

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

Site ID: Site 150 Detail **Site Name:** Lock-up garages adjacent to 1 Rutland Close **Map ID:** 150

Ward: Arbury

Site Area in Hectares: 0.17

Number of units (unconstrained using density multiplier): 11

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - car parking court and garages.	a
Buildings In Use: Yes - garages	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: 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? Potential contamination from garages and parking area.	a
Any potential noise problems ? No known	g

issues	
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 Carlton Way/Mere Way is a busy through route from Asbury/Kings Hedges to the City centre, and the site is next to a dense development of 3, 4 and 5-storey flats. Site not in CPZ. Serves as parking for Kingsway Flats	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - pedestrian access links between Verulam Way, and Roseford Road/Butler Way.	a
Within 400m of high quality public transport route: Yes - C1 Service	g
Design & Impact Considerations Nearby buildings overlook site There would be overlooking of the site from the adjoining development of 3, 4 and 5-storey flats to the south and east, and from 2-storey dwellings to the north. It is unlikely that the overlooking issue could be overcome.	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 The site comprises three rows of garages in blocks that serve the adjoining flats, and are therefore, closely related to them for ease of access and security. This	a

close relationship means that any new development would be poorly related to these adjoining flats owing to their height, scale and close proximity to the site. The loss of parking for flat occupants would also need to be addressed.	
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	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 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 comprises three rows of garages in blocks that serve the adjoining flats, and are therefore, closely related to them for ease of access and security. This close relationship means that any new development would be poorly related to these adjoining flats owing to their height, scale and close proximity to the site. The loss of parking for flat occupants would also need to be addressed.	

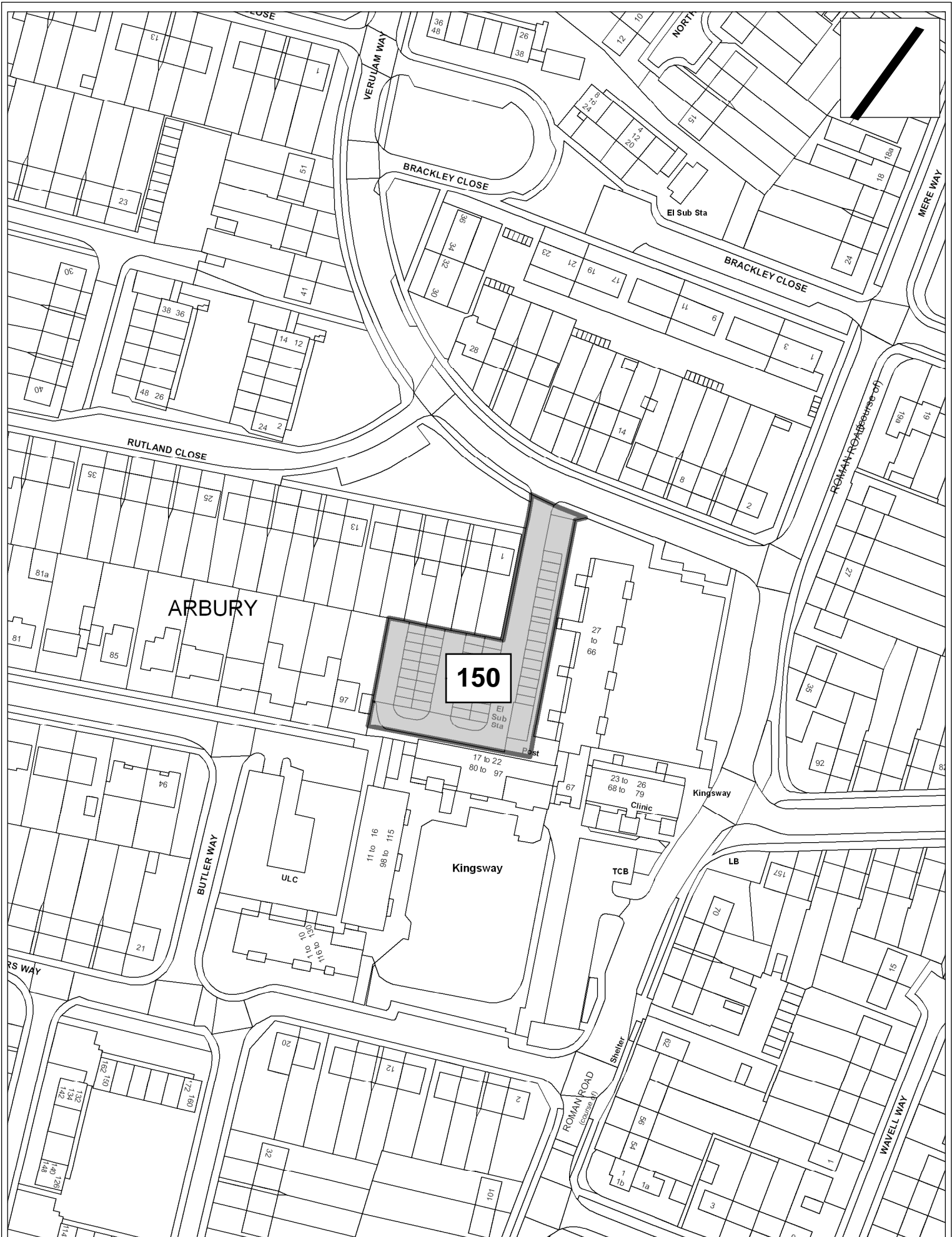
Desktop Suitability Assessment Conclusion:

This site is considered to be unsuitable for residential development. It comprises three rows of garages in blocks that serve the adjoining flats, and are therefore, closely related to them for ease of access and security. This close relationship means that any new development would be poorly related to these adjoining flats owing to their height, scale and close proximity to the site. The loss of parking for flat occupants would also need to be addressed.

Overall Suitability Assessment Conclusion (Planning Policy)

This site is considered to be unsuitable for residential development. It comprises three rows of garages in blocks that serve the adjoining flats, and are therefore, closely related to them for ease of access and security. This close relationship means that any new development would

be poorly related to these adjoining flats owing to their height, scale and close proximity to the site. The loss of parking for flat occupants would also need to be addressed.



Site 150

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 251 Detail **Site Name:** Open space and car park south of Borrowdale **Map ID:** 251

Ward: Arbury

Site Area in Hectares: 0.17

Number of units (unconstrained using density multiplier): 11

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - parking and 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: No, although there are a number of trees onsite	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 in an AQMA	g
Access & Transport Considerations Issues with car parking in local area Part of the site provides some car parking in the form of a small car park, unclear how well used. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Dwellings on two sides of the site front onto, and are accessed from the site	a
Within 400m of high quality public transport route: Yes (C7 service)	g
Design & Impact Considerations Nearby buildings overlook site Dwellings on two sides of the site front onto, abut, 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 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 No	g
Sites integration with existing communities Integrating the development of this site into the surrounding residential development may be difficult - the site has existing buildings fronting onto the site from two 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:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	No
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: No	g
Level 3 Conclusion: The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site constrained by existing buildings	

Desktop Suitability Assessment Conclusion:

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site constrained by existing buildings

Overall Suitability Assessment Conclusion (Planning Policy)

Any development would result in the loss of a useable open space and would be overlooked by nearby dwellings. Site meets the criteria in Local Plan to be designated as Protected Open Space



Site 251

"This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings." Cambridge City Council (Licence No. 100019730) 2011.

Date:	30/03/11
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 280 Detail **Site Name:** Green space at the end of Harris Road **Map ID:** 280
Ward: Arbury
Site Area in Hectares: 0.26
Number of units (unconstrained using density multiplier): 17
Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: The site provides amenity greenspace for the surrounding flats	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: While the site is not designated as Protected Open Space, it is felt to have the potential to meet the criteria to Protect Open Space under Policy 4/2 of the Local Plan (as an amenity greenspace). Site is to be assessed as part of the review of Open Space and if the decision is made to protect the site this would have a major impact on the deliverability of the site as this area of Cambridge has little in the way of open space provision and the loss of any open space would be difficult to justify.	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 are some trees on the site that do not have Preservation Orders)	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site could lead to the loss of amenity greenspace, which has the potential to meet the Criteria to Protect Open Space. This site is to be assessed as	

part of the Review 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? No known issues	g
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 Access to the site would be from one road and the turning head would have to be retained	a
Does site provide access to other properties/highway Footpath runs through the centre of the site linking Harris Road and Cockerell Road. Could be used as short cut.	a
Within 400m of high quality public transport route: Yes (C1 service)	g
Design & Impact Considerations	
Nearby buildings overlook site Yes, the site is overlooked by 4 storey flats to the West and houses to the south. The eastern part of the site may be better suited to redevelopment as this backs onto good sized back gardens, and would not have the same overlooking issues as the west of the site. Refer to UD team if Open Space issues are overcome.	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 (however see Q25 re overlooking)	g
Sites integration with existing communities Dependent on how the site is developed (how much of the site is developed) but has the potential integrate	g

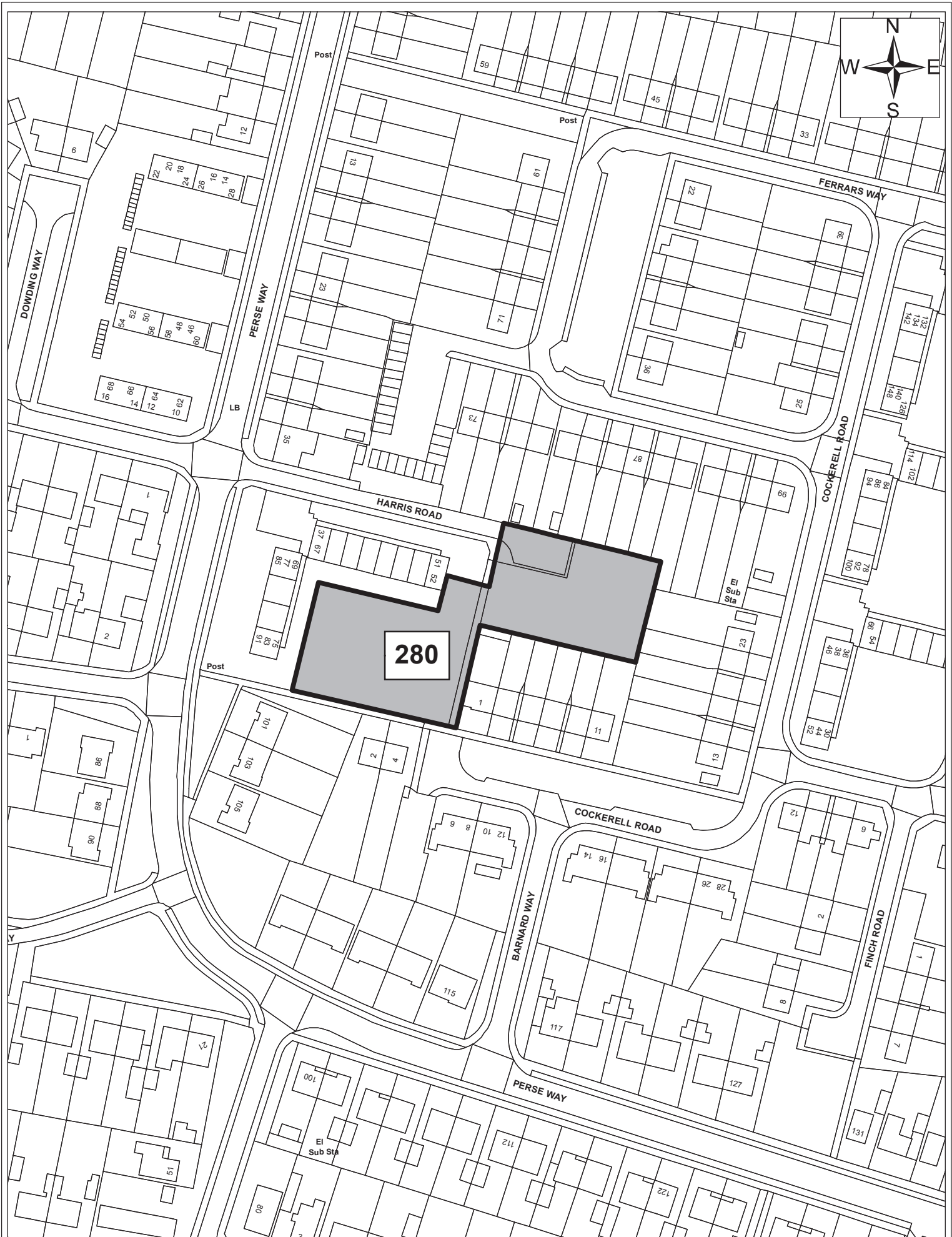
well with surrounding residential development	
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	No
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: Technically 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: If the site is considered to be suitable for development, consideration will need to be given as to how to overcome the considerable issue of overlooking to the south and west of part of the site (this could be overcome if development were restricted to the eastern half of the site)	

Desktop Suitability Assessment Conclusion:

Whether or not Site 280 can be considered to be developable will be dependent upon the results of the forthcoming Review of Open Space and whether or not this site is designated as Protected Open Space. If the site is recommended to be designated as Protected Open Space, it would not be considered to be suitable for development due to the lack of publicly accessible open space in this part of the City. 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 Central section built out (North East section)



Site 280

"This map is reproduced from Ordnance Survey material with the permission of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings." Cambridge City Council (Licence No. 100019730) 2011.

Date:	30/03/11
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 302 Detail **Site Name:** Supermarkets, petrol station and car park at corner of Histon Road and Windsor Road **Map ID:** 302

Ward: Arbury

Site Area in Hectares: 0.69

Number of units (unconstrained using density multiplier): 52

Owner: Not Known

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - shopping, parking and petrol filling station	a
Buildings In Use: Yes - supermarkets and a petrol filling station	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: Group TPO on trees on the site (predating supermarket).	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees on or adjoining the 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? No	g
Affected by Air Quality Management Area Not in an AQMA	g
Access & Transport Considerations Issues with car parking in local area Site provides some car parking for the supermarket onsite, appears well used. 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 (C7 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 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	g
Sites integration with existing communities Development on 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	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 Local Shopping Centre in 2006 Adopted Local Plan	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	g

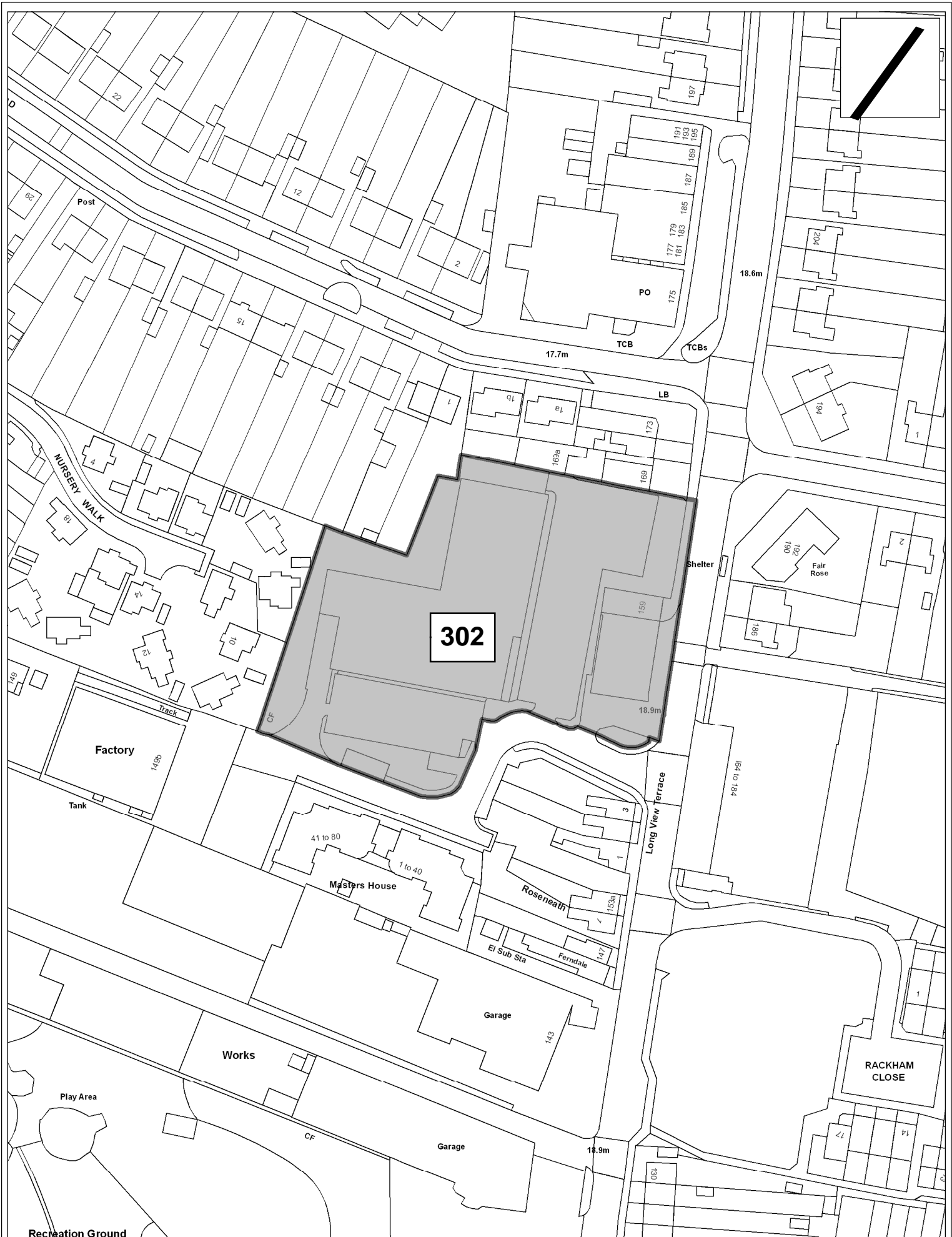
2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: Yes - the site has A1 use within a local centre, the loss of floorspace in A1 use class in Local Centres is not supported as it will harm the vitality and viability of the Local Centre	r
Level 3 Conclusion: The site should not be considered to be developable as developing it would result in the loss of a considerable amount of floorspace within A1 use and harm the vitality and viability of the Local Centre	

Desktop Suitability Assessment Conclusion:

The site should not be considered to be developable as developing it would result in the loss of a considerable amount of floorspace within A1 use and harm the vitality and viability of the Local Centre

Overall Suitability Assessment Conclusion (Planning Policy)

The site should not be considered to be developable as developing it would result in the loss of a considerable amount of floorspace within A1 use and harm the vitality and viability of the Local Centre



302



Site 302

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 303 Detail **Site Name:** Chesterton Mills **Map ID:** 303

Ward: Arbury

Site Area in Hectares: 0.51

Number of units (unconstrained using density multiplier): 39

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - employment area	a
Buildings In Use: Yes - small scale offices and workshops	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: Potentially, the old windmill onsite is Grade II listed	a
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: School grounds to the West are protected open space	a
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: Yes - the site is a General Industrial and Business area with some units in B1(c), B2 or B8 use. a. The Council's Employment Land Review indicates that there is a shortfall in land supply in use Classes B1(c), B2 and B8; b. Residential development would not generate any jobs onsite; c. The existing use is an existing General Industrial and Business area, while the site is surrounded by residential and school uses it's impact on the local area is limited as it is fairly self-contained; d. Not applicable; e. It's redevelopment for residential uses is not more appropriate; the site is an existing General Industrial and Business area that helps maintain a diverse balance of job opportunities in the City. It is identified for safeguarding in the Council's Employment Land	r

Review. The site does not pass criteria a and b, c or e, it's redevelopment for housing is not appropriate.	
Protected Trees on site: No, although there are numerous trees on and adjoining the site	a
Relevant Planning History: No	g
Level 2 Conclusion: The site would meet the criteria for protected industrial land. Development of this site will have to be careful not to have a negative impact on trees 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?	
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:	
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 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	
Sites integration with existing communities	
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	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: Yes safeguarded site in ELR Yes - the site is a General Industrial and Business area with some units in B1(c), B2 or B8 use. a. The Council's Employment Land Review indicates that there is a shortfall in land supply in use Classes B1(c), B2 and B8; b. Residential development would not generate any jobs onsite; c. The existing use is an existing General Industrial and Business area, while the site is surrounded by residential and school uses it's impact on the local area is limited as it is fairly self-contained; d. Not applicable; e. It's redevelopment for residential uses is not more appropriate; the site is an existing General Industrial and Business area that helps maintain a diverse balance of job opportunities in the City. It is identified for safeguarding in the Council's Employment Land Review. The site does not pass criteria a and b, c or e, it's redevelopment for housing is not appropriate.	r
Other Considerations	
Any other constraints on site:	
Level 3 Conclusion:	

Desktop Suitability Assessment Conclusion:

This site is not considered to be suitable for development

Overall Suitability Assessment Conclusion (Planning Policy)

Site 303 is not considered to be suitable for development as it would result in the loss of employment land in B1(c), B2, B8 use on an unsuitable site that was also identified for continued safeguarding in the Council's Employment Land Review also there is a Grade II listed building onsite



Site 303

© Crown copyright and database right 2011. Ordnance Survey Licence number 100019730.

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 316 Detail **Site Name:** Car park and land behind Arundal House Hotel **Map**
ID: 316
Ward: Arbury
Site Area in Hectares: 0.35
Number of units (unconstrained using density multiplier): 28
Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - parking and servicing for the hotel to the south	a
Buildings In Use: Yes	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, although the recreation ground to the north is 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 numerous trees on and adjoining the site	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees on and near the site or harm the character of the protected open space nearby	

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 potential contamination issues (occupied by a garage)	a
Any potential noise problems ? no known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is within or adjacent to the AQMA and therefore will require an air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent to the AQMA.	a
Access & Transport Considerations Issues with car parking in local area Site provides some car parking in the form of a car park, unclear how well used this is. Site is in the CPZ.	a
Access meets highway standards The site is behind the Arundale House Hotel and accessed up a narrow road between two buildings	a
Does site provide access to other properties/highway The site is used to access the Arundale House Hotel to the south	a
Within 400m of high quality public transport route: Yes (C7 service)	g
Design & Impact Considerations Nearby buildings overlook site Four storey building to the south overlooks the site	a
Site part of larger site or prejudice strategic site development The site provides parking and servicing for the hotel to the south	a
Development would impact on setting of Listed Building The wier and house to the south on Jesus Green are Grade II listed buildings	a
Site in or adjacent to Conservation Area The Central Conservation Area is adjacent to the site to the south, part of the site lies within the Central Conservation Area	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 179 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

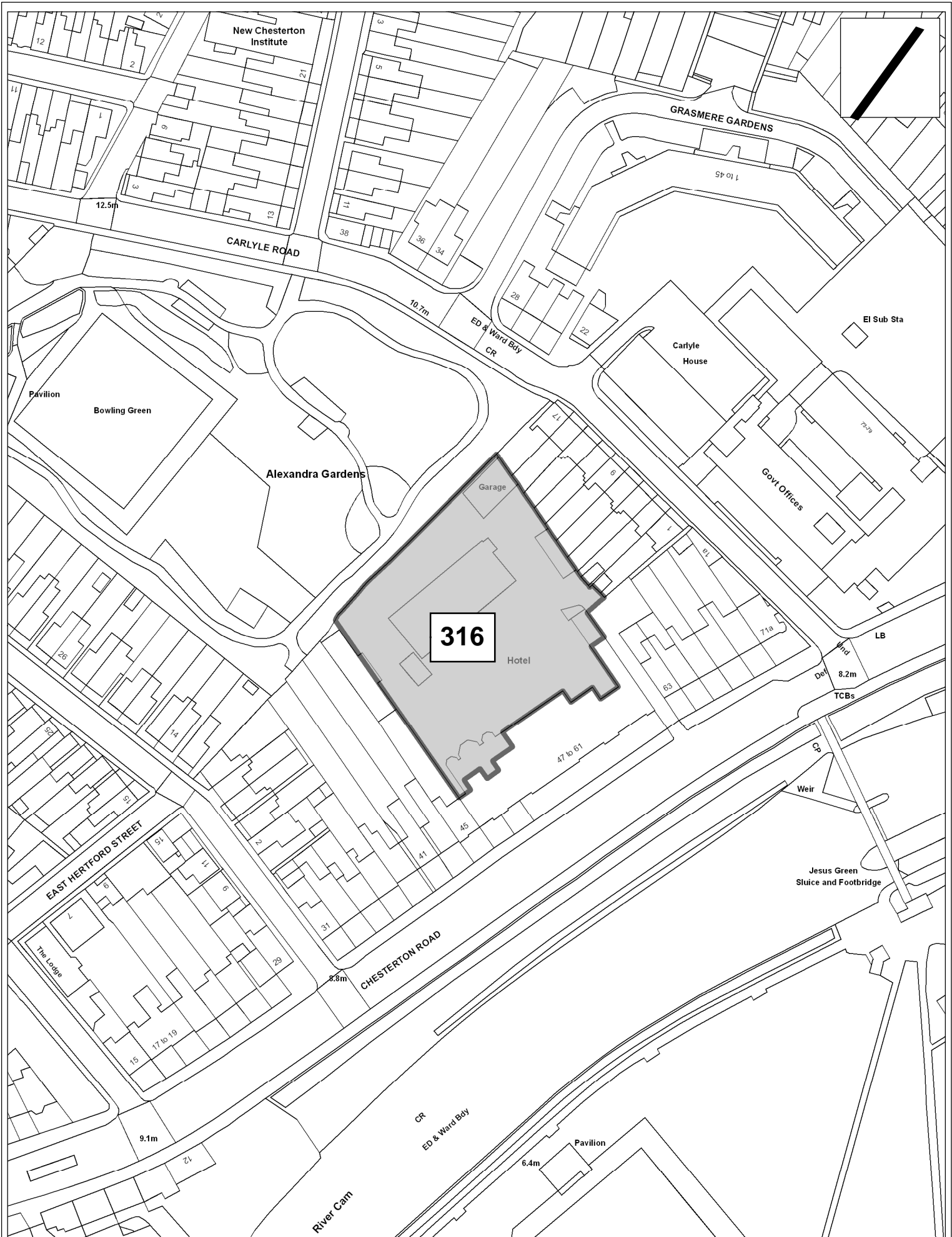
Sites integration with existing communities Integrating the development of this site into the surrounding residential development may be difficult - the site is located at the back of an existing hotel and accessed down a small, narrow road	a
Access to Services & Facilities Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre: Yes	g
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 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 sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings and access is problematic	

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 access is problematic

Overall Suitability Assessment Conclusion (Planning Policy)

Site is not suited for development as it is the hotel car park and is needed by the hotel. There would be a problem of overlooking from the hotel itself.



Site 316

© Crown copyright and database right 2011. Ordnance Survey Licence number 100019730.

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 868 Detail **Site Name:** Rear of gardens, 1-12 Linden Close **Map ID:** 868

Ward: Arbury

Site Area in Hectares: 0.17

Number of units (unconstrained using density multiplier): 13

Owner: Part of site owned by Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - gardens	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 (although the gardens may have some biodiversity value, which would need to be considered)	a
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 onsite	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 numerous trees on site and any biodiversity onsite	

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 Access to the site is down a narrow access road between a building and the rear of gardens	a
Does site provide access to other properties/highway While the site itself isn't used to access nearby properties the road that would be used to access the site is used to access properties to the west	a
Within 400m of high quality public transport route: Yes (the C7 service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development Yes - the site is part of a number of properties rear gardens	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 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 communities Integrating the development of this site into the surrounding residential development may be difficult - the site is at the back of existing properties and will be likely to be accessed up only one 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:	No
Site within 400m of Nursery School	No
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

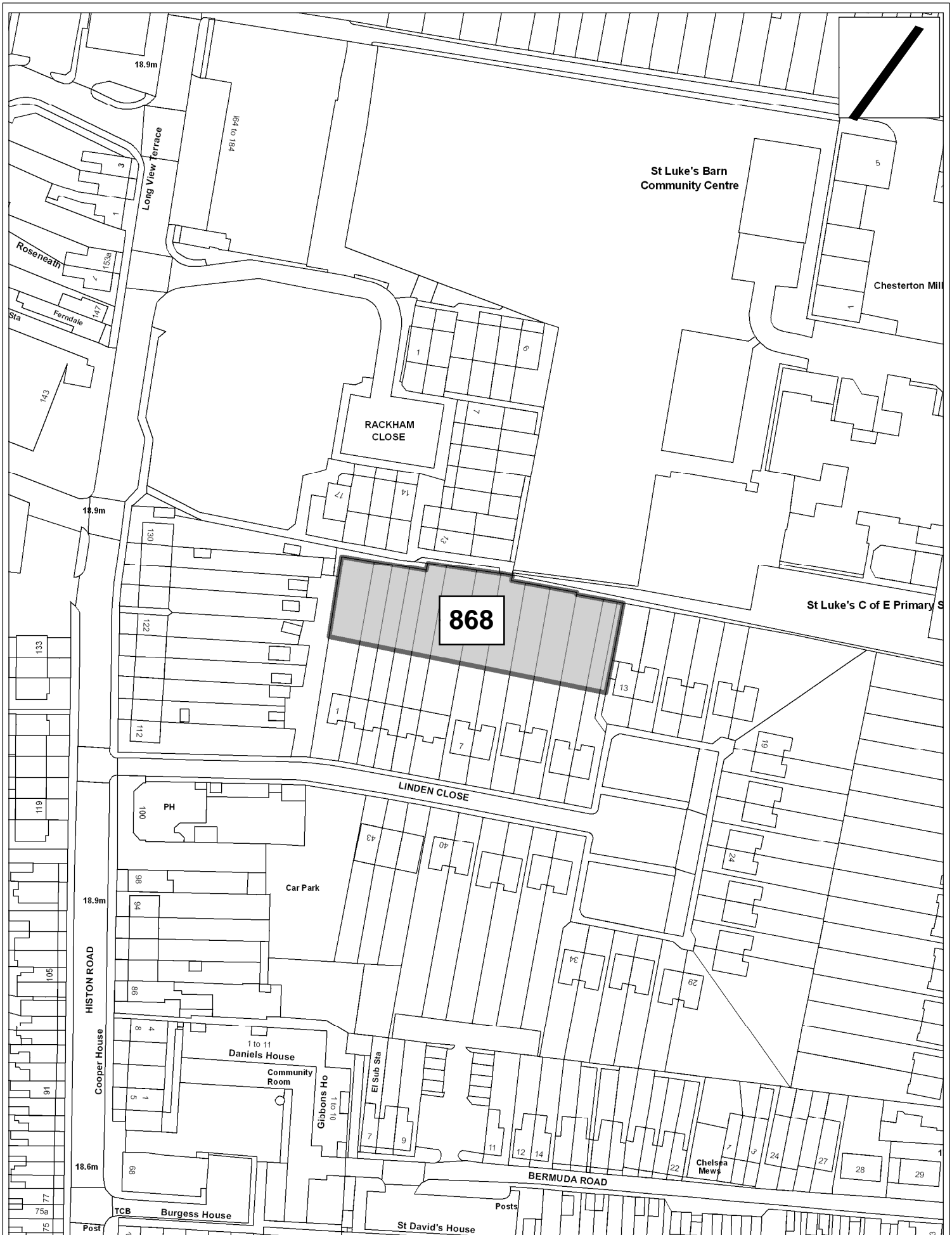
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (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 considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site has access problems, will have problems integrating into the existing community and there are numerous trees onsite that are likely to have significant biodiversity value.	

Desktop Suitability Assessment Conclusion:

The site scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site has access problems, will have problems integrating into the existing community and there are numerous trees onsite that are likely to have significant biodiversity value.

Overall Suitability Assessment Conclusion (Planning Policy)

The site scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site has access problems, will have problems integrating into the existing community and there are numerous trees onsite that are likely to have significant biodiversity value.



Site 868

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

