

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

Site ID: Site 115 Detail **Site Name:** Surface Car Park at Castle Hill **Map ID:** 115

Ward: Castle

Site Area in Hectares: 0.33

Number of units (unconstrained using density multiplier): 27

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: The site is a pay and display car park. Well used during the week	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 TPOs on the site, with a large number along the eastern boundary of the site. As such, early consideration would need to be given to maintaining these trees as part of any development proposals	a
Relevant Planning History: No	g
Level 2 Conclusion: While early consideration would need to be given to the impact of any development proposals on protected trees, this does not necessarily render the site undevelopable	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	

Is there potential contamination on site? Refer to EH	
Any potential noise problems ? Refer to EH	
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 The site does provide pay and display car parking, which is mainly used by staff from the County Council during the week. While the loss of the car parking would need to be considered, it is felt that as the County Council have a Green Travel Plan, and the car parking not being well used at weekends, the site could still be suitable for redevelopment. Site is in 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: Not as defined, but the site is within 400m of other bus services linking the site with the City Centre and other destinations	a
Design & Impact Considerations Nearby buildings overlook site The site is overlooked on all sides (residential to the west of the site and offices to the east) so issues of overlooking would be significant. It is also felt that getting a housing scheme to work in design terms would be very difficult on this site and as such it is not considered to be suitable for development	r
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	

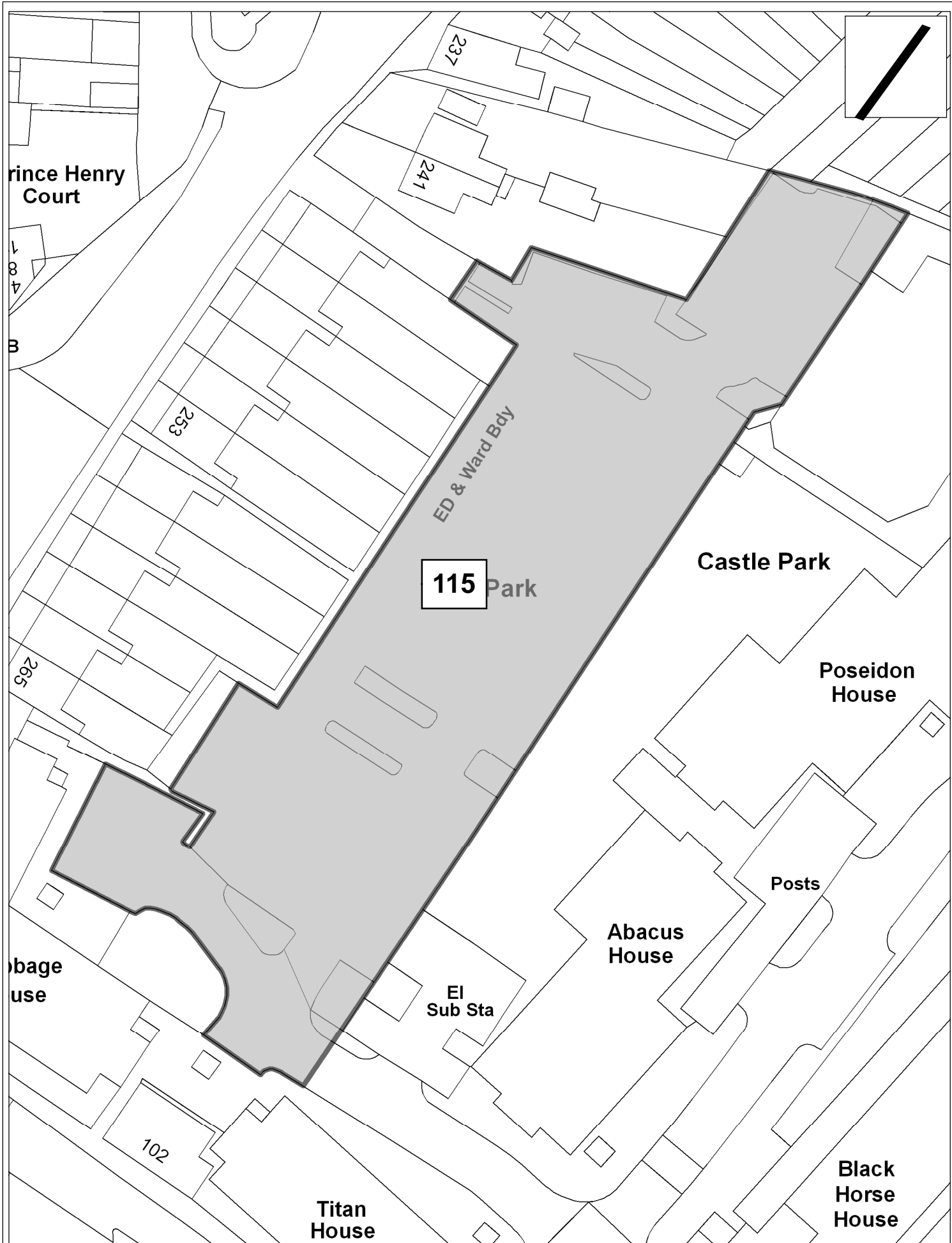
Buildings	
Development affects archaeological remains 183 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability	
Sites integration with existing communities	
Access to Services & Facilities	g
Site within 400m of City Centre: Yes	
Site within 400m of Local Centre:	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:	
Planning Policy Considerations	
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:	
Will development be on previously developed land:	
Is site identified in the Council's Employment Land Review: Part of protected office site Shire Hall	r
Other Considerations	
Any other constraints on site:	
Level 3 Conclusion: The site is overlooked on all sides (residential to the west of the site and offices to the east) so issues of overlooking would be significant. It is also felt that getting a housing scheme to work in design terms would be very difficult on this site and as such it is not considered to be suitable for development	

Desktop Suitability Assessment Conclusion:

Site 115 is not considered to be developable. The site is overlooked on all sides so issues of overlooking would be significant. It is also felt that getting a housing scheme to work in design terms of this site would be very difficult and as such the contribution the site could make to housing numbers would be minimal

Overall Suitability Assessment Conclusion (Planning Policy)

Site 115 although suitable is retained on a 130 year lease and is unlikely to be available



Site 115

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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 383 Detail **Site Name:** Open space east of 42 Carisbrooke Road **Map ID:** 383

Ward: Castle

Site Area in Hectares: 0.25

Number of units (unconstrained using density multiplier): 16

Owner: Unconfirmed

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: No, although the site has numerous 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? There are no known contamination issues	g
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 (C7 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development This site has the potential to be developed for the expansion of Mayfield Primary School, this should be considered at the same time as residential development	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 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	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	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: Yes - the site is located next to a school play ground and this may create noise and safety issues	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 383 can be considered to be developable subject to consideration of loss of open space, the trees onsite and issues relating to the adjacent school. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains and the effect on the nature 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 is not suitable for development. Any development would remove a positive feature from the street. Also development right next to the school playground could prove problematic. Site meets the criteria in Local Plan to be designated as Protected Open Space



Site 383



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 393 Detail **Site Name:** Car park south of Department of Zoology Field Station
Map ID: 393
Ward: Castle
Site Area in Hectares: 0.38
Number of units (unconstrained using density multiplier): 15
Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - parking	a
Buildings In Use: Yes - garages and a sports pavilion	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 playing fields to the south are protected open space and any development would have to be careful not to be harmful to the character of these grounds	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: The line of trees following the footpath to the north west of the site is covered by an area TPO. There are numerous other trees without TPOs on the borders of the site	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees adjoining the site or the character of the 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 development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations	a
Issues with car parking in local area Site provides some car parking in the form of a car park and garages, although unsure as to how well used these are. Site not in CPZ.	
Access meets highway standards Access to the site is via a private road associated with Churchill College	a
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: The site has access to a number of bus services, although none of these quite meet the definition of a high quality public transport service	a
Design & Impact Considerations	a
Nearby buildings overlook site Two storey flats to the east overlook the eastern part of the site	
Site part of larger site or prejudice strategic site development The site is relatively close to the North West Area Action Plan site, care would have to be taken not to prejudice this strategically important site	a
Development would impact on setting of Listed Building Yes - Sheppard Flats to the east of the site and Churchill College Chapel to the south are Grade II listed	a
Site in or adjacent to Conservation Area Yes - Storey's Way Conservation Area lies to the east of the site	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 30 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 surrounded by predominantly University uses and accessed by a private road associated with Churchill College	a

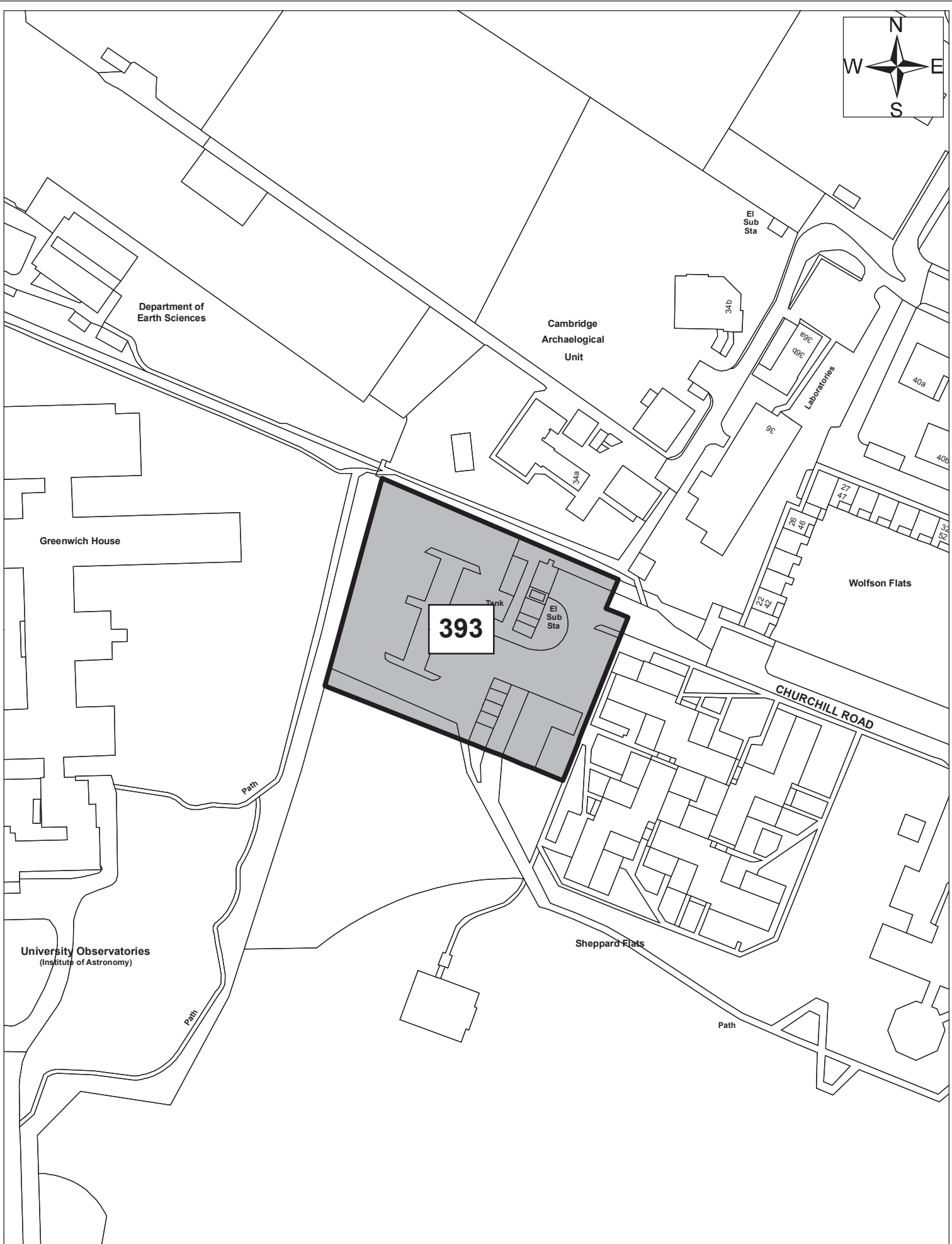
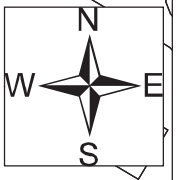
Access to Services & Facilities	a
Site within 400m of City Centre: No	
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open 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: Yes NW Cambridge	a
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations	g
Any other constraints on site: No	
Level 3 Conclusion: The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably 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 integrating the site into the existing area may prove difficult

Overall Suitability Assessment Conclusion (Planning Policy)

Site is not suitable for development due to incompatibility with surrounding uses.



393

Site 393



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Date:	30/03/11
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250

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

Site ID: Site 395 Detail **Site Name:** Car park south of 76 Storey's Way **Map ID:** 395

Ward: Castle

Site Area in Hectares: 0.29

Number of units (unconstrained using density multiplier): 11

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - parking	a
Buildings In Use: Yes - college buildings and	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: There is a Grade II listed building on the eastern part of the site and surrounding the site	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: 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 two large trees on the northern boundary of the site	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees 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	g

development? No	
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area Site provides some car parking in the form of a car park, this appeared well used at time of visit. Site not in CPZ.	a
Access meets highway standards Access to the site is via a private road associated with Churchill College	a
Does site provide access to other properties/highway Yes, the site is used to access buildings to the south	a
Within 400m of high quality public transport route: The site has access to a number of bus services, although none of these quite meet the definition of a high quality public transport service	a
Design & Impact Considerations Nearby buildings overlook site Two to three storey college buildings 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 Yes - The Churchill College Buildings to the south of and on the site and 76 Storey's Way are Grade II listed	a
Site in or adjacent to Conservation Area Yes - Storey's Way Conservation Area lies to the north of the site	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 72 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	Yes
Site within 400m of Primary School	No
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

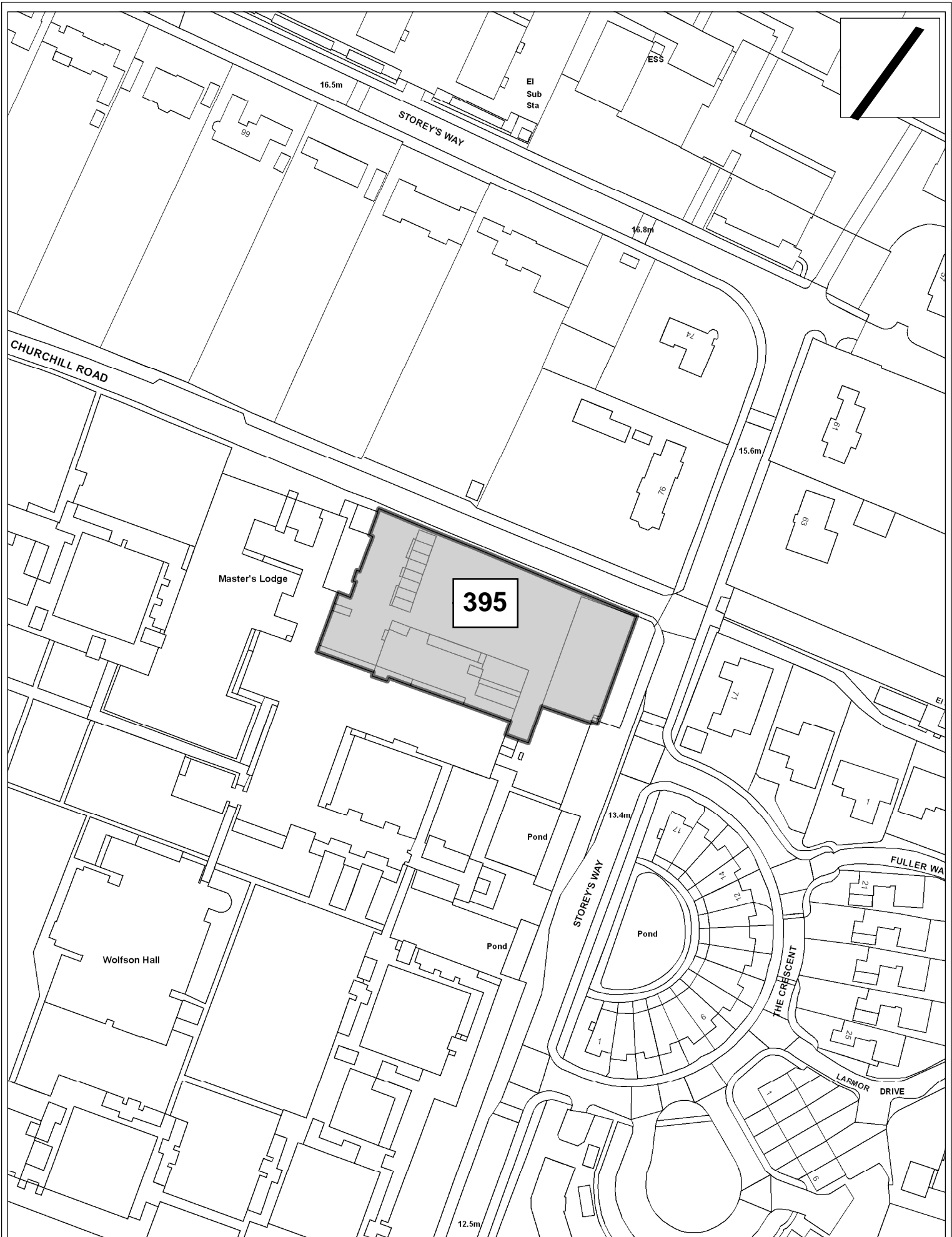
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: 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	

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

Overall Suitability Assessment Conclusion (Planning Policy)

Development would not fit in with surrounding uses or built form and there would be the loss of a well used car park.



Site 395



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 398 Detail **Site Name:** Recreation ground on Shelly Row **Map ID:** 398

Ward: Castle

Site Area in Hectares: 0.13

Number of units (unconstrained using density multiplier): 11

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - recreation ground	a
Buildings In Use: Yes - play equipment	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: 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 are numerous trees onsite	a
Relevant Planning History: No	g
Level 2 Conclusion: Site will 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? Site could have contamination issues (previously occupied by blacksmiths)	a
Any potential noise problems ? Potential	a

traffic noise as this is a major rat run	
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. Site is in the 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 (C1, C2 & C7 Service)	g
Design & Impact Considerations Nearby buildings overlook site Two storey dwellings to the east front onto and overlook the site and two storey dwellings to the south and west 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 Yes - the site lies within the Central Conservation Area	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 221 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: Yes	g
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No

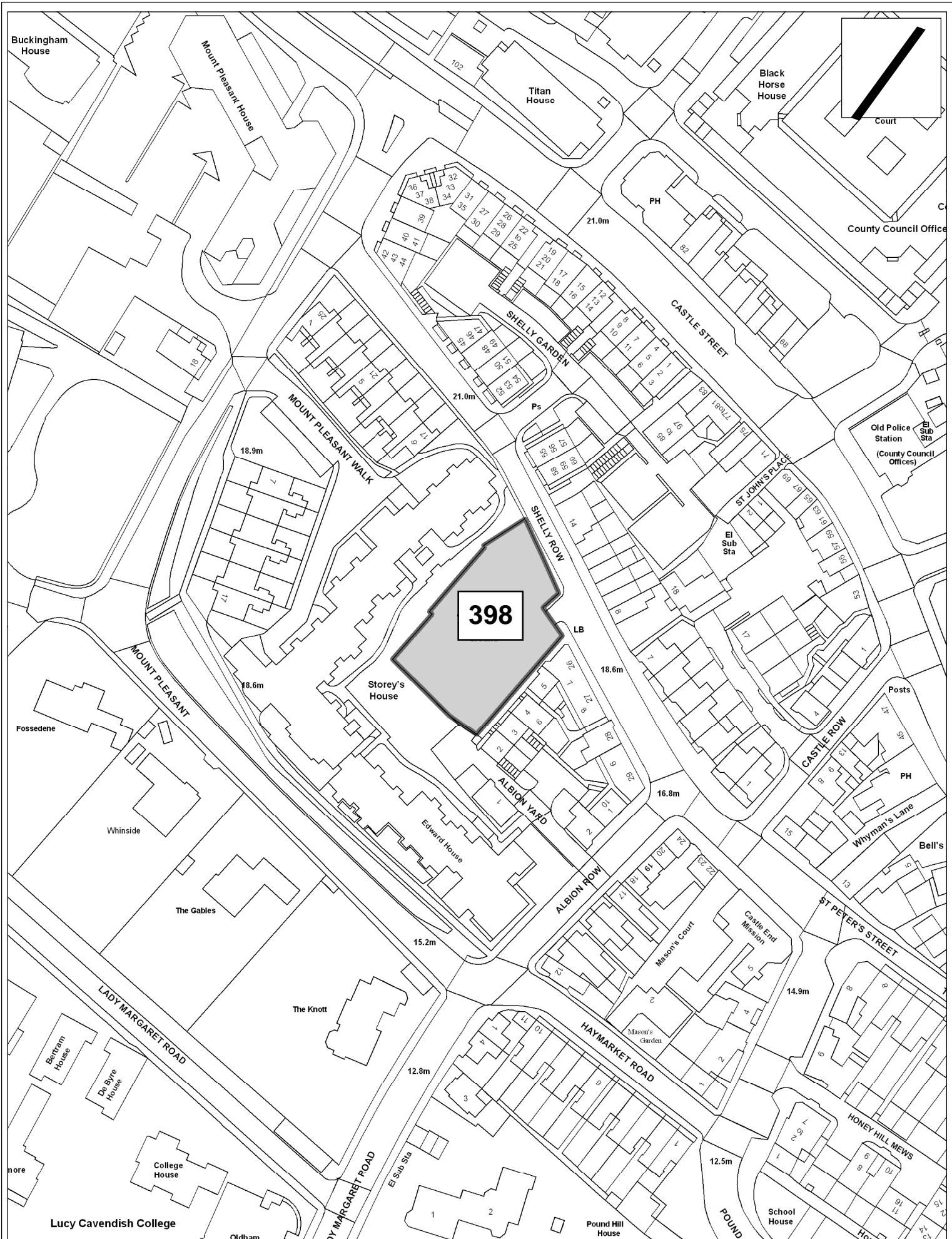
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: 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: 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 398 can be considered to be developable subject to the assessment of the site as protected open space and appropriate consideration of the relationship with existing buildings. Further information would also be required with regards to whether archaeological remains are present. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

Overall Suitability Assessment Conclusion (Planning Policy)

Site is not suitable for development. There would be a loss of open space and a well used play area. Site meets the criteria in Local Plan to be designated as Protected Open Space



Site 398

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 400 Detail **Site Name:** Open space east of St Edmund's College **Map ID:** 400
Ward: Castle
Site Area in Hectares: 0.15
Number of units (unconstrained using density multiplier): 12
Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - private 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: 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 numerous 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? There are no known contamination issues	g
Any potential noise problems ? Potential	a

traffic noise as this is a major rat run	
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 is in the CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway The site is in front of St Edmund's College, although access is via two roads either side of the site	a
Within 400m of high quality public transport route: Yes (C1, C2 & C7 Service)	g
Design & Impact Considerations Nearby buildings overlook site Four to five storey buildings overlook the site from the west	a
Site part of larger site or prejudice strategic site development Yes, the site is part of St Edmund's College grounds	a
Development would impact on setting of Listed Building Yes - the terraces of houses east and St Edmund's College Chapel are both Grade II listed	a
Site in or adjacent to Conservation Area Yes - the site lies within the Central Conservation Area	a
Development affect any Locally Listed Buildings No - But 18 Mount Pleasant and Benet House are locally listed	a
Development affects archaeological remains 194 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: Yes	g
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No

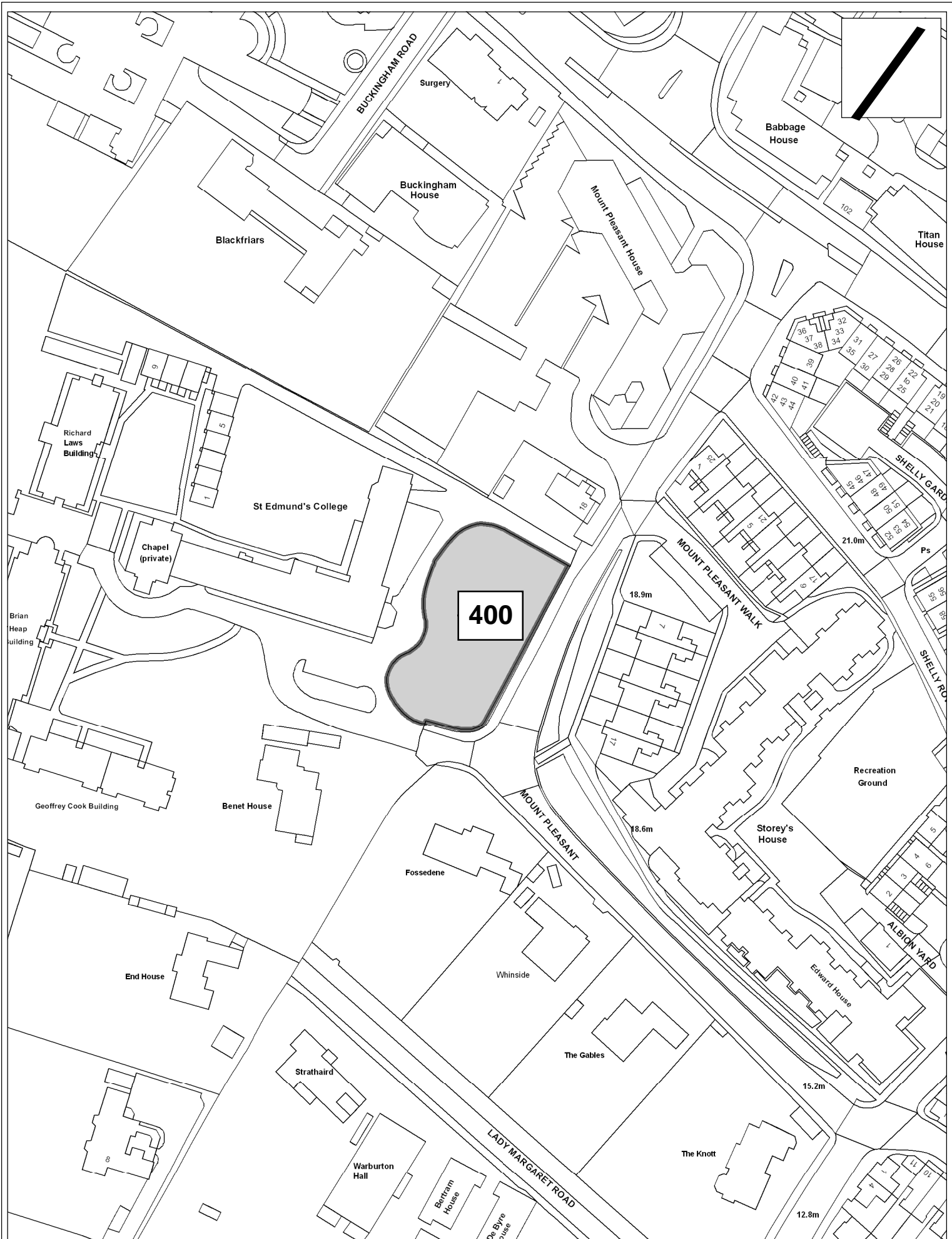
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: 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: 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: 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:

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. 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 in the Local Plan to be designated as Protected Open Space.



Site 400

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 406 Detail **Site Name:** Car parks and open space east of Shire Hall **Map ID:** 406

Ward: Castle

Site Area in Hectares: 0.23

Number of units (unconstrained using density multiplier): 18

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - parking and private 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: Yes - Castle Mound Scheduled Ancient Monument covers much of the site	r
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will have a negative impact on a Level 1 Strategic Considerations, in that it would damage a Scheduled Ancient Monument	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria:	
Local Nature Conservation importance	
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:	
Protected Trees on site:	
Relevant Planning History:	
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 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	
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 218 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	
Sites integration with existing communities	
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:	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:	
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 as part of Shire Hall protected office site	r
Other Considerations Any other constraints on site:	
Level 3 Conclusion:	

Desktop Suitability Assessment Conclusion:

Site 406 cannot be considered to be developable as development of the site would damage a Scheduled Ancient Monument

Overall Suitability Assessment Conclusion (Planning Policy)

Site is not suitable for development as it would have a detrimental effect on the scheduled ancient monuments nearby also there would be a substantial loss of parking for the Council.



Site 406

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Environment

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1:1250