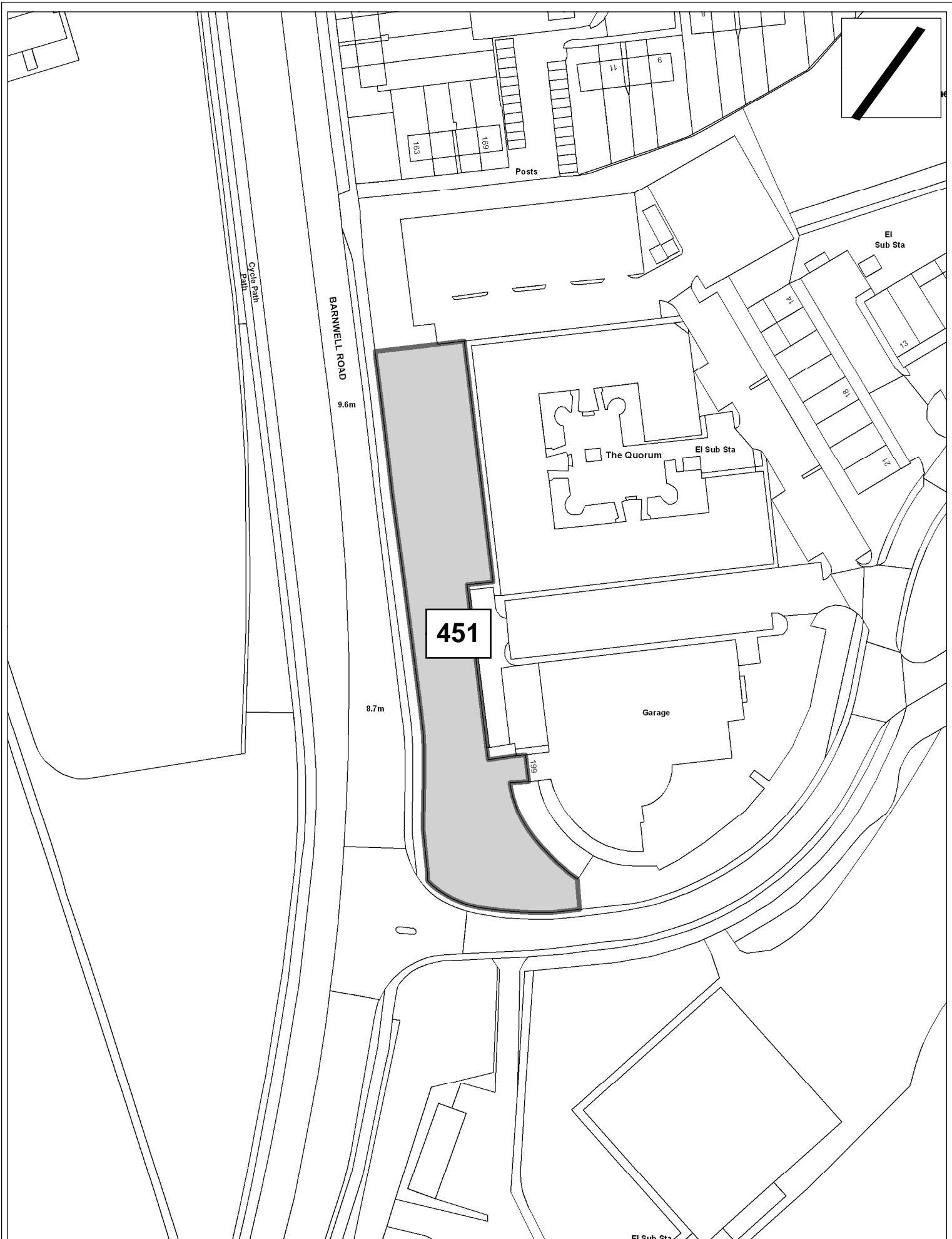
Is the site in an area of major change: Yes - the site is within the Cambridge East area of major change	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: Yes safeguarded site	r
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts an amber score against Level 1 criteria - Green Belt. It adjoins the Green Belt to the west - Coldham's Common; and, a RED Score against the potential loss of the use of the site as an Office Location and a New General Industrial/Business Area as highlighted in the Cambridge Employment Land Review. Any development will result in the loss of tree cover on the site, and is likely to present a hard, as opposed to the present soft edge that could harm the open views of this land resulting in an adverse impact on the character and openness of the adjoining Green Belt.	

Desktop Suitability Assessment Conclusion:

The site posts an amber score against Level 1 criteria - Green Belt. It adjoins the Green Belt to the west - Coldham's Common; and, a RED Score against the potential loss of the use of the site as an Office Location and a New General Industrial/Business Area as highlighted in the Cambridge Employment Land Review. Any development will result in the loss of tree cover on the site, and is likely to present a hard, as opposed to the present soft edge that could harm the open views of this land resulting in an adverse impact on the character and openness of the adjoining Green Belt.

Overall Suitability Assessment Conclusion (Planning Policy)

The site posts an amber score against Level 1 criteria - Green Belt. It adjoins the Green Belt to the west - Coldham's Common; and, a RED Score against the potential loss of the use of the site as an Office Location and a New General Industrial/Business Area as highlighted in the Cambridge Employment Land Review. Any development will result in the loss of tree cover on the site, and is likely to present a hard, as opposed to the present soft edge that could harm the open views of this land resulting in an adverse impact on the character and openness of the adjoining Green Belt.



Site 451

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 453 **Site Name:** Open space west of Barnwell Road **Map ID:** 453

Ward: Abbey

Site Area in Hectares: 0.68

Number of units (unconstrained using density multiplier): 27

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Public cycle and foot path with open space.	a
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: The site adjoins the Green Belt to the west - Coldham's Common. Any development will harm the open views of this land resulting in an adverse impact on the character and openness of the Green Belt.	r
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: The site lies adjacent to an area of Green Belt land - Coldham's Common - which is also a Site of Local Nature Conservation Importance (Local Plan Policies 4/2 & 4/6); and, is also an Area of Protected Open Space (Local Plan Policy 4/2).	a
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No - although the site lies within the area covered by the Cambridge East Action Plan.	g
Protected Trees on site: Some mature, and semi-mature trees on site - Not TPO'd	a
Relevant Planning History: No	g
Level 2 Conclusion:	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain development?	
Affected by Air Quality Management Area	
Access & Transport Considerations	
Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No, but barnwell road is a busy road	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route:	
Design & Impact Considerations	
Nearby buildings overlook site	
Site part of larger site or prejudice strategic site development	
Development would impact on setting of Listed Building	
Site in or adjacent to Conservation Area	
Development affect any Locally Listed Buildings	
Development affects archaeological remains 15 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	
Sites integration with existing communities	
Access to Services & Facilities	
Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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:	
Planning Policy Considerations	
What is site allocated for in Local Plan:	
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:	
Will development be on previously	

developed land:	
Is site identified in the Council's Employment Land Review:	
Other Considerations Any other constraints on site:	
Level 3 Conclusion: The site posts a RED score against Level 1 criteria - Green Belt. It adjoins the Green Belt to the west - Coldham's Common. Any development will harm the open views of this land resulting in an adverse impact on the character and openness of the Green Belt.	

Desktop Suitability Assessment Conclusion:

The site adjoins the Green Belt to the west - Coldham's Common. Any development will harm the open views of this land resulting in an adverse impact on the character and openness of the Green Belt.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is unsuitable for development because it is too narrow and adds to the amenity of the area.



453



Site 453

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 454 **Site Name:** Garages and trees south of Barnwell Drive **Map ID:** 454

Ward: Abbey

Site Area in Hectares: 0.32

Number of units (unconstrained using density multiplier): 15

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Access and parking.	a
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: The site lies on the opposite side of Barnwell Road to the Green Belt to the west - Coldham's Common.	a
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: The site lies adjacent to an area of Green Belt land - Coldham's Common - which is also a Site of Local Nature Conservation Importance (Local Plan Policies 4/2 & 4/6); and, is also an Area of Protected Open Space (Local Plan Policy 4/2).	a
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No - although the site lies within the area covered by the Cambridge East Action Plan.	g
Protected Trees on site: No (although there are a number of trees on and adjacent to the site)	a
Relevant Planning History: C/02/0760 - Erection of temporary building to provide accommodation for the ambulance training facility. Land Adjacent To Joint Ex Services Club, Barnwell Road, Cambridge. Approved -11/9/02.	g
Level 2 Conclusion: Development of this site will need to ensure that the character and openness of the adjoining Green Belt is not adversely affected and an early assessment of the	

trees on site is undertaken.	
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Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination from car parking area.	a
Any potential noise problems ? Potential noise nuisance from Cambridge Airport directly to the east. Noise Assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Site is not within an AQMA	g
Access & Transport Considerations	a
Issues with car parking in local area Site forms the car park serving the adjoining car dealership. The site is close to Barnwell Road, which links major routes into and out of Cambridge. The loss of the car parking on site would give rise to on-street parking. The car park is a fundamental requirement for the permitted use of the site as a car dealership. Site not in CPZ.	
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - adjoining car dealership premises.	a
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations	a
Nearby buildings overlook site Yes - premises occupied by the car dealership to the north would overlook the site.	
Site part of larger site or prejudice strategic site development Yes - adjoining car dealership to the north.	a
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 7 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 Yes - the shape of the site follows the car dealership building to the north. This	a

irregular shape would make it difficult to develop.	
Sites integration with existing communities Residential development of the site would relate poorly to its surroundings. Namely, the car dealership and the airport. Its surrounding are generally industrial/commercial office uses, and any housing on the site would be isolated from other residential areas. Occupants of any properties would experience a low level of amenity due to the proximity of the car dealership, road, and airport.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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 What is site allocated for in Local Plan: Allocated as part of Cambridge East AAP	a
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: Yes - the site is within the area covered by the Cambridge East Action Plan.	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: The site posts 1 Level 1 Score for proximity to the Green Belt; 2 Level 2 amber scores for trees and open space; and, a number of Level 3 amber scores. The site forms the car park serving the adjoining car dealership. The car park is a fundamental requirement for the permitted use of the site as a car dealership, and its loss would give rise to additional on-street parking in the area. The site is close to Barnwell Road, which links major routes into and out of Cambridge; and, to Cambridge Airport. Residential development of the site would relate poorly to its surroundings. The	

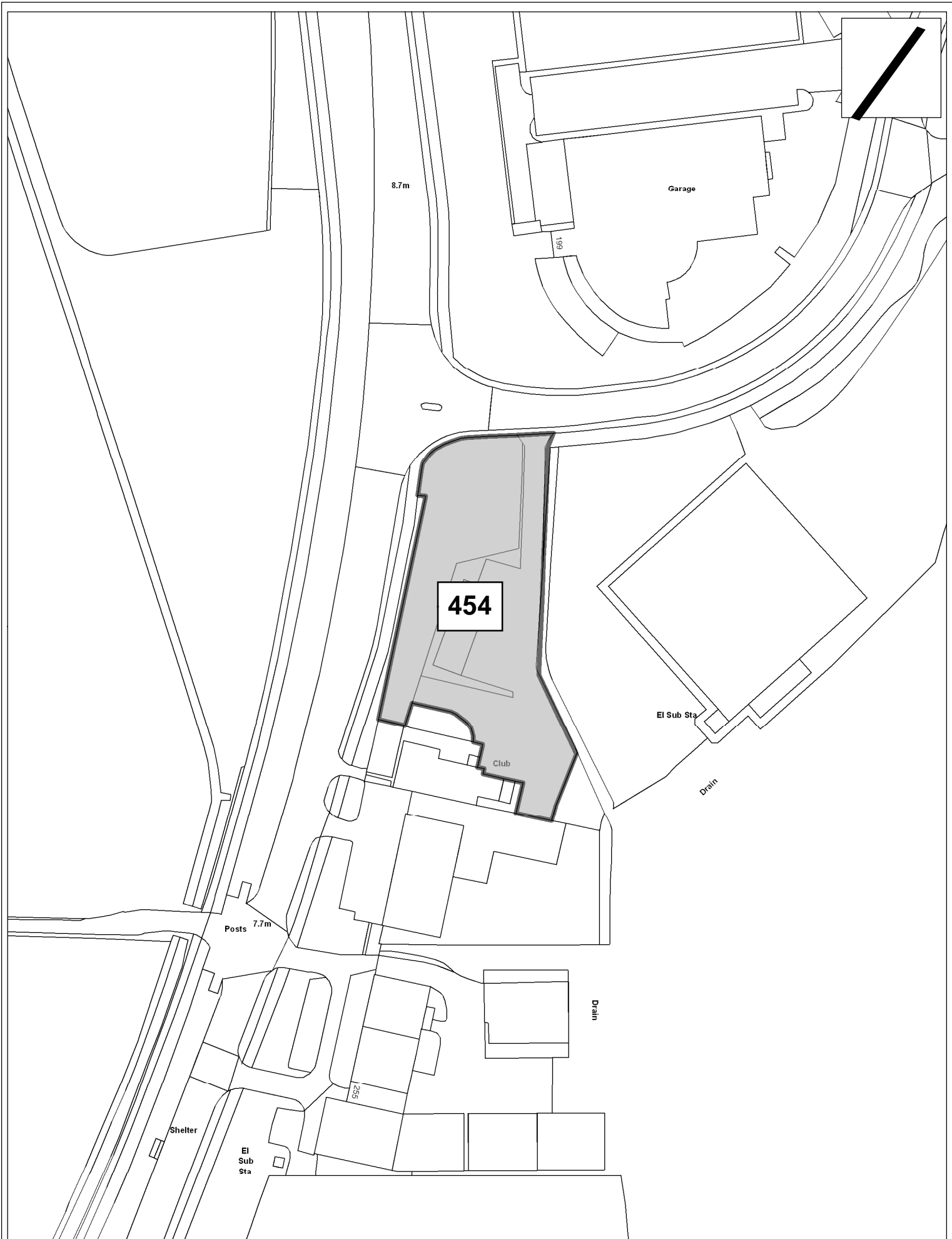
new houses would be isolated from other developments, and occupants of any properties would experience a low level of amenity due to the proximity of the car dealership, road, and airport.	
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Desktop Suitability Assessment Conclusion:

Site 454 is considered to be unsuitable for development because: The site forms the car park serving the adjoining car dealership. The car park is a fundamental requirement for the permitted use of the site as a car dealership, and its loss would give rise to additional on-street parking in the area. The site is close to Barnwell Road, which links major routes into and out of Cambridge; and, to Cambridge Airport. Residential development of the site would relate poorly to its surroundings. The new houses would be isolated from other developments, and occupants of any properties would experience a low level of amenity due to the proximity of the car dealership, road, and airport.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 454 is considered to be unsuitable for development because: The site forms the car park serving the adjoining car dealership. The car park is a fundamental requirement for the permitted use of the site as a car dealership, and its loss would give rise to additional on-street parking in the area. The site is close to Barnwell Road, which links major routes into and out of Cambridge; and, to Cambridge Airport. Residential development of the site would relate poorly to its surroundings. The new houses would be isolated from other developments, and occupants of any properties would experience a low level of amenity due to the proximity of the car dealership, road, and airport.



Site 454

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 459 **Site Name:** Workshops at 615 Newmarket Road **Map ID:** 459

Ward: Abbey

Site Area in Hectares: 0.73

Number of units (unconstrained using density multiplier): 55

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Light industrial.	a
Buildings In Use: Industrial workshops/factory buildings.	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: The site is not allocated in the Local Plan as being a Protected Industrial Site and in accordance with Policy 7/3. However, it is used for Use Class B1(c), B2 and B8 purposes. Development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless the criteria relating to unprotected sites outlined in the Policy are met.	a
Protected Trees on site: No	g
Relevant Planning History: C/00/0990 - Refurbishment of existing stonemason's yard (B2) to include new staff canteen, work premises and starter units together with associated facilities to provide 740 square metres of additional floorspace, at 615 Newmarket Road, Cambridge. Approved - 31/7/01.	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 from workshops/industrial process on site.	a
Any potential noise problems ? Noise from workshops/stone masonry equipment and from Newmarket Road. Noise assessment report required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA - However, an Air Quality Assessment may be required due to the ongoing industrial processes on the site. (Not if the whole site is to be re-developed).	g
Access & Transport Considerations	
Issues with car parking in local area Site not in CPZ.	g
Access meets highway standards Currently used for industrial use	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations	
Nearby buildings overlook site The site has a number of existing residential properties onsite, the design of any schemes would have to account for these. Also, some overlooking from the rear aspects of dwellings to the east in Ditton Fields, and to the south in Newmarket 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 22 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 well with surrounding residential development.	g
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:	No
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: The posts a Level 2 amber score relating to its industrial use, and a number of Level 3 amber scores. It is considered to be unsuitable for residential development because it is used for Use Class B1(c), B2 and B8 purposes. Development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless the criteria relating to unprotected sites outlined in the Policy are met. In addition, the site is overlooked from the rear aspects of dwellings to the east in Ditton Fields, and to the south in Newmarket Road.	

Desktop Suitability Assessment Conclusion:

Site 458 is considered to be unsuitable for development because it is used for Use Class B1(c), B2 and B8 purposes. Development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless the criteria relating to unprotected sites outlined in the Policy are met. In addition, the site is overlooked from the rear aspects of dwellings to the east in Ditton Fields, and to the south in Newmarket Road.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 458 is considered to be unsuitable for development because it is used for Use Class B1(c), B2 and B8 purposes. Development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless the criteria relating to unprotected sites outlined in the Policy are met. In addition, the site is overlooked from the rear aspects of dwellings to the east in Ditton Fields, and to the south in Newmarket Road.



Site 459

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



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Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 463 **Site Name:** Various warehouses, depot etc, Ditton Walk north **Map ID:** 463

Ward: Abbey

Site Area in Hectares: 1.14

Number of units (unconstrained using density multiplier): 74

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Light industrial/general industrial and storage.	a
Buildings In Use: Factory/warehouse buildings and oil storage buildings.	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: The site lies adjacent to an area of Green Belt land - Ditton Meadows - which is also a Site of Local Nature Conservation Importance (Local Plan Policies 4/2 & 4/6); and, is also an Area of Protected Open Space (Local Plan Policy 4/2).	a
Local Nature Conservation importance Coldhams Brook is shown on the February 2008 Cambridge (Local Plan) Proposals Map as running through the northern part of the site in a south-west to north--easterly direction. However, according to the Uniform system Maps, it runs directly across Ditton Meadows to the east of the railway in a northerly direction where it joins the River Cam. Coldham's Brook may be culverted where it crosses the site - need to check - It is a City Wildlife site, that supports Water Vole and rare aquatic plants. (Site visited 23/2/10 - Coldhams Brook does not run within the site as shown on Local Plan Proposals Map, but as per Uniform Map base, it runs to the east of the railway into the River Cam).	a

<p>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: The site is not allocated in the Local Plan as being a Protected Industrial Site and in accordance with Policy 7/3. It is however, sandwiched between such Protected Areas and relates directly to them. It is used for Use Class B1(c), B2 and B8 purposes, including oil/petroleum storage tanks. It also contains the Adult Centre, which is a special needs adult training facility. Development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless the criteria relating to unprotected sites outlined in Policy 7/3 are met. In any event, this site relates more to industrial uses than residential uses, and would be inappropriate for residential purposes given the context of its surroundings. Site visited 23/2/10 - Business Units and Adult training Facility both closed and boarded-up).</p>	a
<p>Protected Trees on site: One mature tree on site, hedging /shrubs around the edges. Nothing of merit. No TPO affecting the site.</p>	g
<p>Relevant Planning History: 09/1158/FUL - Erection of 52 apartments with associated car parking and amenity provision (following demolition of existing 2 storey office building). Land comprising the Adult Training Centre and the Depot to the east at 141 Ditton Walk, Cambridge -appeal decision dismissed (refusal-but still suited to housing) see Appeal Ref: APP/Q0505/A/10/2130465 Former Regatta House, 137 Ditton Walk, Cambridge CB5 8FN . (This application covers the eastern half of the site).</p>	g
<p>Level 2 Conclusion: Development of this site will have a negative impact on 3 of the Level 2 Local Considerations. Care would need to be taken with regard to the openness of the Green Belt and the setting of the city; wildlife in respect of Coldhams Brook - A City Wildlife Site - that is shown on the Local Plan Proposals Map as crossing the site; and, with regard to the existing employment uses on the site.</p>	

Does the Site Warrant further assessment?

Level 3: Other Considerations

<p>Site Assessment Criteria Environmental Considerations</p>	<p>Score</p>
<p>Is there potential contamination on site? Potential contamination from car parking area, and oil storage facilities.</p>	a
<p>Any potential noise problems ? Noise from workshops/training centre. Noise assessment report required.</p>	a
<p>Could topography constrain development? No</p>	g
<p>Affected by Air Quality Management Area Not within an AQMA - However, an Air Quality Assessment may be required due to the ongoing industrial processes on the adjoining Site 459.</p>	g

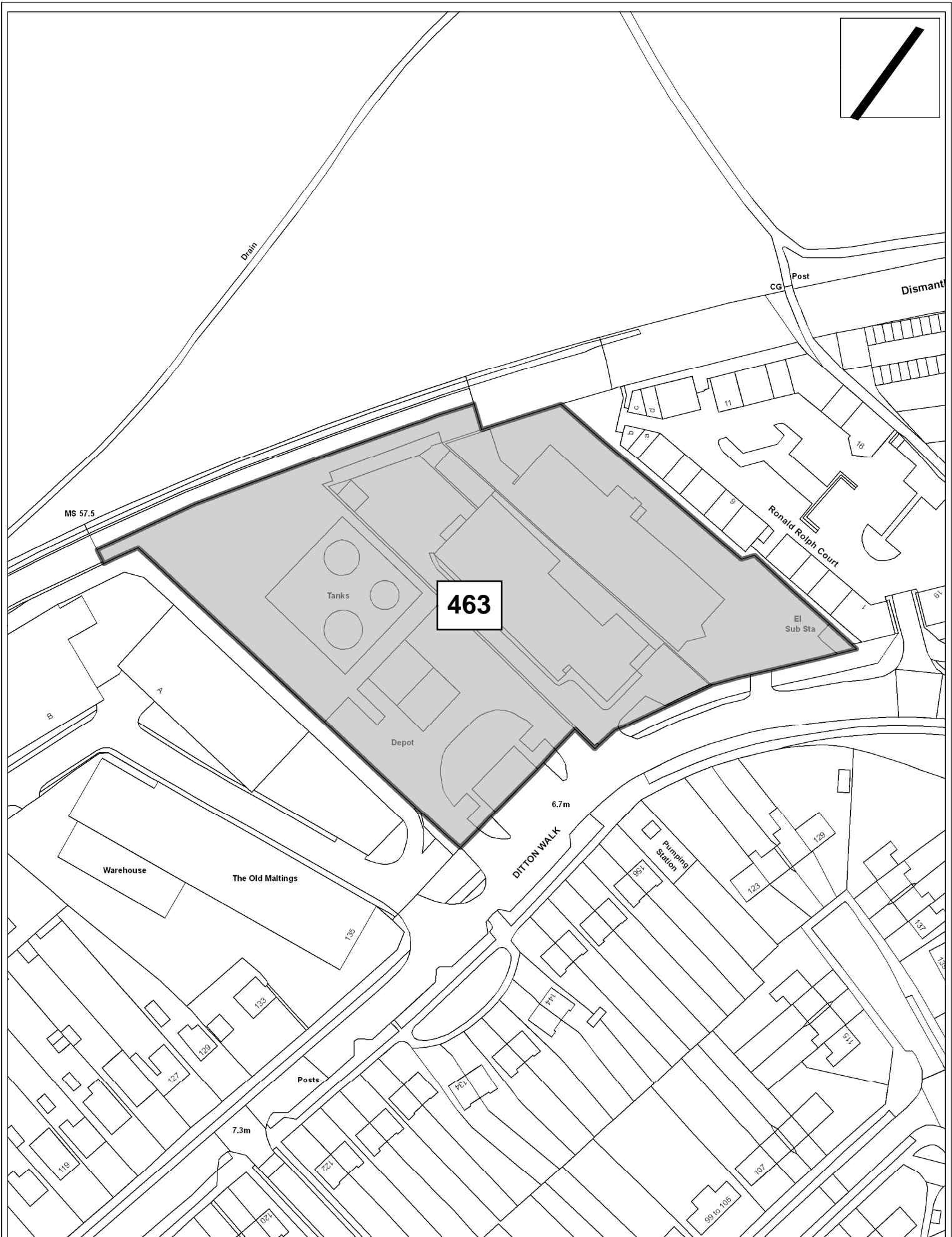
Access & Transport Considerations Issues with car parking in local area Site provides a well used workplace car parking area for the businesses on site. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes -workshops, oil storage facilities, and training centre on site.	a
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - from adjoining properties at Ronald Ralph Court running the length of the sites north-eastern boundary.	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 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
Site shape impacts on developability No	a
Sites integration with existing communities The eastern third of the site is the subject of a planning application for the erection of 52 apartments with associated car parking and amenity provision - no decision has yet been taken regarding it. Such a decision would run counter to the provisions of Policy 7/3 of the Local Plan 2006. The outcome of any decision should be awaited before commenting further on the sites suitability for residential development.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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: Yes - part use of the site as an adult training centre.	a

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: Yes safeguarded site	r
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts a RED Score against the potential loss of the use of the site as an Office Location and a New General Industrial/Business Area as highlighted in the Cambridge Employment Land Review. Would also involve loss of community facility and scores amber against a number of other criteria.	

Desktop Suitability Assessment Conclusion:

Overall Suitability Assessment Conclusion (Planning Policy)

The site is unsuitable for development as it in use for employment uses already and the site was identified in the ELR to be retained for employment use.



Site 463

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 468 **Site Name:** Open space with pond in Regatta Court **Map ID:** 468

Ward: Abbey

Site Area in Hectares: 0.15

Number of units (unconstrained using density multiplier): 10

Owner: Not Known

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Residents communal gardens/landscaped amenity area.	a
Buildings In Use:	
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No - although the land to the west is in the Green Belt and any development would have to maintain and enhance the setting of Cambridge	a
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: It is considered that the site meets the criteria for Protected Open Space given its proximity to the adjoining formal play area and Stourbridge Common - both of which are in the Green Belt. The features of the site - mature trees and a pond - lend themselves to the character of the larger area of Green Belt/open space.	a
Local Nature Conservation importance No - However, given the proximity of the site to the adjoining playspace and Stourbridge Common, and the maturity of the tree cover, and presence of the pond on site, it is considered that there is a good possibility of BAP species - Bats/Owls being present.	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: There are a number of mature trees on the site that add to its character and visual quality. Not subject of any TPO.	a

Relevant Planning History: C/83/0476 - Erection of 30 No. 1 bedroom residential units with caretakers flat, No.2 guest room communal facilities and parking facilities, Oyster Row, Cambridge. Approved - 20/7/83.	g
Level 2 Conclusion: Development of this site will have a negative impact on 2 of the Level 2 Local Considerations. Care would need to be taken with regard to the openness of the Green Belt and the setting of the city; wildlife in respect of Stoubridge Common - A City Wildlife Site - that is shown on the Local Plan Proposals Map as crossing the site; and, with regard to the existing employment uses on the site.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? No known issues	g
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 Vehicular access is derived via Site 469. Otherwise, there is no direct access to the Public Highway - (Stanley Road). Access to park and properties may be restricted.	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - flats at Regatta Court overlook the site from the south, east and west.	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	g

Buildings No	
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 would result in the loss of the existing open space adjacent to the Green Belt which acts as the communal gardens for the Regatta Court Flats, and which make this a pleasant place to live. This loss of amenity would be detrimental to the amenities of occupants of the flats, and harmful to the immediate setting of this part of Cambridge due to the loss of trees on site which provide it with a soft edge to the adjoining playspace and countryside.	a
Access to Services & Facilities Site within 400m of City Centre: No, although site within 400m of High Quality Public Transport route	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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: The posts 3 Level 2 scores, and a number of Level 3 amber scores. Development of this site would result in the loss of the existing open space adjacent to the Green Belt which acts as the communal gardens for the Regatta Court Flats, and which make this a pleasant place	

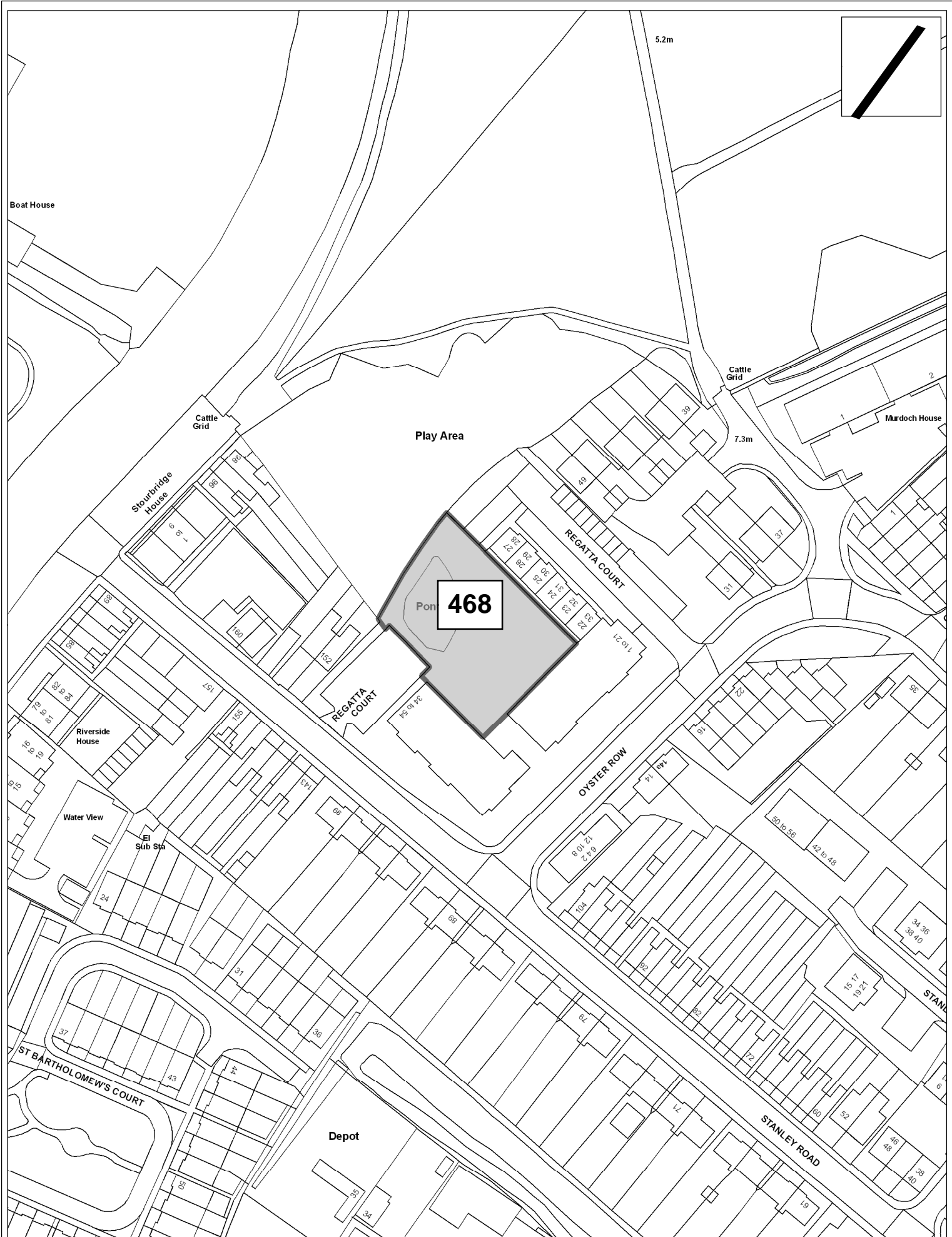
<p>to live. This loss of amenity would be detrimental to the amenities of occupants of the flats, and harmful to the immediate setting of this part of Cambridge due to the loss of trees on site which provide it with a soft edge to the adjoining playspace and countryside.</p>	
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Desktop Suitability Assessment Conclusion:

The development of the site is considered to be unacceptable because this would result in the loss of the existing open space adjacent to the Green Belt which acts as the communal gardens for the Regatta Court Flats, and which make this a pleasant place to live. This loss of amenity would be detrimental to the amenities of occupants of the flats, and harmful to the immediate setting of this part of Cambridge due to the loss of trees on site which provide it with a soft edge to the adjoining playspace and countryside.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is unsuitable for development as there would be a detrimental impact on the existing properties with the loss of the gardens as it adds to the amenity of the area.



Site 468

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 471 **Site Name:** Depots west of 18 Stanley Road **Map ID:** 471

Ward: Abbey

Site Area in Hectares: 0.19

Number of units (unconstrained using density multiplier): 13

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Depot buildings, vehicle parking areas, and electricity sub-station infrastructure.	a
Buildings In Use: Depot buildings and electricity sub-station infrastructure.	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: The southern part of the site is occupied by Light Industrial workshops, and a car exhaust fast-fit centre. The adjoining site to the north comprises a primary electricity sub-station which serves the surrounding area. Development of these combined sites would result in a loss of employment land Use Classes B1, B2, and B8, which would be contrary to the provisions of Policy 7/3 of the Cambridge local Plan 2006; and, would result in the loss of a vital part of the primary electricity infrastructure for the local area, which may prove difficult to replace given the size and scale of the site, and the on-site works and equipment.	r
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site would have an unacceptable impact on Level 2 considerations in respect of the	

current uses of the site as Classes B1, B2 and B8 employment uses; and, as a Primary Electricity Sub-station on the adjoining site.	
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Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (industrial uses and car parking area)	a
Any potential noise problems ? Traffic noise from Newmarket Road, and on-site uses - acoustic barriers are in use on the Primary Electricity sub-station site. Noise Assessment required.	a
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 and 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 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
Access & Transport Considerations	
Issues with car parking in local area car parking associated with business uses on site. These are well-used. Well-used, residential car parking area. Parking restrictions on Newmarket Road - Site is just outside the CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - There are a number of businesses operating from the site.	a
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations	
Nearby buildings overlook site No	g
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	g

No	
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 15 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 Residential development of the site would be poorly related to its surroundings given the present industrial uses/electricity sub-station, and different land ownerships. The primary sub-station would need to be re-located to a suitable site within the locality. Its importance to the locality viz electricity supply is paramount and should not be understated.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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: Yes-ELR suggests there is a shortage of small industrial space in the City which may justify keeping the current use	a
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: Residential development of the site would be poorly related to its surroundings given the present industrial uses/electricity sub-station, and different land ownerships. The primary sub-station would need to be re-located to a suitable site within the locality. Its	

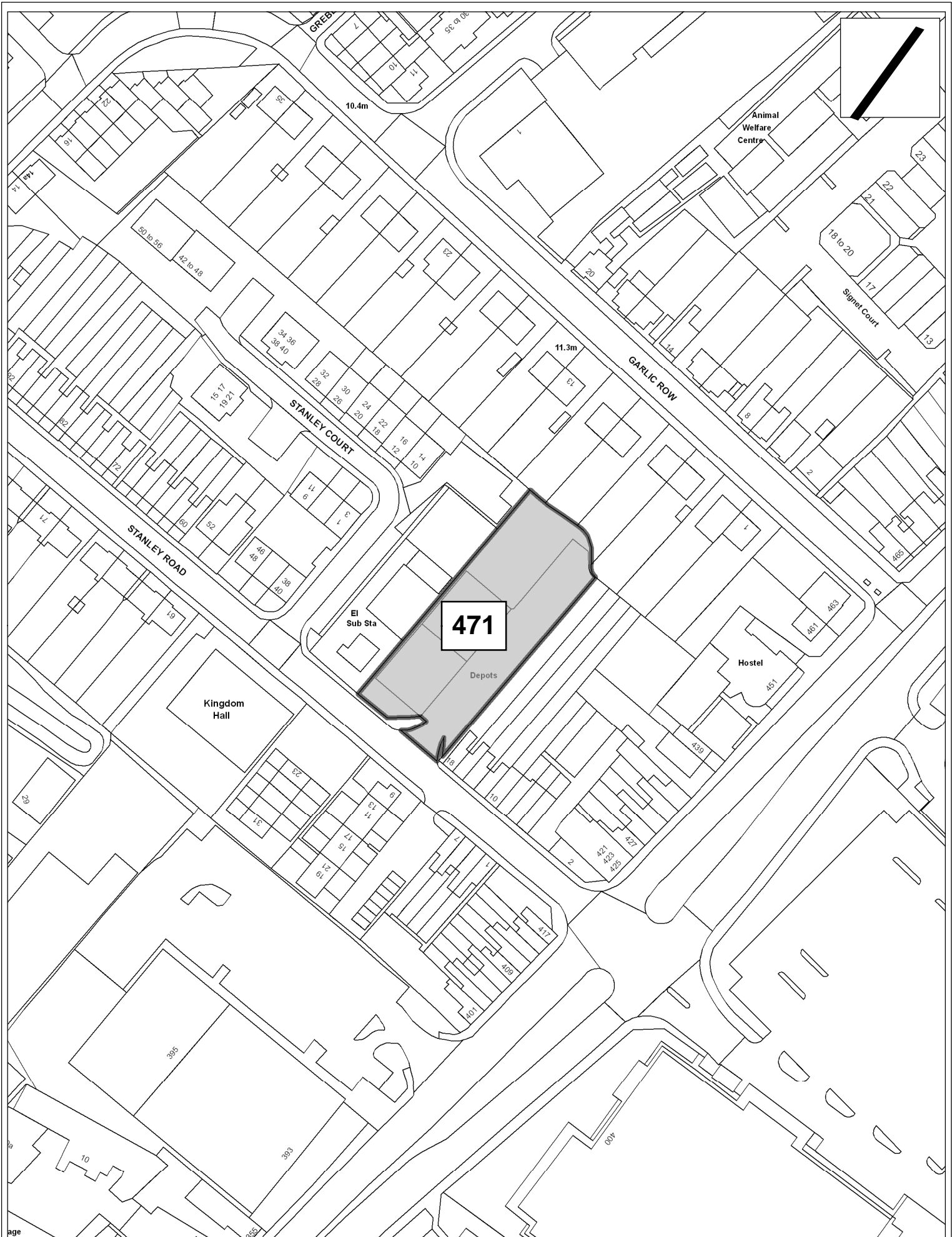
importance to the locality viz electricity supply is paramount and should not be understated.	
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Desktop Suitability Assessment Conclusion:

This site is considered to be unsuitable for development because: Residential development of the site would be poorly related to its surroundings given the present industrial uses/electricity sub-station, and different land ownerships. The primary sub-station would need to be re-located to a suitable site within the locality. Its importance to the locality viz electricity supply is paramount and should not be understated.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is unsuitable for development because it is currently in use as an employment site and a electricity sub station adjoins.



age



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Site 471

Date: 05/05/11

Produced by: Matthew Merry

Section/Department:
Environment

Scale: 1:1250

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 475 **Site Name:** Car park serving Comet and Staples. **Map ID:** 475

Ward: Abbey

Site Area in Hectares: 0.35

Number of units (unconstrained using density multiplier): 23

Owner: Part of site owned by Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Shoppers car park	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: 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 a number of semi-mature trees and landscaped beds as part of the shop development - Not TPO'd.	a
Relevant Planning History: C/93/0321 - Erection of a building (2352 sq. m) for retail use (Class A1) with associated new access, car parking and landscaping. (Amended by letters dated 03.11.93, at 393-395, Newmarket Road, Cambridge. Approved – 30/7/93.	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

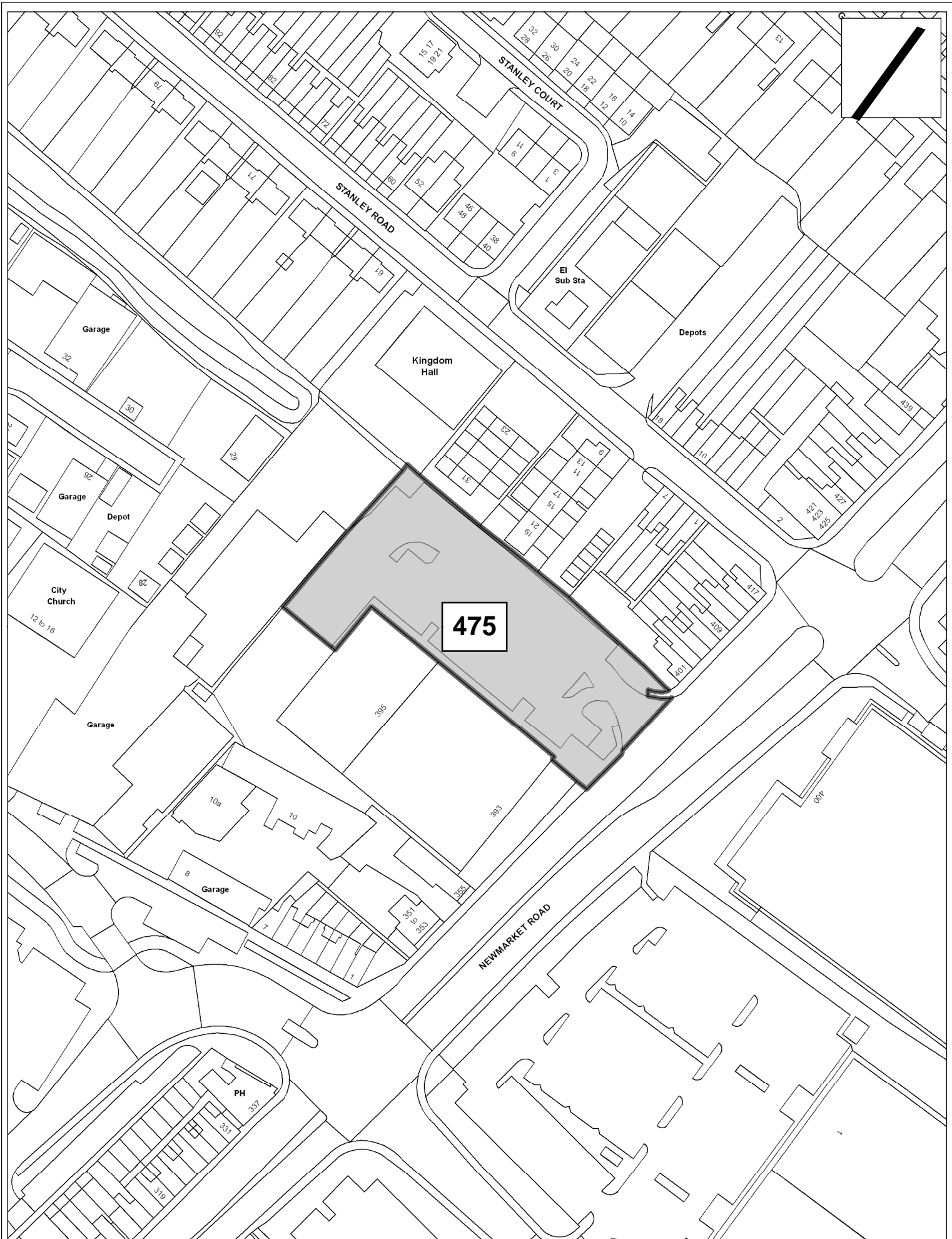
Environmental Considerations	
Is there potential contamination on site? Potential contamination (car parking area)	a
Any potential noise problems ? Potential noise from delivery vehicles and customer traffic movements to and from the site. Noise Assessment required. (Site is close to the busy Newmarket Road).	a
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 and 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 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
Access & Transport Considerations Issues with car parking in local area Well-used, shop/retail car parking area. Parking restrictions on Newmarket Road - Site is just outside the CPZ.	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 (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
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 15 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 site is the car park serving a small retail centre. Any housing development on the site would relate poorly	a

to the adjoining shop units, and would occupy the car park, thus diminishing the functionability of the shop units, and their long term viability as such. Any development of the site would be poorly related to the existing store, and poorly related to any other nearby residential properties.	
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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: The site is a car park for the adjoining Comet electrical, and other stores - any development of the site would be poorly related to the existing store resulting in poor amenity levels for any occupant of the new dwellings. Residential development of the site in isolation, would render the continued operation of the store(s) very difficult. The retail uses of the site complement those of the larger area of the Cambridge Retail Park - Site 481; and, Tesco's Supermarket - Site 477.	

Desktop Suitability Assessment Conclusion:

Overall Suitability Assessment Conclusion (Planning Policy)

Site is unsuitable for development because of current use as well as the impact on the detrimental impact upon existing properties



Site 475

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 476 **Site Name:** Cheddars Lane Industrial estate. **Map ID:** 476

Ward: Abbey

Site Area in Hectares: 2.08

Number of units (unconstrained using density multiplier): 111

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Various industrial units, car parking and outside storage.	a
Buildings In Use: Yes - Various industrial units/workshop/storage buildings.	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: The site is not allocated in the Local Plan as being a Protected Industrial Site and in accordance with Policy 7/3 of the Cambridge Local Plan (2006). It is however, used for Use Class B1(c), B2 and B8 purposes, plus retail uses. Policy 7/3 indicates that development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless the criteria relating to unprotected sites outlined in it are met.	a
Protected Trees on site: No - although there are mature trees/shrubs/hedging dotted around the site.	a
Relevant Planning History: Various applications for mixed uses on Site - Classes B1, B2, B8, A3, some residential Class C3, and some small retail Class A1 units.	g
Level 2 Conclusion: Development of this site will give rise to concerns over the loss of employment land and the effect of	

adjoining uses on the amenity of the site does not come forward in a comprehensive fashion.	
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Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (industrial uses and car parking area)	a
Any potential noise problems ? Potential noise from delivery vehicles and customer traffic movements to and from the site. Noise Assessment required. (Site is close to the busy Newmarket Road).	a
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. 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
Access & Transport Considerations	
Issues with car parking in local area Well-used car parking areas relative to specific site users - car storage evident on parts of the site. Parking restrictions on Newmarket Road - Site is just outside the CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No - other than the various businesses on the site.	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations	
Nearby buildings overlook site Yes - from the rear aspects of dwellings on the Riverside Pumping Station site that face the site's northern boundary.	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	a

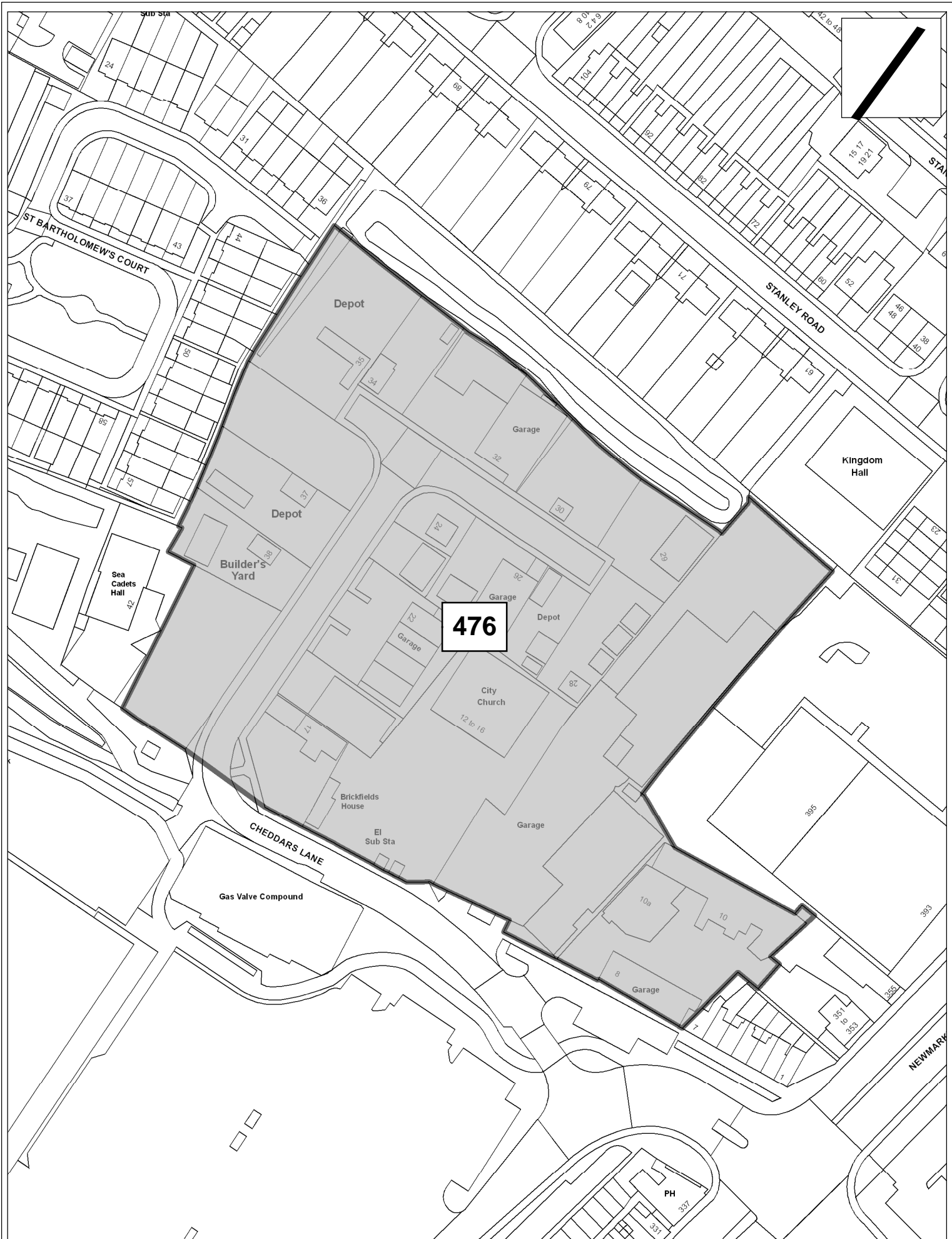
Part of the Central Conservation Area lies adjacent to the site's northern boundary.	
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 28 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site - as a whole - should integrate well with surrounding residential development.	g
Access to Services & Facilities	a
Site within 400m of City Centre: No	
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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	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: Yes safeguarded in Employment Land Review	r
Other Considerations	g
Any other constraints on site: No	
Level 3 Conclusion: The site is not allocated in the Local Plan as being a Protected Industrial Site and in accordance with Policy 7/3 of the Cambridge Local Plan (2006). It is however, used for Use Class B1(c), B2 and B8 purposes, plus retail uses. Policy 7/3 indicates that development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless the criteria relating to unprotected sites outlined in it are met.	

Desktop Suitability Assessment Conclusion:

Given the sites use for Use Class B1(c), B2 and B8 purposes, plus retail uses; and, the advice contained in Policy 7/3 which indicates that development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless the criteria relating to unprotected sites outlined in it are met, it is considered that the site is unsuitable for residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is suitable for development because it was identified in the ELR to be retained for employment use.



Site 476

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011**Site ID:** Site 477 **Site Name:** Tesco's car park. **Map ID:** 477**Ward:** Abbey**Site Area in Hectares:** 1.35**Number of units (unconstrained using density multiplier):** 87**Owner:** Unconfirmed**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Supermarket car park.	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: 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 a number of semi-mature trees and landscaped beds as part of the shop development - Not TPO'd.	a
Relevant Planning History: C/01/0795 - Erection of retail foodstore (6926 sq. m) - Reserved matters application following approval granted on appeal ref: C/96/1014/OP. British Gas Site, Land To The Rear Of 261-337 Newmarket Road, Cambridge. Approved 17/10/01.	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 (car parking area)	a
Any potential noise problems ? Potential noise from delivery vehicles and customer traffic movements to and from the site. Noise Assessment required. (Site is close to the busy Newmarket Road).	a
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. 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
Access & Transport Considerations Issues with car parking in local area Well-used, supermarket/retail car parking area. Parking restrictions on Newmarket Road - Site is just outside the CPZ..	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 (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
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 Part of the Central Conservation Area lies adjacent to the site's northern boundary.	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 22 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 site is a Supermarket car park for the adjoining Tesco's Store - any	a

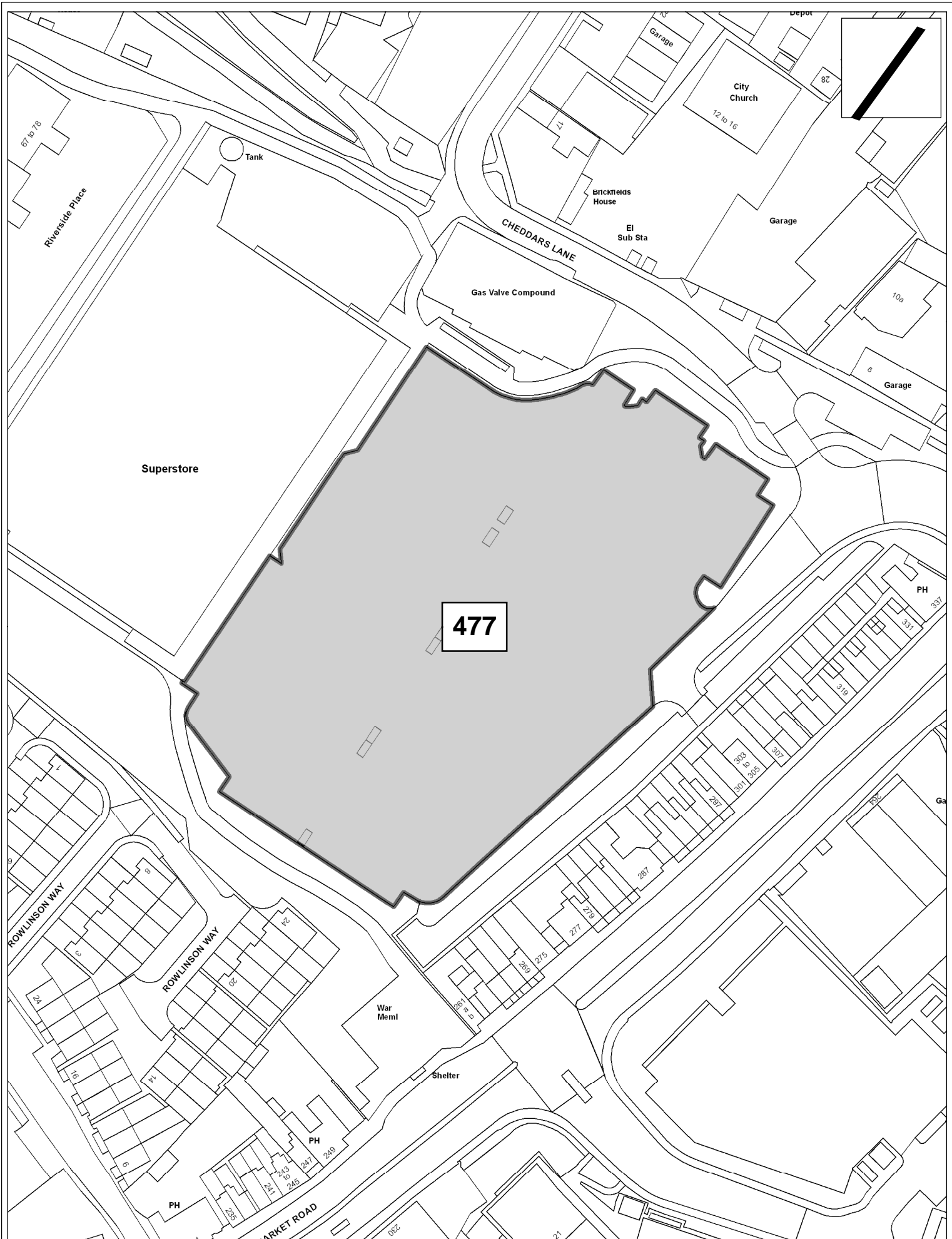
development of the site would be poorly related to the existing store, and isolated from any other nearby residential properties.	
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of 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 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: The site posts 1 amber score at Level 2 for trees; and, 10 scores at Level 3. It comprises a Supermarket car park for the adjoining Tesco's Store - any development of the site would be poorly related to the existing store, and isolated from any other nearby residential properties. Residential development of the site in isolation, would render the continued operation of the store very difficult. The site provides a continuing income stream for the store/landowner, which a one-off housing development could never hope to match - it is therefore, highly unlikely that the site would ever come forward for housing.	

Desktop Suitability Assessment Conclusion:

The site is considered to be unsuitable for development because: The site is a Supermarket car park for the adjoining Tesco's Store - any development of the site would be poorly related to the existing store, and isolated from any other nearby residential properties. Residential development of the site in isolation, would render the continued operation of the store very difficult. The site provides a continuing income stream for the store/landowner, which a one-off housing development could never hope to match - it is therefore, highly unlikely that the site would ever come forward for housing.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is unsuitable for development because it is the existing parking serving Tesco and is well used.



Site 477

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 480 **Site Name:** Open space at the end of Silverwood Close **Map ID:** 480

Ward: Abbey

Site Area in Hectares: 0.16

Number of units (unconstrained using density multiplier): 11

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - amenity land/open space.	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: 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: No	g
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	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? No known issues	g
Any potential noise problems ? No known issues	g
Could topography constrain	g

development? No	
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: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
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 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
Site shape impacts on developability No	g
Sites integration with existing communities Site has amenity value for the surrounding residential uses.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
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 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	g

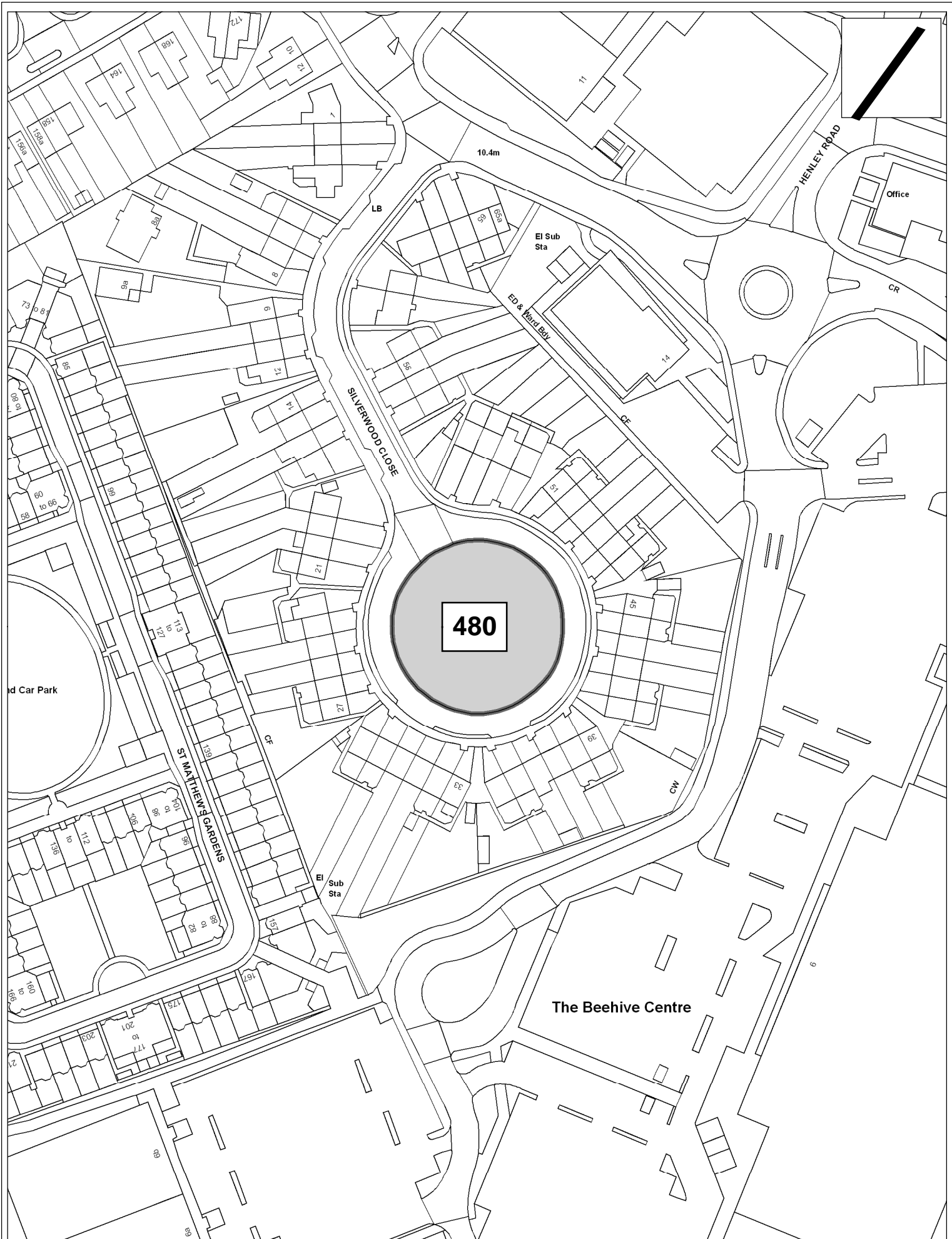
and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion:	

Desktop Suitability Assessment Conclusion:

Development of the site is considered to be unacceptable because it would result in the loss of the landscaped area around which the original dwellings comprising this development area set..

Overall Suitability Assessment Conclusion (Planning Policy)

Development of the site is considered to be unacceptable because it would result in the loss of the landscaped area around which the original dwellings comprising this development area set..



Site 480

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

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 481 **Site Name:** Various warehouses, car parks etc at Cambridge Retail Park, west of the railway **Map ID:** 481

Ward: Abbey

Site Area in Hectares: 13.48

Number of units (unconstrained using density multiplier): 674

Owner: Part of site owned by Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Retail park and parking.	a
Buildings In Use: Shops/warehouses/PFS.	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No but close proximity to Green Belt to East.	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: No	g
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	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (car parking area)	a
Any potential noise problems ? Potential noise from delivery vehicles and customer	a

traffic movements to and from the site. Noise Assessment required. (Site is close to the busy Newmarket Road and bisected by Coldhams Lane. The Cambridge - Ely railway runs the length of the site eastern boundary).	
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. 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
Access & Transport Considerations Issues with car parking in local area No known issues - there are sufficient parking spaces on site to cater for the retail uses. The site is well used and there may be some pressure at peak periods. (Run up to Christmas, Bank Holiday weekends). Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - the retail units and Petrol Filling Station on the site.	a
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
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 The Central Conservation Area boundary marks the western site boundary.	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 35 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	a

communities Development would diminish the use of the retail units and result in loss of car parking.	
Access to Services & Facilities Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
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: Part of site allocated 7.03 for mixed use. Hotel uses being explored on part of 7.03 and other elements such as housing, employment, non food retail, and student hostel could come forward on remainder. If take out rest of Site 481 need to ensure any future housing potential on rest of 7.03 is not overlooked	a
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: Two sites to the south of this site are identified in the ELR as being worthy of safeguarding. One runs against the railway and the other is allocated for mixed and employment use 7.03	a
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts only 6 amber scores against Level 3 considerations. At 13.47 ha in area, this is a big site, and it is currently in use as a retail park. The retail park makes a major contribution to the retail economy, and employment situation in Cambridge. Residential development of the site would mean the loss of the retail units and the jobs therein, and would diminish Cambridge's status as a regional shopping centre. It is very unlikely that any developer would sacrifice the rental income from the shop units in favour of a one-off income from the	

sale of the site for residential development. This site is a non-starter.	
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Desktop Suitability Assessment Conclusion:

Development of the site is considered to be unacceptable because it would result in the loss of the Cambridge Retail Park.

Overall Suitability Assessment Conclusion (Planning Policy)

Development of the site is considered to be unacceptable because it would result in the loss of the Cambridge Retail Park.



Site 481

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Date: 05/05/11

Produced by: Matthew Merry

Section/Department:
Environment

Scale: 1:3500

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011

Site ID: Site 855 **Site Name:** Telephone Exchange south of 1 Ditton Lane **Map ID:** 855

Ward: Abbey

Site Area in Hectares: 0.17

Number of units (unconstrained using density multiplier): 13

Owner: Owner Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Telephone exchange/Employment site.	a
Buildings In Use: Workshop buildings and car parking area	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: The site remains in use as a telephone exchange building with attendant car park. Whilst a Telephone Exchange is classified as a 'sui generis' Use, the site relates closely to adjoining industrial uses, and could readily be used for B1, B2 or B8 Use Class purposes subject to receiving planning consent.	a
Protected Trees on site: Mature trees around the site boundaries. Not TPO'd.	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site shouldn't have a negative impact on any of the Level 2 considerations, although early consideration would need to be given to trees adjacent to the site	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Yes - (potential contamination from industrial uses and parking area).	a
Any potential noise problems ? Site is located adjacent to the busy junction of Ditton Lane/Newmarket Road, Cambridge - Noise Assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations	
Issues with car parking in local area The site provides a well-used Workplace car parking area. Site not in CPZ.	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 - the C3 service	g
Design & Impact Considerations	
Nearby buildings overlook site No	g
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 19 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 No	g
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

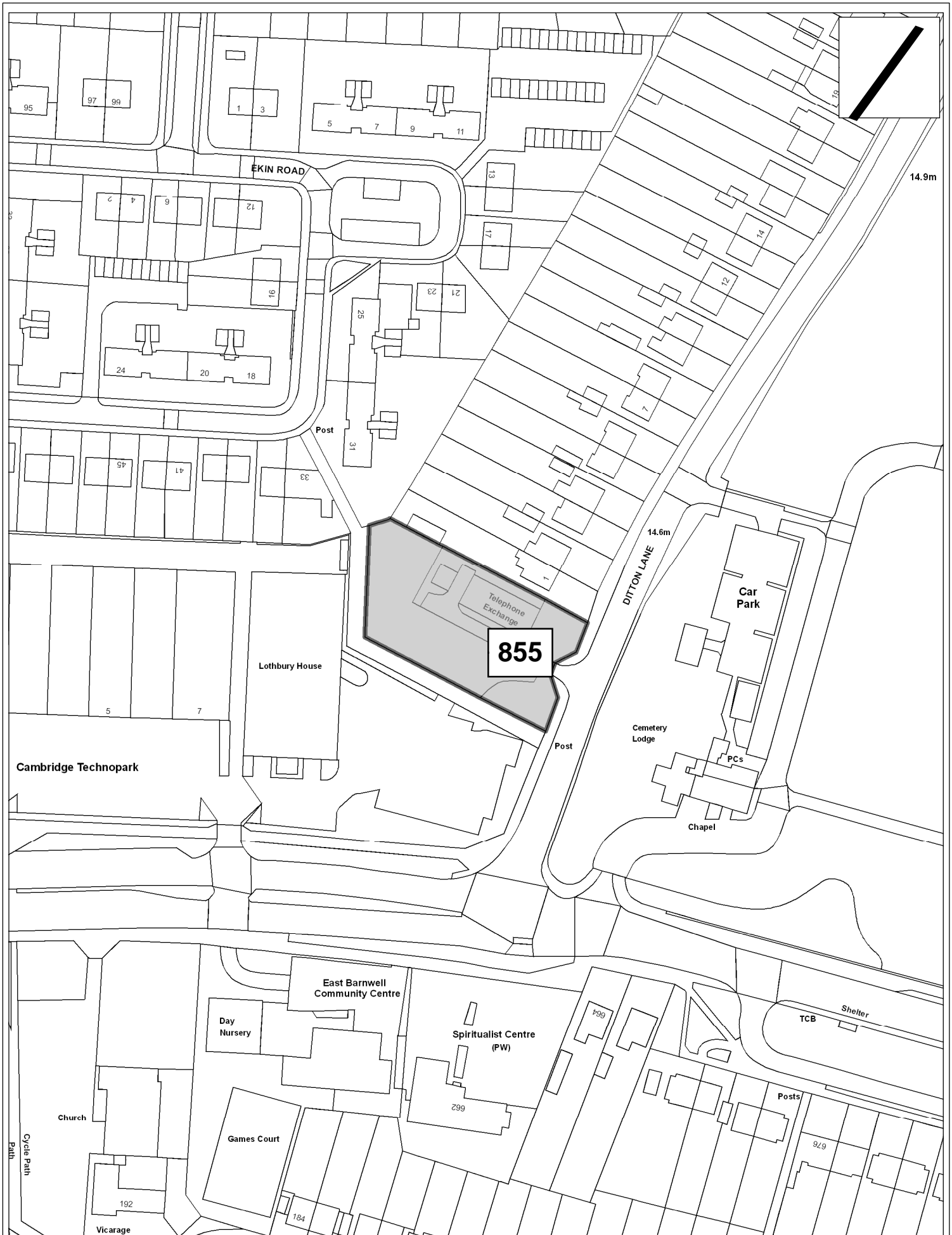
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No-adjacent to the East Cambridge Area of Major Change.	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: The site remains in use as a telephone exchange building with attendant car park. Whilst a Telephone Exchange is classified as a 'sui generis' Use, the site relates closely to adjoining industrial uses, and could readily be used for B1, B2 or B8 Use Class purposes subject to receiving planning consent.	

Desktop Suitability Assessment Conclusion:

The site is considered to be inappropriate for housing development. It remains in use as a telephone exchange building with attendant car park. Whilst a Telephone Exchange is classified as a 'sui generis' Use, the site relates closely to adjoining industrial uses, and could readily be used for B1, B2 or B8 Use Class purposes subject to receiving planning consent. The site is adjacent to an existing industrial site, and a busy road junction. It is considered that any new housing development sited here would have a low level of amenity.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be inappropriate for housing development. It remains in use as a telephone exchange building with attendant car park. Whilst a Telephone Exchange is classified as a 'sui generis' Use, the site relates closely to adjoining industrial uses, and could readily be used for B1, B2 or B8 Use Class purposes subject to receiving planning consent. The site is adjacent to an existing industrial site, and a busy road junction. It is considered that any new housing development sited here would have a low level of amenity.



Site 855



Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:2500

Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011**Site ID:** Site 863 **Site Name:** Warehouse north of 133 Ditton Walk **Map ID:** 863**Ward:** Abbey**Site Area in Hectares:** 0.38**Number of units (unconstrained using density multiplier):** 25**Owner:** Not Known**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - as warehousing/industrial premises	a
Buildings In Use: Former Maltings warehouse building.	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: Whilst the site is in industrial use, it is not classified as a 'Protected Industrial Site' in the Local Plan 2006. Current permitted uses are B2 and B8.	g
Protected Trees on site: No	g
Relevant Planning History: C/84/0084 - Change of use and alterations from warehouse and furniture depository with ancillary offices to 14 no. light industrial units and separate offices at 135 Ditton Walk, Cambridge. Approved - 29/2/84. C/90/0355 - Change of use of part of the premises from B8 to B2 for the operation of a solvent cleaning machine. Approved - 7/6/90.	g
Level 2 Conclusion: Development of this site would have a negative impact on the retention of the site in industrial use as outlined in No. 14 of the Level 2 considerations.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential for contamination from existing industrial uses and previous use as a Maltings may need to be investigated.	a
Any potential noise problems ? Possible noise from adjoining industrial premises - Noise Assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
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: Yes (the C3 service)	g
Design & Impact Considerations	
Nearby buildings overlook site From the rear aspects of adjoining houses at 129-133 Ditton Walk to the south of the site.	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 Yes - The former Maltings Building is Locally Listed.	a
Development affects archaeological remains 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
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with surrounding residential development. (IF DONE AS CONVERSION OF THE EXISTING FORMER MALTINGS BUILDING ONLY).	g
Access to Services & Facilities	
Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No

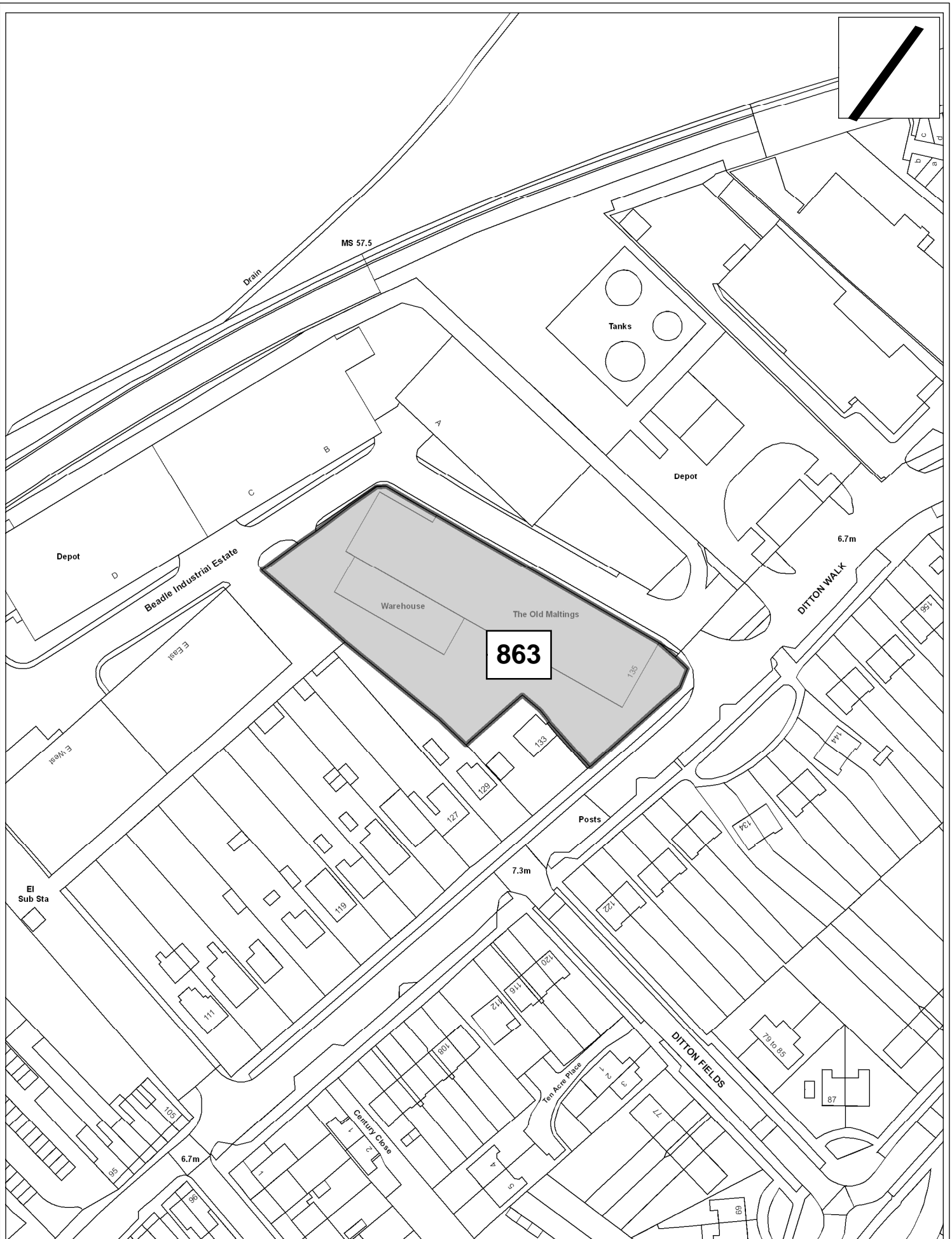
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and 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: The recent Employment Land Review (ELR) identified this site as one to be protected for employment uses.	r
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site is considered to be developable, only if it involved a conversion of the former Maltings building, which is Locally Listed. This would be an exception to the Council's normal planning policy of retaining existing B1, B2 & B8 Class uses. Whilst this site is used for such purposes, it is not annotated as a protected site in accordance with Policy 7/3 of the Local Plan (2006). Conversion of the building would retain the connection with the sites former use - which is characterised by the design, form and scale of the building and reflects its past use as a Maltings. Demolition of the building would mean the loss of this connection to the past.	

Desktop Suitability Assessment Conclusion:

The site is considered to be developable, only if it involved a conversion of the former Maltings building, which is Locally Listed. This would be an exception to the Council's normal planning policy of retaining existing B1, B2 & B8 Class uses. Whilst this site is used for such purposes, it is not annotated as a protected site in accordance with Policy 7/3 of the Local Plan (2006). Conversion of the building would retain the connection with the sites former use - which is characterised by the design, form and scale of the building and reflects its past use as a Maltings. Demolition of the building would mean the loss of this connection to the past.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is unsuitable for development because it is in use already and recommended in the ELR to remain in employment use.



Site 863

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