

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

**Site ID:** Site 126 Detail      **Site Name:** Land to the r/o 268 Queen Edith's Way      **Map ID:** 126

**Ward:** Cherry Hinton

**Site Area in Hectares:** 0.33

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

**Owner:** Not Known

### Availability

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> The site forms part of the back gardens of 268 Queen Edith's Way	a
<b>Buildings In Use:</b> Appear to be a number of garden structures. Letter from Howard Sharp & Partners Nov 2007 indicates owners wish to retain.	a
<b>Any Legal Issues:</b> Unknown	

### Suitability

#### Level 1 Strategic Considerations

Site Assessment Criteria	Score
<b>In Green Belt:</b> The site is on the edge of the Green Belt and as such consideration would need to be given to the impact of any development on the setting of the City	a
<b>In Area Flood Risk:</b> Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding	g
<b>European Nature Conservation Site:</b> No	g
<b>SSSI:</b> The site is adjacent to part of the Cherry Hinton Pit SSSI, which is notified for its rare flora as well as areas of herb-rich chalk grassland. As such, development will need to ensure that it does not impact upon the nature conservation value of this site	a
<b>Involve Demolition Listed Building:</b> No	g
<b>Affect Scheduled Ancient Monument:</b> No	g
<b>Affect Historic Park &amp; Garden:</b> No	g
<b>Level 1 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

**Does the Site Warrant further assessment?**

#### Level 2: Significant Local Considerations

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> As well as being a SSSI, Cherry Hinton Pit is also designated Protected Open Space and as such development proposals would need to ensure that they do not encroach upon this site.	a
<b>Local Nature Conservation importance</b> The biodiversity value of the back garden would need early consideration. This site is opposite the entrances to the Cherry Hinton Pits SSSI's and LNRs. It is likely to support or have the potential to support chalk land flora. Any development proposals may offer a chance to improve access / safety for visiting public to these sites.	a
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8</b>	g

<b>Use:</b> No	
<b>Protected Trees on site:</b> While not protected there are a number of substantial trees on and around the plot, which would need early consideration in any development proposals	a
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> While early consideration would need to be given to trees, the biodiversity value of the back gardens and impact on the adjacent protected open space, LNRs and SSSI, this does not necessarily render the site undevelopable	

### Does the Site Warrant further assessment?

#### Level 3: Other Considerations

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Site could have contamination issues (previously occupied by quarry)	a
<b>Any potential noise problems ?</b> Refer to EH	
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b>	
<b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Not as defined but the site is within 400m of the Citi 2 service, which links the site with the City Centre and other destinations	a
<b>Design &amp; Impact Considerations</b>	
<b>Nearby buildings overlook site</b> There could be some issues with the surrounding houses, but any issues could be overcome with good urban design	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 21 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing</b>	a

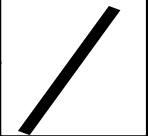
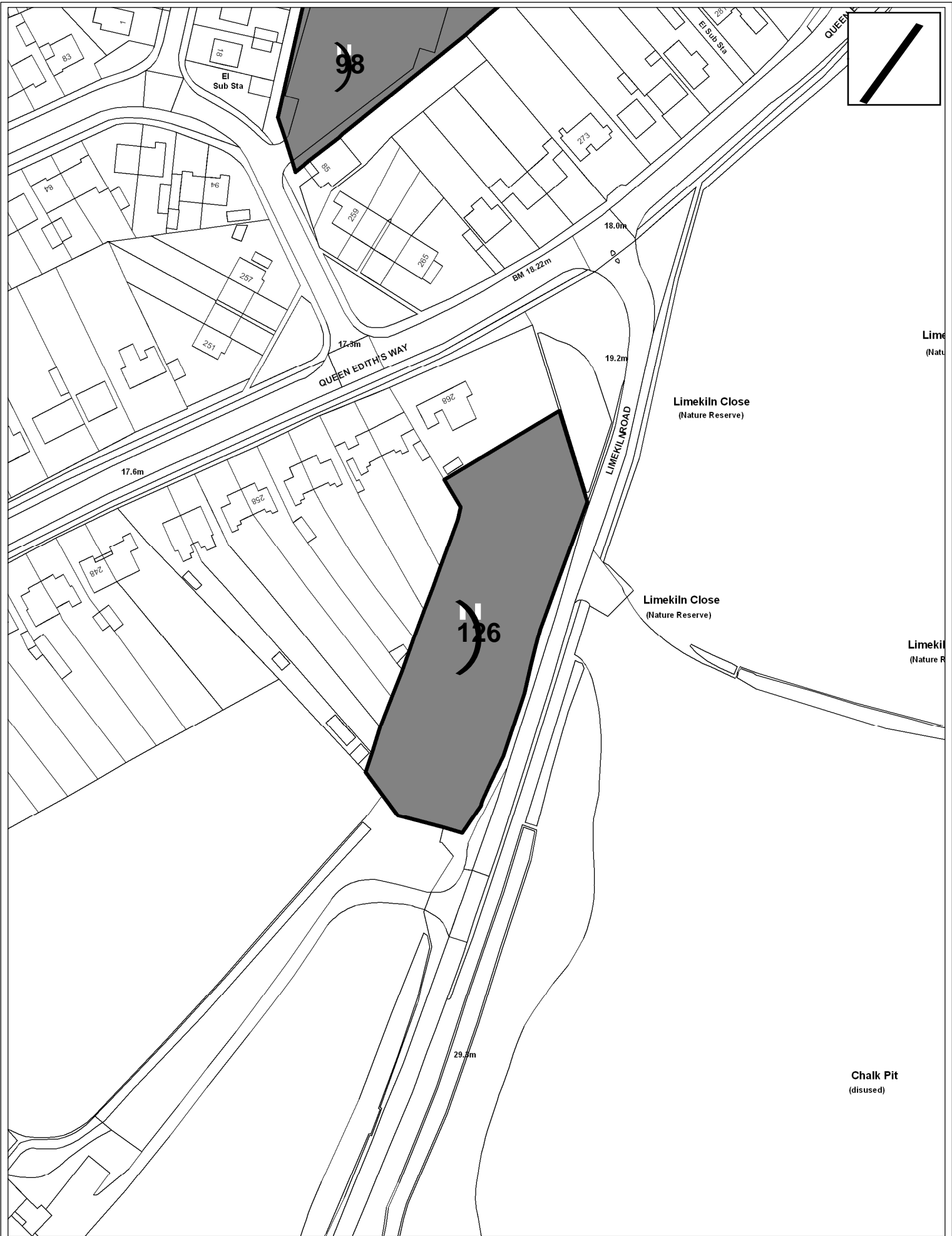
<b>communities</b> The site is somewhat isolated from surrounding houses by back gardens, although any issues could be overcome with good urban design	
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No but see SSSI and POS designations to south and east	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

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

Site 126 can be considered to be developable provided that any development proposals do not have a negative impact on the nature conservation value of the adjacent SSSI and LNRs. Further consideration would also need to be given to other issues raised in this assessment, including setting of the City, the biodiversity value of the back garden and impact on residential amenity. However the owners wish to retain the site.

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

Site is not suitable for development as land owner has no interest in its development



## Site 126



**CAMBRIDGE CITY COUNCIL**  
Environment & Planning

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) 2010.

Date: 24/06/10

Produced by: Myles Greensmith

Section/Department:  
Policy & Projects, Environment & Planning

Scale:  
1:1,250

**Draft SHLAA Sites – UNDEVELOPABLE: As At June 28<sup>th</sup> 2011**

**Site ID:** Site 649    **Site Name:** Open space west of Coldhams Lane Business Park    **Map ID:** 649

**Ward:** Cherry Hinton

**Site Area in Hectares:** 11.56

**Number of units (unconstrained using density multiplier):** 289

**Owner:** Not Known

**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: Yes - site comprises a large open space to the south of the Cambridge Airport site - presently it adds to the overall feeling of openness in this part of Cambridge, and contributes to the wider setting of the area.	a
Local Nature Conservation importance Local Nature Conservation interest sites to the east	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No - However, the recent Employment Land Review (ELR) identified this site as one to be protected for employment uses.	a
Protected Trees on site: No	g
Relevant Planning History: C/87/0595 - Infilling and restoration of mineral working plus associated ancillary works. (amended by drawing rec'd 16/10/87 and letter dated 04/09/89 and accompanying plans). Land at Norman Cement Works, Cherry Hinton. Approved 16/10/87.	g
Level 2 Conclusion: Two Level 2 considerations are breached. The site is identified for Employment land purposes, however, it presently contributes to the openness and setting of the City	

## Does the Site Warrant further assessment?

### Level 3: Other Considerations

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Contamination from previous use as a landfill site.	a
<b>Any potential noise problems ?</b> Poss. noise from Cambridge - Newmarket railway line; and, Cambridge Airport - noise assessment required.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b>	
<b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> No	a
<b>Design &amp; Impact Considerations</b>	
<b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Integrating the development of this site into the surrounding residential development may be difficult - the site is isolated from surrounding residential development	a
<b>Access to Services &amp; Facilities</b>	
<b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No



<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility: No</b>	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> Part allocated as Cambridge Airport Public Safety Zone	a
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No - however, the site is adjacent to the Cambridge East Area of Major Change.	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> The recent Employment Land Review (ELR) identified this site as one to be protected for employment uses.	r
<b>Other Considerations</b> <b>Any other constraints on site:</b> Yes - Part of the site falls within the Cambridge Airport Safety Zone.	a
<b>Level 3 Conclusion:</b> The site scores 2 amber scores at Level 2 and a number of amber scores at Level 3. The site is identified for Employment Land purposes in the ELR, however, it presently contributes to the openness and setting of the City. It has an historical use as a landfill site following cessation of quarrying activities, and contamination and gas generation from decaying refuse are likely to be significant issues. It is considered unsuitable for housing purposes as any development would be poorly related to its surroundings. In addition, it falls in part, under the Cambridge Airport Flight Path Public Safety Zone.	

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

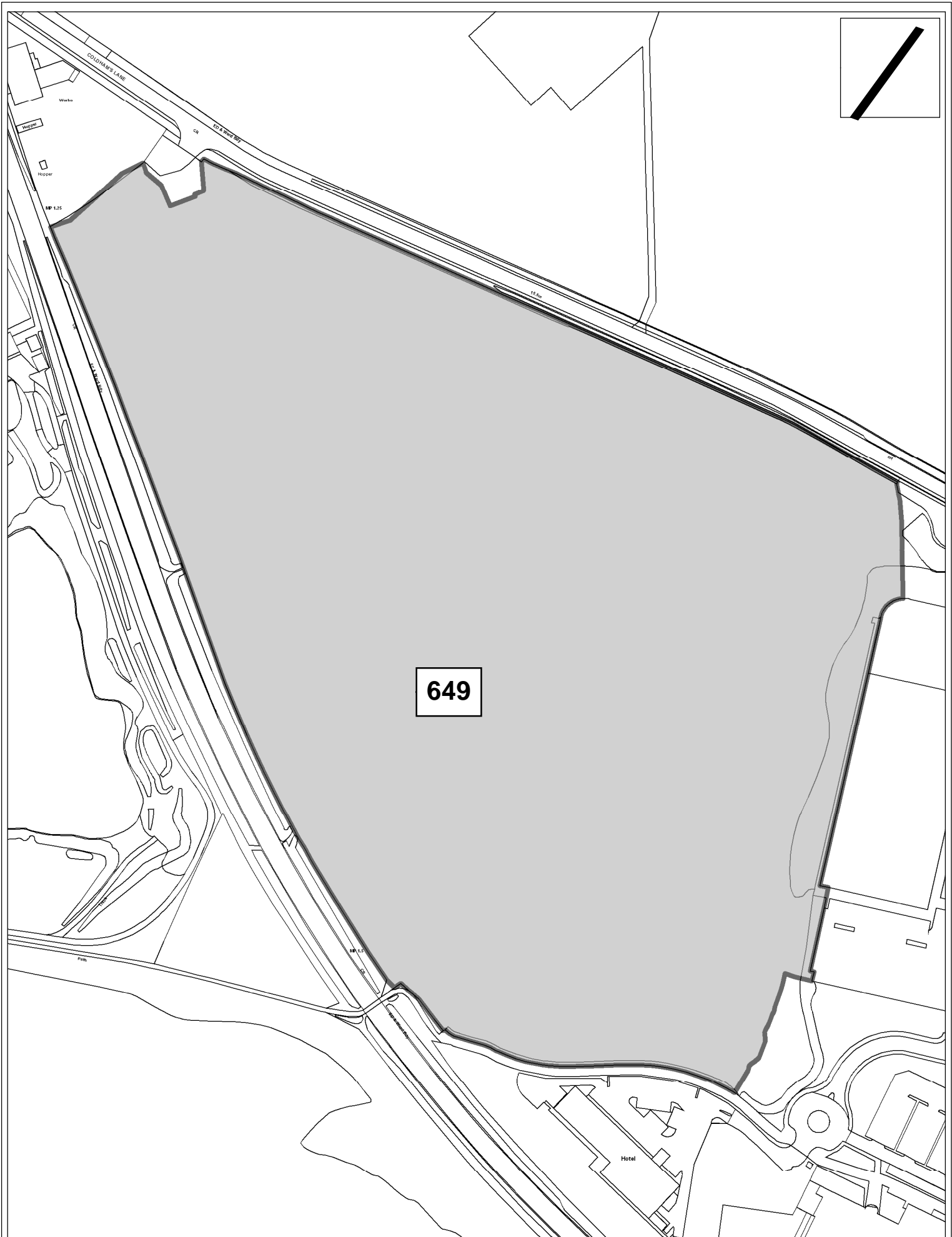
The site is identified for Employment Land purposes in the ELR, however, it presently contributes to the openness and setting of the City. It has an historical use as a landfill site following cessation of quarrying activities, and contamination and gas generation from decaying refuse are likely to be significant issues. It is considered unsuitable for housing purposes as any development would be poorly related to its surroundings. In addition, it falls in part, under the Cambridge Airport Flight Path Public Safety Zone.

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

The site is identified for Employment Land purposes in the ELR, however, it presently contributes to the openness and setting of the City. It has an historical use as a landfill site

following cessation of quarrying activities, and contamination and gas generation from decaying refuse are likely to be significant issues. It is considered unsuitable for housing purposes as any development would be poorly related to its surroundings. In addition, it falls in part, under the Cambridge Airport Flight Path Public Safety Zone.





**649**



**Site 649**

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

Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:2333

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

**Site ID:** Site 672    **Site Name:** Land R/O Next Generation Sports Centre    **Map ID:** 672

**Ward:** Cherry Hinton

**Site Area in Hectares:** 0.44

**Number of units (unconstrained using density multiplier):** 13

**Owner:** Not Known

### Availability

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Vacant land south of Next Generation Sports Centre	g
<b>Buildings In Use:</b> No	g
<b>Any Legal Issues:</b> Unknown	

### Suitability

#### Level 1 Strategic Considerations

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

**Does the Site Warrant further assessment?**

#### Level 2: Significant Local Considerations

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> Site adjoins the City Wildlife sites of the Cambridge - Newmarket railway line and the publicly accessible area of Protected Open Space - Cherry Hinton Pits (lakes) to the south.	a
<b>Local Nature Conservation importance</b> No - However, the site is immediately adjacent to the City Wildlife sites of the Cambridge - Newmarket railway line and Cherry Hinton Pits (lakes) to the south.	a
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> At Level 2, care would be required to ensure that any development of the site did not result in an adverse impact on the City Wildlife site of the Cambridge - Newmarket railway line and the publicly accessible area of Protected Open Space - Cherry Hinton Pits (lakes) to the south.	

**Does the Site Warrant further assessment?**

### Level 3: Other Considerations

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> No known issues	g
<b>Any potential noise problems ?</b> Potential noise issue from Cambridge Airport and the railway to the south. Assessment required.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b>	
<b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> Site is to the south of the Next Generation Sports Centre - there is no direct access to the public highway. Site not in CPZ.	a
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> No	a
<b>Design &amp; Impact Considerations</b>	
<b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> Yes - the site is long and relatively narrow. The northern site boundary is irregular in shape.	a
<b>Sites integration with existing communities</b> Any residential development would be poorly related to the adjoining Next generation Sports Centre and would be isolated from any other residential development.	a
<b>Access to Services &amp; Facilities</b>	
<b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No

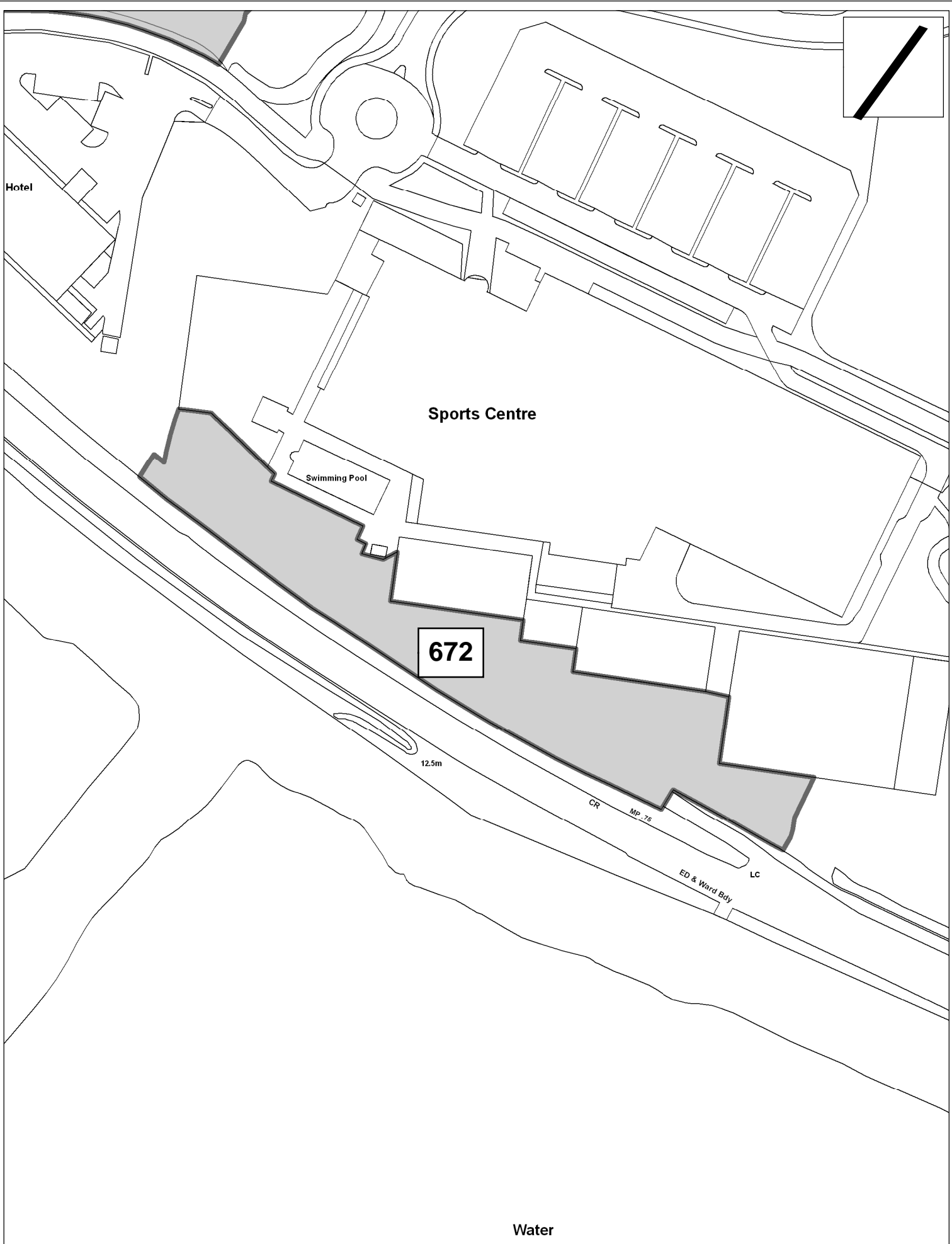
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> Yes - Next Generation Sports Centre	a
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site posts a number of amber scores at Level 3. The irregular shape of the site and its position between tennis courts as part of the Next Generation Sports Centre and the Cambridge - Newmarket railway, where it acts as a buffer zone, render it inappropriate for residential development. Access to the site is also an issue.	

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

The irregular shape of the site and its position between tennis courts as part of the Next Generation Sports Centre and the Cambridge - Newmarket railway, where it acts as a buffer zone, render it inappropriate for residential development. Access to the site is also an issue.

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

The site is an awkward shape and residential development would not sit well with the surrounding uses.



# Site 672

Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:2333

**Draft SHLAA Sites – UNDEVELOPABLE: As At June 28<sup>th</sup> 2011**

**Site ID:** Site 676    **Site Name:** Various warehouses etc at Church End, Cherry Hinton    **Map ID:** 676

**Ward:** Cherry Hinton

**Site Area in Hectares:** 5.32

**Number of units (unconstrained using density multiplier):** 213

**Owner:** Part of site owned by Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Business park and general industrial area.	a
<b>Buildings In Use:</b> Yes factory and warehouse units.	a
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No but protected industrial site adjoins centre of site	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> 06/0063/OUT - Outline application for residential development following the demolition of existing employment units and houses. Neath Farm Business Park, 154 Church End, Cambridge. Approved - 4/5/06. 09/0403/REM - Reserved matters application for design, scale and layout of 40 residential units, detailed landscaping scheme and revised access arrangements, following outline planning permission for residential development, Ref: 06/0063/OUT. Neath Farm Business Park, 154 Church End, Cambridge. Approved - 19/8/09. Otherwise, the site is in industrial usage Classes B1 and B2, and includes the site of the former post office sorting depot. NB College Business Park, Coldhams Lane which is excluded from the site but bounded on 3 sides by it, is a Protected	g

Industrial Site in the Local Plan 2006 - See Policy 7/3.	
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations. NB the eastern part of the site has extant Outline and Res Matters approvals for residential development.	

### Does the Site Warrant further assessment?

#### Level 3: Other Considerations

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Potential contamination from car park, and historic industrial uses on site.	a
<b>Any potential noise problems ?</b> Potential noise issue from Cambridge Airport and from existing site users. Noise assessment required.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b>	
<b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues.	g
<b>Does site provide access to other properties/highway</b> Yes - adjoining business premises on various parts of the site.	a
<b>Within 400m of high quality public transport route:</b> No	a
<b>Design &amp; Impact Considerations</b>	
<b>Nearby buildings overlook site</b> Yes - part of the site is overlooked from the rear aspect of dwellings at 128-138 and 160,162 Church End.	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate well with surrounding residential development	g



<b>Access to Services &amp; Facilities</b>	a
<b>Site within 400m of City Centre:</b> No	
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b>	g
<b>What is site allocated for in Local Plan:</b> Yes - the eastern part of the site has an extant permission for residential development. See File Refs: 06/0063/OUT and 09/0403/REM.	
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> Yes - the site is within the Cambridge East Area of Major Change.	a
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> The recent Employment Land Review (ELR) identified this site as one to be protected for employment uses.	r
<b>Other Considerations</b>	a
<b>Any other constraints on site:</b> Yes	
<b>Level 3 Conclusion:</b> The site posts a number of amber scores at Level 3. The continuing use of the site for Class B1, B2 and B8 Uses is considered appropriate. Whilst it is noted that part of the site benefits from an extant residential planning permission, it also encompasses the College Business Park - a Protected Industrial Site in the Local Plan 2006 - See Policy 7/3 - which is excluded from the site but bounded on 3 sides by it, is 3. It is considered that, on balance, the majority of the site is inappropriate for residential development.	

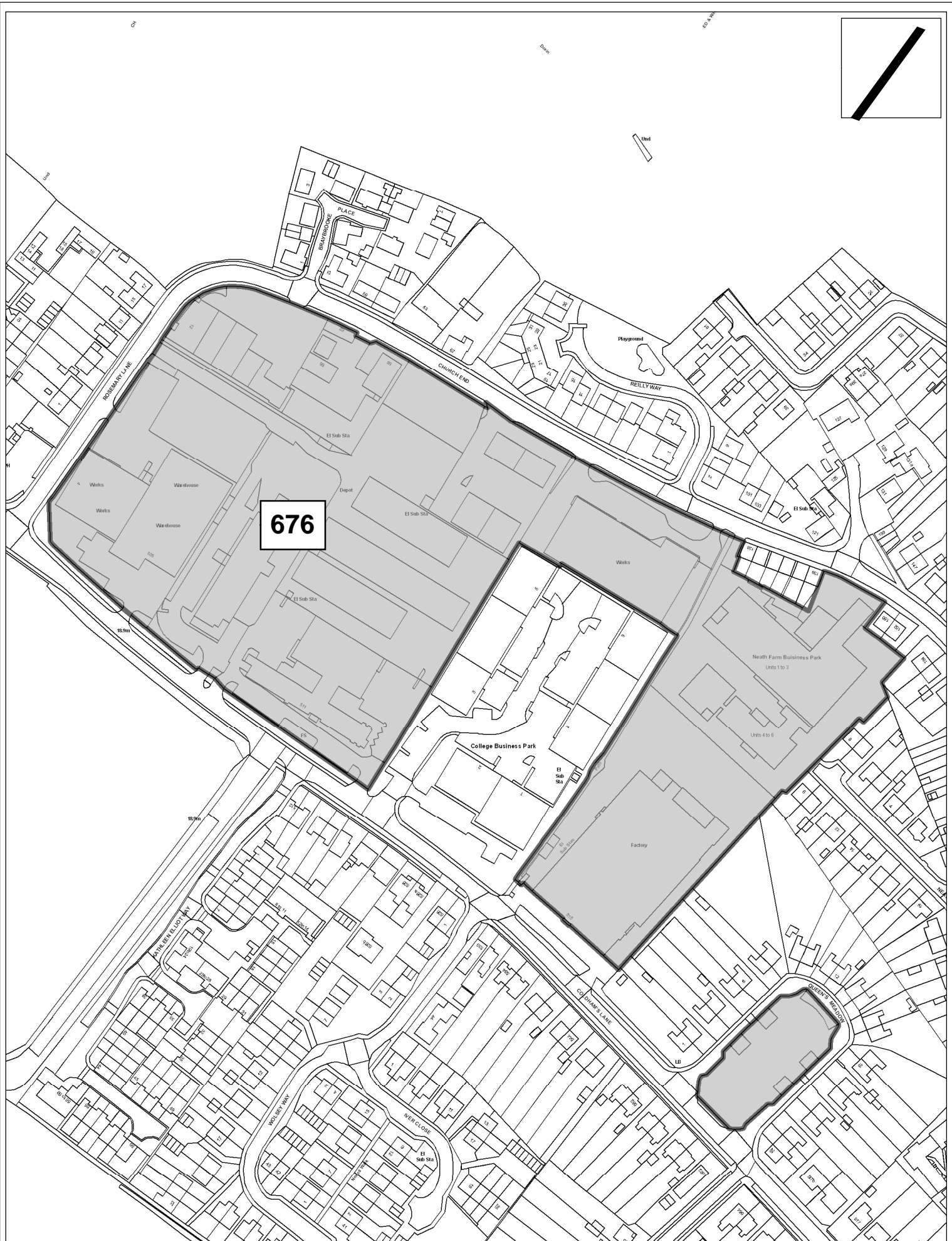
### **Desktop Suitability Assessment Conclusion:**

The site is considered to be unsuitable for development NB excluding the part of the site that benefits from part of the eastern part of the site has an extant permission for residential development. See File Refs: 06/0063/OUT and 09/0403/REM. Whilst it is noted that part of the site benefits from an extant residential planning permission, it also encompasses the College Business Park - a Protected Industrial Site in the Local Plan 2006 - See Policy 7/3 - which is

excluded from the site but bounded on 3 sides by it, is 3. It is considered that, on balance, the majority of the site is inappropriate for residential development.

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

The site is considered to be unsuitable for development excluding the eastern part of the site that benefits from extant permission for residential development. See File Refs: 06/0063/OUT and 09/0403/REM. Whilst it is noted that part of the site benefits from an extant residential planning permission, it also encompasses the College Business Park - a Protected Industrial Site in the Local Plan 2006 - See Policy 7/3 - which is excluded from the site but bounded on 3 sides by it, is 3. It is considered that, on balance, the majority of the site is inappropriate for residential development.



**676**



**Site 676**

Date: **05/05/11**

Produced by: **Matthew Merry**

Section/Department:  
Environment

Scale:  
**1:2333**

**Draft SHLAA Sites – UNDEVELOPABLE: As At June 28<sup>th</sup> 2011**

**Site ID:** Site 681    **Site Name:** Garages and open space between 98 to 111 and 114 and 131 Teversham Drift    **Map ID:** 681  
**Ward:** Cherry Hinton  
**Site Area in Hectares:** 0.23  
**Number of units (unconstrained using density multiplier):** 11  
**Owner:** Cambridge City Council

**Availability**

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

**Suitability****Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> C/64/0405 - Residential development at Church End, Cambridge - City Council - Approved 12/3/65. C/67/0592 - Residential development at Church End, Cambridge - City Council - Approved 18/1/68.	g
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

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

Potential contamination (Car park)	
<b>Any potential noise problems ?</b> Potential noise issue from Cambridge Airport. Noise assessment required.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues.	g
<b>Does site provide access to other properties/highway</b> Yes - used to access adjoining residential properties.	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 and C3 Services)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - From the rear aspects of dwellings facing the site from Church Lane and Teversham Drift to the south, east and west.	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> Yes - irregular shape to the site.	a
<b>Sites integration with existing communities</b> The relationship of any new development with the community it adjoins would be poor as the site forms an area of open amenity space/car parking for the surrounding dwellings in Teversham Drift.	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g

<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> Yes - the site is within the Cambridge East Area of Major Change.	a
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site posts a number of amber scores at Level 3. The use of the site as the access road; garaging and parking areas; and informal landscaping associated with adjoining dwellings in Teversham Drift, plus its close proximity to adjoining dwellings, render it inappropriate for residential development.	

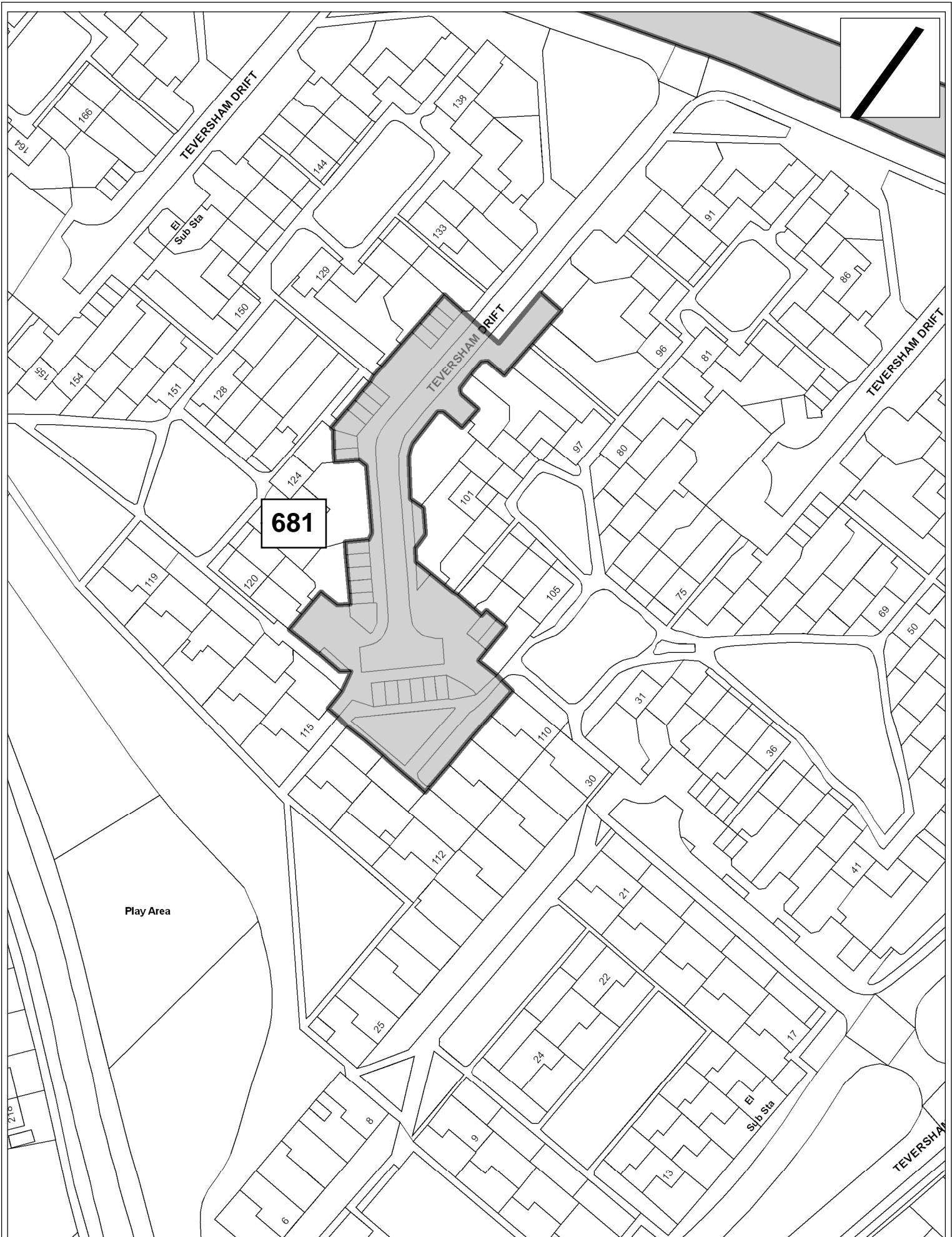
**Desktop Suitability Assessment Conclusion:**

The use of the site as the access road; garaging and parking areas; and informal landscaping associated with adjoining dwellings in Teversham Drift, plus its close proximity to adjoining dwellings, render it inappropriate for residential development.

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

The use of the site as the access road; garaging and parking areas; and informal landscaping associated with adjoining dwellings in Teversham Drift, plus its close proximity to adjoining dwellings, render it inappropriate for residential development.





## Site 681

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

Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1000



**Draft SHLAA Sites – UNDEVELOPABLE: As At June 28<sup>th</sup> 2011****Site ID:** Site 686    **Site Name:** Land north of Teversham Drift    **Map ID:** 686**Ward:** Cherry Hinton**Site Area in Hectares:** 0.33**Number of units (unconstrained using density multiplier):** 16**Owner:** Cambridge City Council**Availability**

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

**Suitability****Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?****Level 2: Significant Local Considerations**

<b>Site Assessment Criteria</b>	<b>Score</b>
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> Site adjacent to Teversham Drift Hedgerow City Wildlife Site	a
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> C/64/0405 - Residential development at Church End, Cambridge - City Council - Approved 12/3/65. C/67/0592 - Residential development at Church End, Cambridge - City Council - Approved 18/1/68.	g
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

**Does the Site Warrant further assessment?****Level 3: Other Considerations**

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

No known issues	
<b>Any potential noise problems ?</b> Potential noise issue from Cambridge Airport. Noise assessment required.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues.	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes (C1 and C3 Services)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> Yes - site is too long and narrow to be viably developed.	a
<b>Sites integration with existing communities</b> The relationship of any new development with the community it adjoins would be poor as the site forms an area of open amenity space for the adjoining dwellings in Teversham Drift.	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals</b>	a

<b>Local Plan:</b> Site is within Cambridge East Area of Search for waste recycling and recovery facilities as set out in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> Yes - the site is within the Cambridge East Area of Major Change.	a
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site posts a number of amber scores at Level 3. The irregular shape and limited depth of the site; its use as structural landscaping and informal amenity space plus its close proximity to adjoining dwellings, render it inappropriate for residential development.	

**Desktop Suitability Assessment Conclusion:**

The irregular shape and limited depth of the site; its use as structural landscaping and informal amenity space plus its close proximity to adjoining dwellings, render it inappropriate for residential development.

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

The irregular shape and limited depth of the site; its use as structural landscaping and informal amenity space plus its close proximity to adjoining dwellings, render it inappropriate for residential development.



686



# Site 686

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

Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:2000

**Draft SHLAA Sites – UNDEVELOPABLE: As At June 28<sup>th</sup> 2011**

**Site ID:** Site 690    **Site Name:** Open space at Queen's Meadow    **Map ID:** 690

**Ward:** Cherry Hinton

**Site Area in Hectares:** 0.23

**Number of units (unconstrained using density multiplier):** 15

**Owner:** Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Open space in front of houses and residential car parking.	a
<b>Buildings In Use:</b> No	a
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> Site will not be allocated for Protected Open Space	r
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> C/69/0321 - Layout and construction of 193 houses and garages including layout of roads and sewers at Teversham Drift , Cherry Hinton. Approved - 19/10/70	g
<b>Level 2 Conclusion:</b> To be Protected Open Space.	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

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

Potential contamination (Car park)	
<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues.	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes (C1 and C3 Services)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - site is observed rather than overlooked owing to its size and the distances involved between it and the dwellings it serves at Queen's Meadow.	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 17 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> The relationship of any new development with the community it adjoins would be poor as the site forms an area of open amenity space/car parking for the surrounding dwellings at 1 -24 Queens Meadow all of which look out over the site.	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> Yes - the site forms an area of open amenity space/car parking for the surrounding dwellings at 1 -24 Queens	a

Meadow all of which look out over the site.	
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> Yes - the site is within the Cambridge East Area of Major Change.	a
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site posts a number of amber scores at Level 3. Any development of this site would result in the loss of the present open space and car parking area serving the adjoining dwellings in Queens Meadows. Whilst the site is large enough to accommodate new housing, the present space reflects the design and setting of the present development as a whole. Any new development on the site would appear out of keeping with the existing houses, resulting in a poor outlook from and a greatly diminished setting to these adjoining properties.	

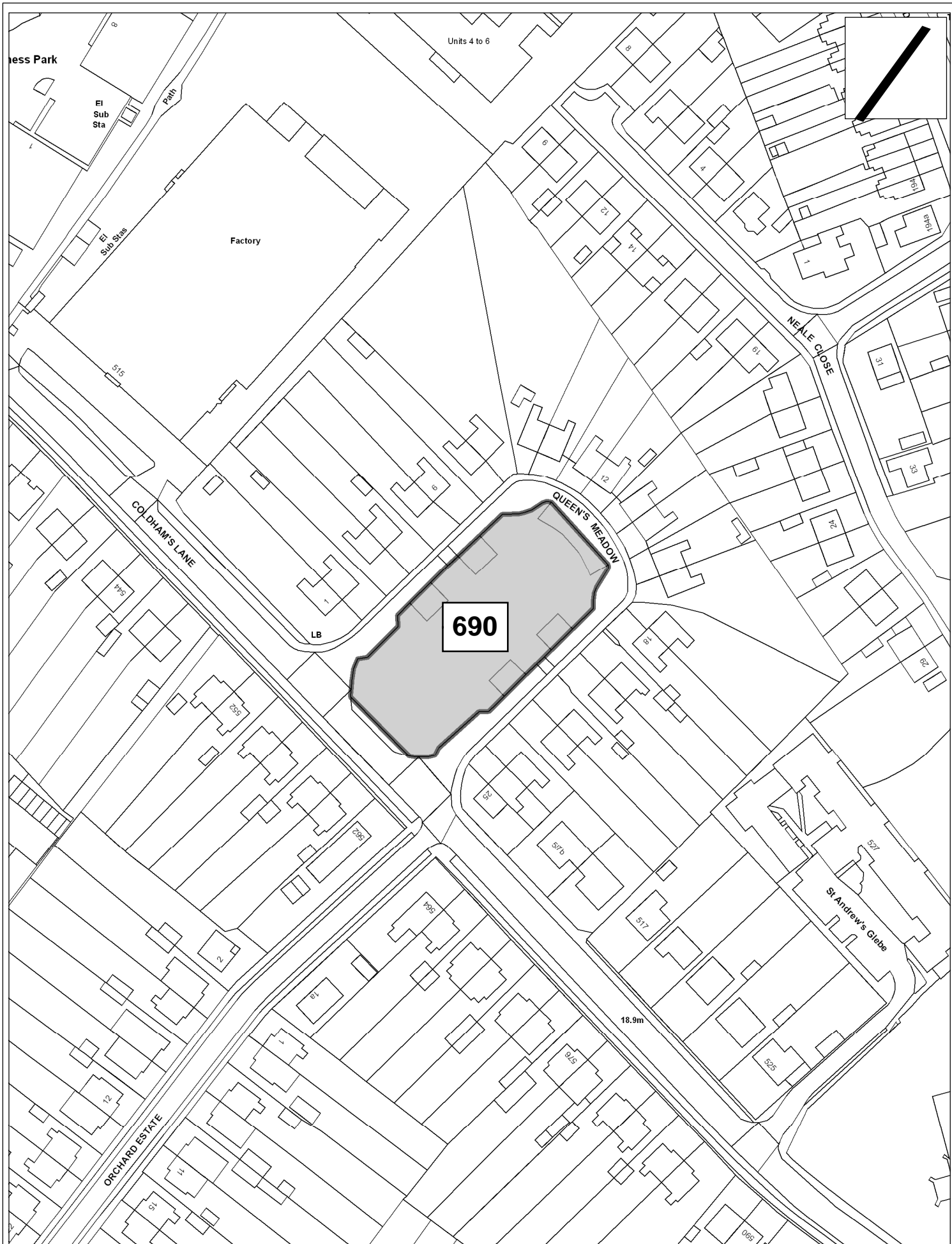
#### **Desktop Suitability Assessment Conclusion:**

Any development of this site would result in the loss of the present open space and car parking area serving the adjoining dwellings in Queens Meadows. Whilst the site is large enough to accommodate new housing, the present space reflects the design and setting of the present development as a whole. Any new development on the site would appear out of keeping with the existing houses, resulting in a poor outlook from and a greatly diminished setting to these adjoining properties.

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

Any development of this site would result in the loss of the present open space and car parking area serving the adjoining dwellings in Queens Meadows. Whilst the site is large enough to accommodate new housing, the present space reflects the design and setting of the present development as a whole. Any new development on the site would appear out of keeping with the existing houses, resulting in a poor outlook from and a greatly diminished setting to these adjoining properties. Site meets the criteria in Local Plan to be designated as Protected Open Space





## Site 690



© 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 28<sup>th</sup> 2011**

**Site ID:** Site 691    **Site Name:** Open space south west of 85 to 95 Kelsey Crescent    **Map ID:** 691  
**Ward:** Cherry Hinton  
**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)
<b>Site in use:</b> Open space next to recreation ground.	a
<b>Buildings In Use:</b> No	g
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> C/69/0321 - Layout and construction of 193 houses and garages including layout of roads and sewers at Teversham Drift , Cherry Hinton. Approved - 19/10/70	g
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

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

No known issues	
<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No direct access to the site from the public highway.	a
<b>Does site provide access to other properties/highway</b> Narrow access to site	g
<b>Within 400m of high quality public transport route:</b> Yes (C1 and C3 Services)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site would integrate poorly with surrounding amenity space including the play park and neighbouring School fields (which are in South Cambs. District). The amenity area forms an important part of the overall amenity/playspace area as a whole.	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> Yes - the site forms an area of open amenity space adjacent to a formal play area adjoining School Playing Fields immediately to the east - (located within South Cambs District).	a

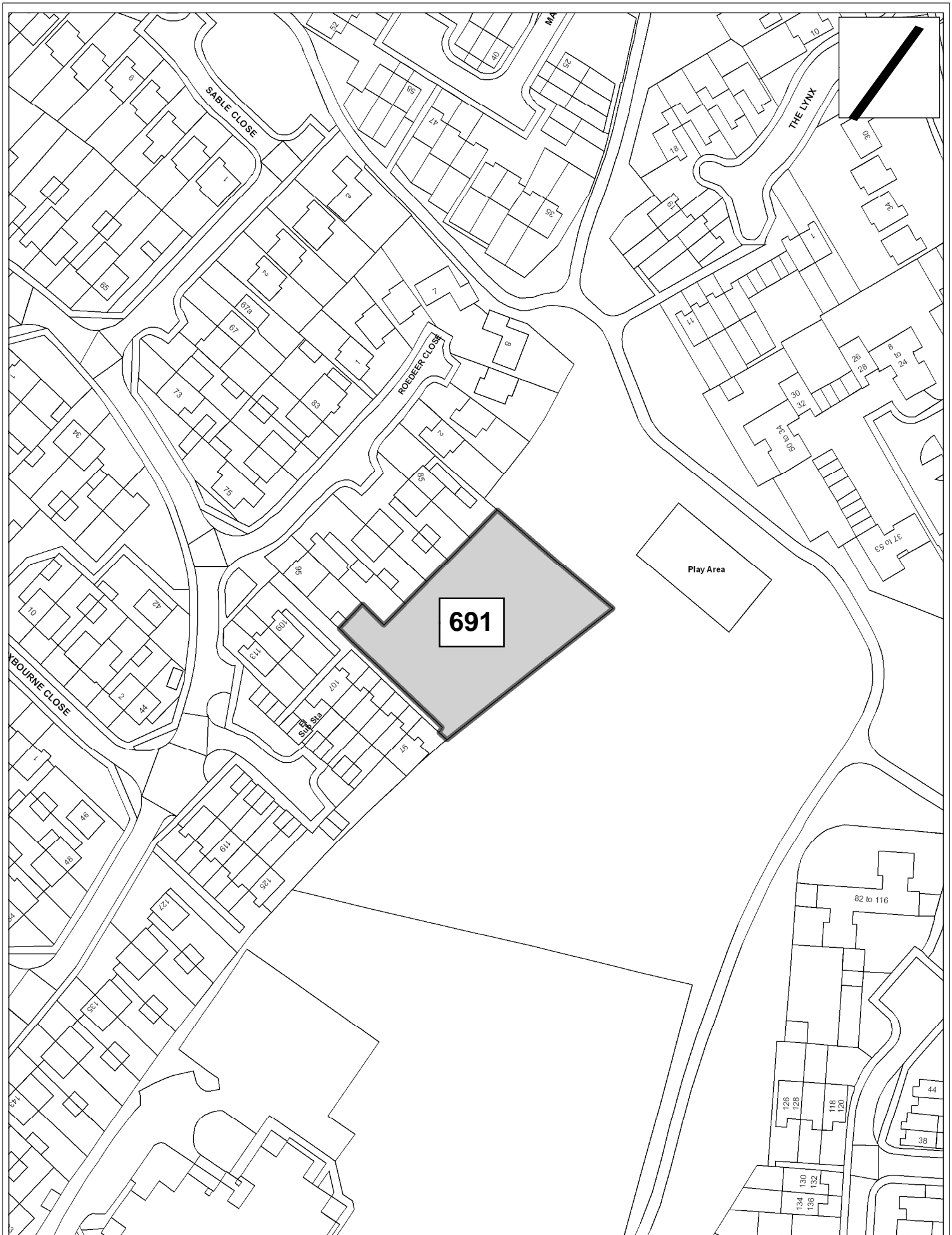
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> Any development of this site would result in the loss of the present open space area serving the adjoining dwellings in Kelsey Crescent, and would integrate poorly with surrounding amenity space including the play park and neighbouring School fields (which are in South Cambs. District). The amenity area forms an important part of the overall amenity/playspace that serves the area as a whole.	

**Desktop Suitability Assessment Conclusion:**

Any development of this site would result in the loss of the present open space area serving the adjoining dwellings in Kelsey Crescent, and would integrate poorly with surrounding amenity space including the play park and neighbouring School fields (which are in South Cambs. District). The amenity area forms an important part of the overall amenity/playspace that serves the area as a whole.

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

Any development of this site would result in the loss of the present open space area serving the adjoining dwellings in Kelsey Crescent, and would integrate poorly with surrounding amenity space including the play park and neighbouring School fields (which are in South Cambs. District). The amenity area forms an important part of the overall amenity/playspace that serves the area as a whole.



## Site 691



© 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 28<sup>th</sup> 2011****Site ID:** Site 701    **Site Name:** Open space south of Langdale Close    **Map ID:** 701**Ward:** Cherry Hinton**Site Area in Hectares:** 0.18**Number of units (unconstrained using density multiplier):** 12**Owner:** Cambridge City Council**Availability**

<b>Site Assessment Criteria</b>	<b>Score (green,amber, red)</b>
<b>Site in use:</b> Yes - informal open space	a
<b>Buildings In Use:</b> No	g
<b>Any Legal Issues:</b> Unknown	

**Suitability****Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?****Level 2: Significant Local Considerations**

<b>Site Assessment Criteria</b>	<b>Score</b>
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No - although there are a number of trees on the north -western and south western boundaries.	a
<b>Relevant Planning History:</b> C/63/0414 - Erection of flats and maintenance for the Cambridge City Council. Approved - 5/2/64	g
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations although early consideration of the adjacent tree should be undertaken.	

**Does the Site Warrant further assessment?****Level 3: Other Considerations**

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



No known issues	
<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No formal access to the site- vehicular access is taken from Langdale Close - (See Site 700).	a
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes (C1 Service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - adjoining residential flats in Langdale Close.	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> St Andrew's Church north of the site is Grade I Listed.	a
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate well with surrounding residential development	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire	g



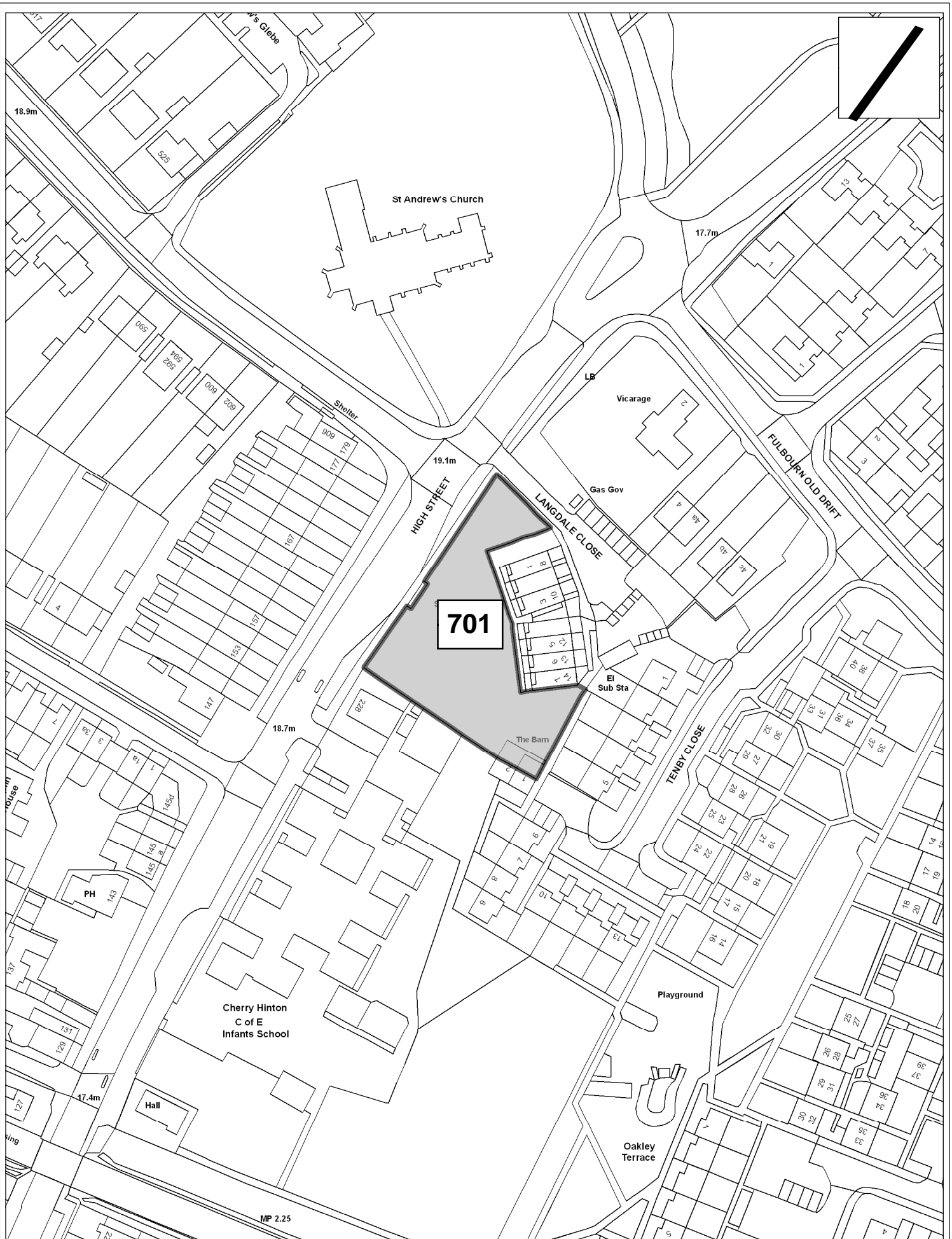
and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> No	a
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site posts a number of amber scores at Level 3. Development of this site would integrate poorly with surrounding residential development due to it being overlooked from the front aspects of adjoining 3-storey flats to the north-east in Langdale Close. It provides the amenity area and setting serving these adjoining dwellings. These would be lost if it were developed.	

**Desktop Suitability Assessment Conclusion:**

Development of this site would integrate with poorly surrounding residential development due to it being overlooked from the front aspects of adjoining 3-storey flats to the north-east in Langdale Close. It provides the amenity area and setting serving these adjoining dwellings. These would be lost if it were developed.

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

Development of this site would integrate with poorly surrounding residential development due to it being overlooked from the front aspects of adjoining 3-storey flats to the north-east in Langdale Close. It provides the amenity area and setting serving these adjoining dwellings. These would be lost if it were developed.



# Site 701



© 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 28<sup>th</sup> 2011**

**Site ID:** Site 703    **Site Name:** Playground south of 14 and 16 Tenby Close    **Map ID:** 703

**Ward:** Cherry Hinton

**Site Area in Hectares:** 0.31

**Number of units (unconstrained using density multiplier):** 20

**Owner:** Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Yes - informal open space; and, area of fixed play equipment	a
<b>Buildings In Use:</b> Fixed play equipment	a
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> Mature trees on site - TPO'd	a
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations although early consideration of the TPO trees should be undertaken (and the status of Open Space needs to be assessed)	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

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

No known issues	
<b>Any potential noise problems ?</b> Poss. noise from Cambridge - Newmarket railway line - noise assessment required.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No direct access to the site from the public highway is available.	a
<b>Does site provide access to other properties/highway</b> Yes - footpaths cross the site and link with the footpath to the High Street adjacent to the railway. They also serve the formal play area.	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 Service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate well with surrounding residential development	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> Yes - amenity area and formal play area.	a

<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> Part of site allocated 7.03	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site provides open space with TPO'd trees, and the footway network between dwellings in Welstead Road, and Tenby Close via the railway footpath link to High Street. It provides an area of fixed play equipment. Its use as a community facility is important to the locality, and is important for the spacious quality, amenity and connectability of this development.	

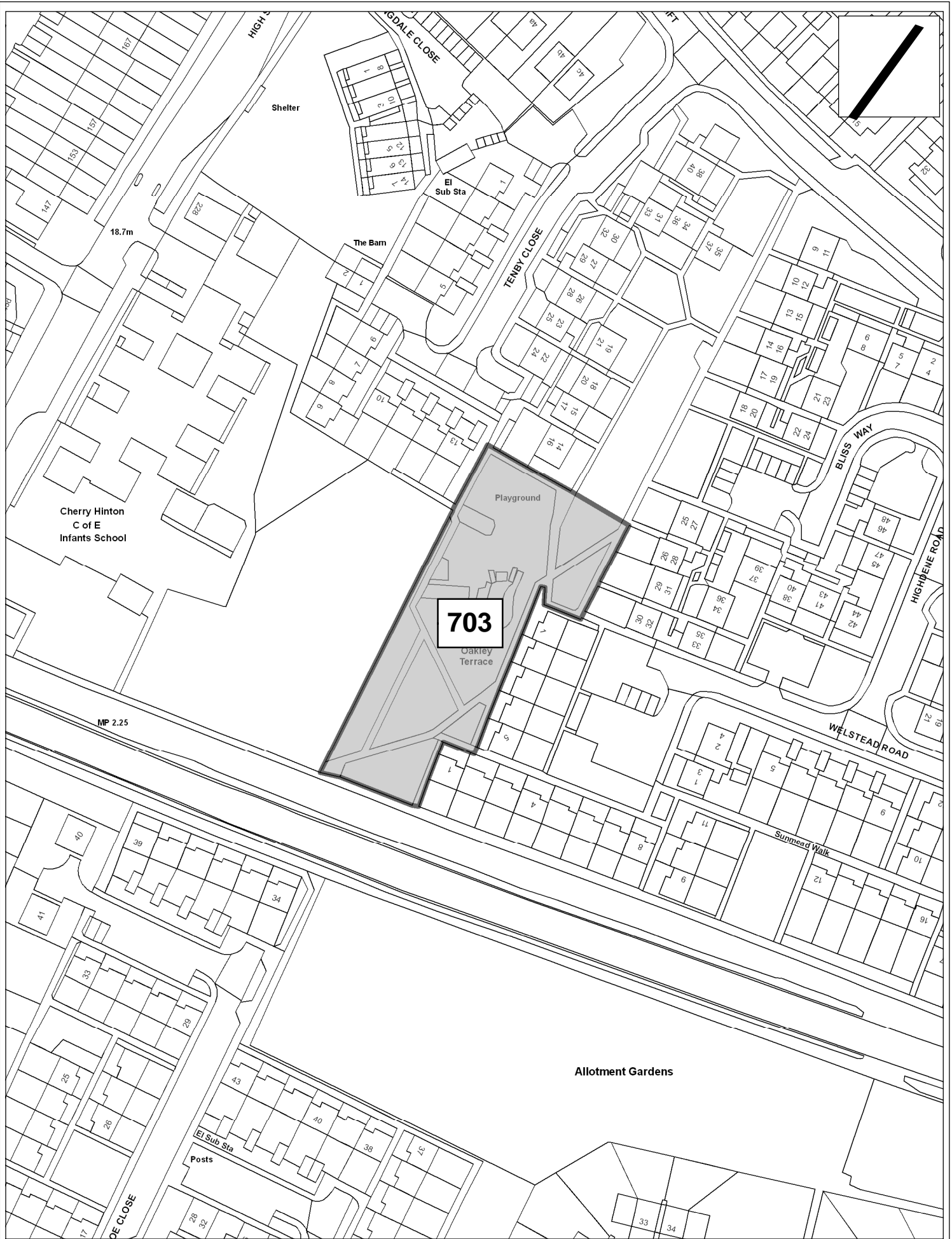
**Desktop Suitability Assessment Conclusion:**

The site is considered to be unsuitable for development. It provides open space and the footway network between dwellings in Welstead Road, and Tenby Close via the railway footpath link to High Street. It provides an area of fixed play equipment. Its use as a community facility is important to the locality, and is important for the spacious quality, amenity and connectability of this development.

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

Part of a school. Site meets the criteria in Local Plan to be designated as Protected Open Space





# Site 703



© 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 28<sup>th</sup> 2011**

**Site ID:** Site 709    **Site Name:** Car parks west of 5 to 13 Lisle Walk    **Map ID:** 709

**Ward:** Cherry Hinton

**Site Area in Hectares:** 0.20

**Number of units (unconstrained using density multiplier):** 13

**Owner:** Cambridge City Council

**Availability**

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

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> Mature trees on site - TPO'd	a
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations, although early assessment of the TPO trees on site should be undertaken	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Potential contamination (Car park)	a
<b>Any potential noise problems ?</b> No known	g



issues	
<b>Could topography constrain development? No</b>	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues.	g
<b>Does site provide access to other properties/highway</b> Yes - pedestrian access to surrounding dwellings in Welstead Road, Lisle Walk and Sunmead Walk.	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 Service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - from surrounding dwellings in Welstead Road, Lisle Walk and Sunmead Walk.	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate well with surrounding residential development	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site	g

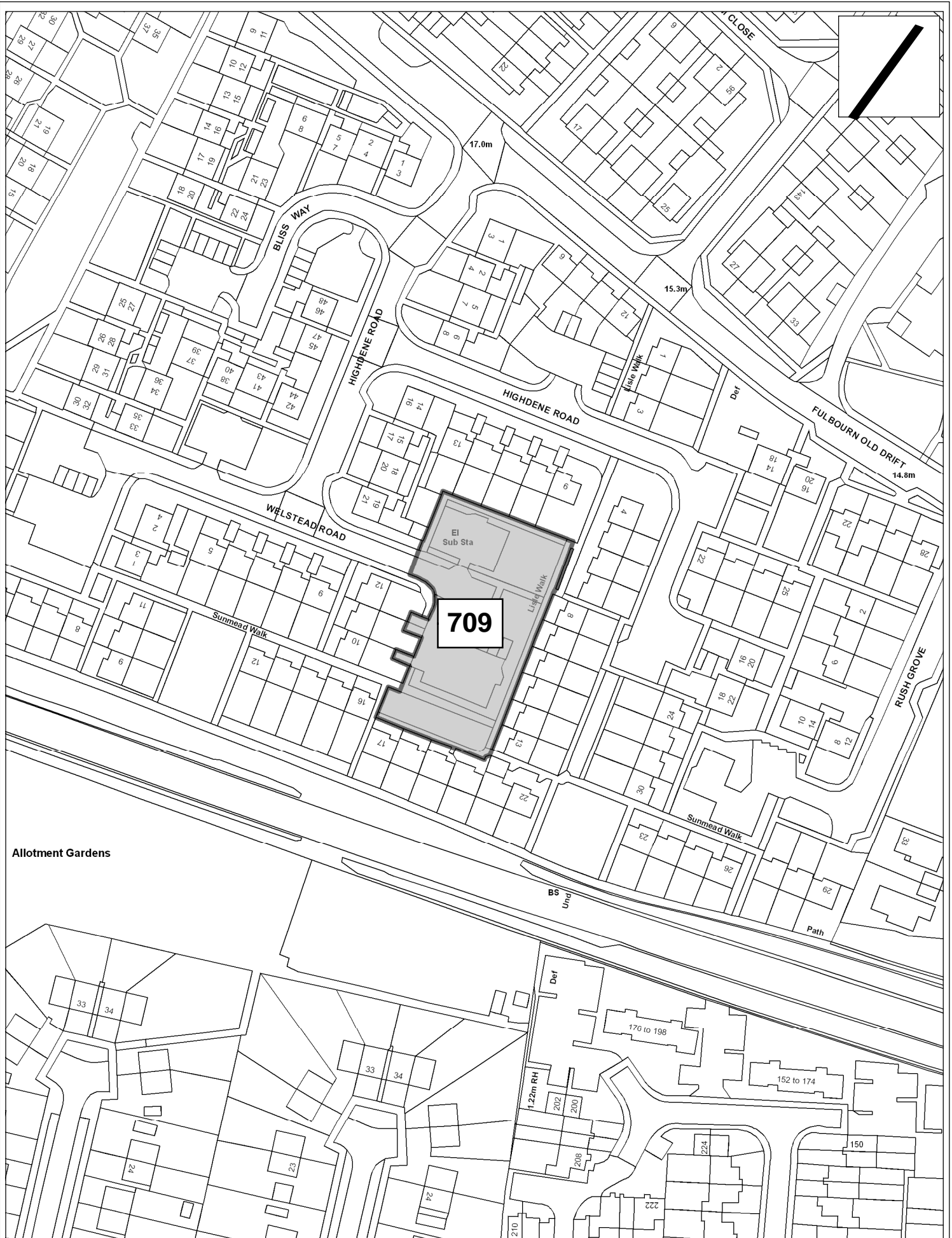
Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site posts an Level 2 amber score for TPO'd trees, and a number of amber scores at Level 3. It is considered to be unsuitable for residential development as it would be overlooked from surrounding dwellings in Welstead Road, Lisle Walk and Sunmead Walk; would result in a loss of amenity space and TPO'd trees; and, car parking between existing dwellings.	

**Desktop Suitability Assessment Conclusion:**

It is considered that Site 709 is unsuitable for residential development as it would be overlooked from surrounding dwellings in Welstead Road, Lisle Walk and Sunmead Walk; would result in a loss of amenity space and TPO'd trees; and, car parking between existing dwellings.

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

It is considered that Site 709 is unsuitable for residential development as it would be overlooked from surrounding dwellings in Welstead Road, Lisle Walk and Sunmead Walk; would result in a loss of amenity space and TPO'd trees; and, car parking between existing dwellings.



## Site 709



© 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 28<sup>th</sup> 2011**

**Site ID:** Site 731    **Site Name:** Car park north of the pub at 20 and 22 Mill End Road    **Map ID:** 731  
**Ward:** Cherry Hinton  
**Site Area in Hectares:** 0.17  
**Number of units (unconstrained using density multiplier):** 13  
**Owner:** Not Known

**Availability**

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

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> Yes - there are a number of mature TPO'd trees on site and adjacent to the boundaries of the site.	a
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations.	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> Potential contamination from car parking area.	a

<b>Any potential noise problems ?</b> Yes - potential noise disturbance from adjoining Red Lion Public House - Noise Assessment required.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Yes - Public House car park. This is well-used by PH patrons. Site not in CPZ.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> Yes - the Red Lion Public House.	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 and C3 Service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> Yes - overlooking of the car park from the rear aspect of the adjoining Red Lion Public House to the south.	a
<b>Development would impact on setting of Listed Building</b> Yes - Public House adjacent to the south is a Grade II Listed Building.	a
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 17 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Any development of the site would be poorly related to adjoining residential development and would appear at odds with the adjoining Red Lion Public House - any development would adversely affect the character and setting of this Grade II Listed Building.	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes

<b>Use of site associated with a community facility:</b> Yes - The Red Lion Public House adjacent to the south.	r
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> Allocated as part of Local Shopping Centre in 20006 Adopted Local Plan	a
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site scores a number of amber scores against the Level 3 criteria. It is considered that development of the Red Lion car park would be unacceptable because: The Red Lion is a Grade II LB; Its setting and character would be harmed as a result of the development, especially if the TPO'd trees on site were affected. Also, there would be issues of noise in relation to the PH. Development would result in the loss of the PH car park, and give rise to additional on-street car parking in an area where parking restrictions are already in force along High Street.	

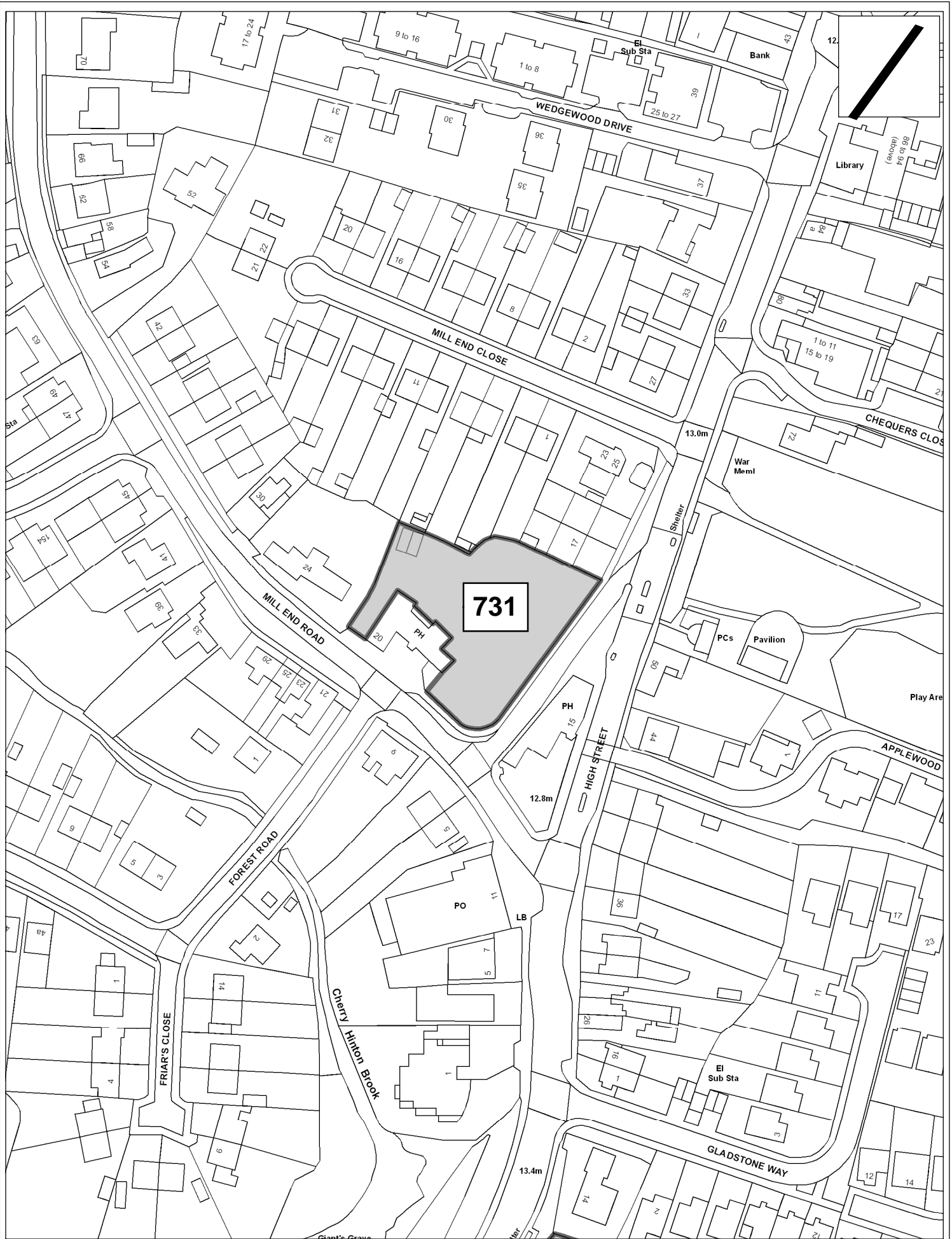
### **Desktop Suitability Assessment Conclusion:**

It is considered that development of the Red Lion car park would be unacceptable because: The Red Lion is a Grade II LB; Its setting and character would be harmed as a result of the development, especially if the TPO'd trees on site were affected. Also, there would be issues of noise in relation to the Public House (PH). Development would result in the loss of the PH car park, and give rise to additional on-street car parking in an area where parking restrictions are already in force along High Street.

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

It is considered that development of the Red Lion car park would be unacceptable because: The Red Lion is a Grade II Listed Building; Its setting and character would be harmed as a result of the development, especially if the protected trees on site were affected. Also, there would be issues of noise in relation to the public house. Development would result in the loss of the pub car park, and give rise to additional on-street car parking in an area where parking restrictions are already in force along the High Street.





## Site 731



© 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 28<sup>th</sup> 2011**

**Site ID:** Site 742    **Site Name:** Open space behind 66 to 80 Colville Road    **Map ID:** 742

**Ward:** Cherry Hinton

**Site Area in Hectares:** 0.28

**Number of units (unconstrained using density multiplier):** 21

**Owner:** Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> No - site occupied by hardstanding areas; grass, and stands of trees.	g
<b>Buildings In Use:</b> No	g
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> No known issues	g
<b>Any potential noise problems ?</b> No known issues	g

<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Yes - Parking issues in this area are prevalent. There are restrictions on parking on the High Street, and a high level of on-street parking in this area, generally. Site not in CPZ.	a
<b>Access meets highway standards</b> No direct access to the public highway. The site is landlocked. Only possible vehicular access would be via the Baptist Church car park (Site 743) and this is very narrow.	r
<b>Does site provide access to other properties/highway</b> Yes - Dwellings at 66 to 80 Colville Road	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 and C3 Service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - rear aspects of 3-storey dwellings at 66 to 80 Colville Road.	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 17 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate well with surrounding residential development	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g

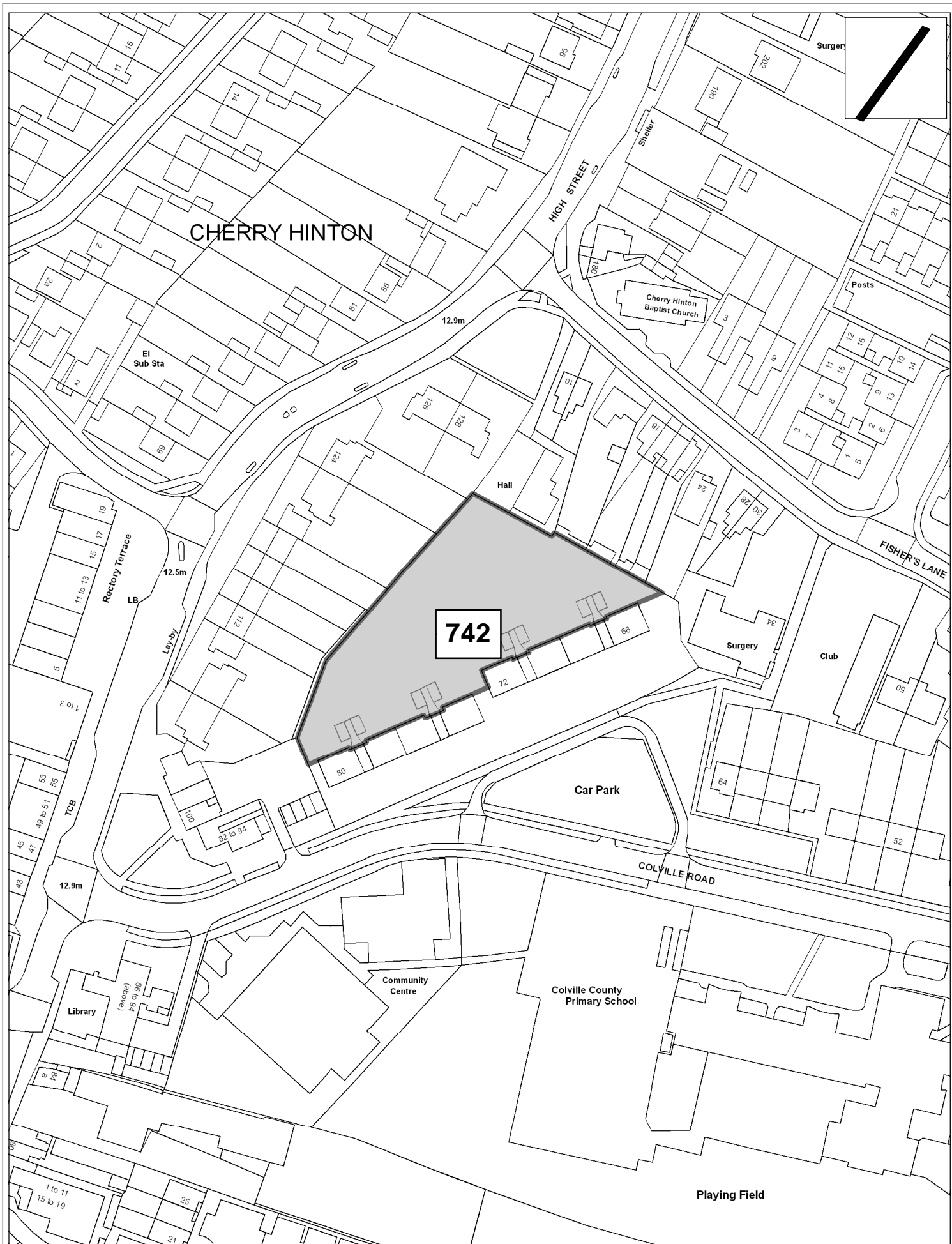
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> There is no direct access to the public highway. The site is landlocked. The only possible vehicular access would be via the Baptist Church car park (Site 743) and this is very narrow. It is also overlooked from the rear aspects of the adjoining 3-storey dwellings at 66 to 80 Colville Road.	

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

Development of Site 742 is considered to be unacceptable. There is no direct access from the site to the public highway. The site is landlocked. The only possible vehicular access would be via the Baptist Church car park (Site 743) and this is very narrow. It is also overlooked from the rear aspects of the adjoining 3-storey dwellings at 66 to 80 Colville Road.

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

Development of Site 742 is considered to be unacceptable. There is no direct access from the site to the public highway. The site is landlocked. The only possible vehicular access would be via the Baptist Church car park (Site 743) and this is very narrow. It is also overlooked from the rear aspects of the adjoining 3-storey dwellings at 66 to 80 Colville Road.



## Site 742



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

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

**Site ID:** Site 754    **Site Name:** Open space north of Fulbourn Road    **Map ID:** 754

**Ward:** Cherry Hinton

**Site Area in Hectares:** 1.02

**Number of units (unconstrained using density multiplier):** 66

**Owner:** Cambridge City Council

### Availability

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

### Suitability

#### Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

#### Level 2: Significant Local Considerations

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> Site meets the criteria in Local Plan to be designated as Protected Open Space	r
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> To be Protected Open Space.	

Does the Site Warrant further assessment?

#### Level 3: Other Considerations

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> There are no known contamination issues	g
<b>Any potential noise problems ?</b> Traffic noise from Fulbourn Road. A Noise Assessment would be required.	a

<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues (although Fulbourn Road is a heavily used route into and out of Cambridge)	a
<b>Does site provide access to other properties/highway</b> Yes - footpath access across the eastern end of the site from Fulbourn Road to Mallets Road.	a
<b>Within 400m of high quality public transport route:</b> Yes (C1, C2, and C3 Services)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - rear aspects of 2-storey dwellings in Mallets Road to the north face the site; as do, office buildings to the south across Fulbourn Road.	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate well with surrounding residential development	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g



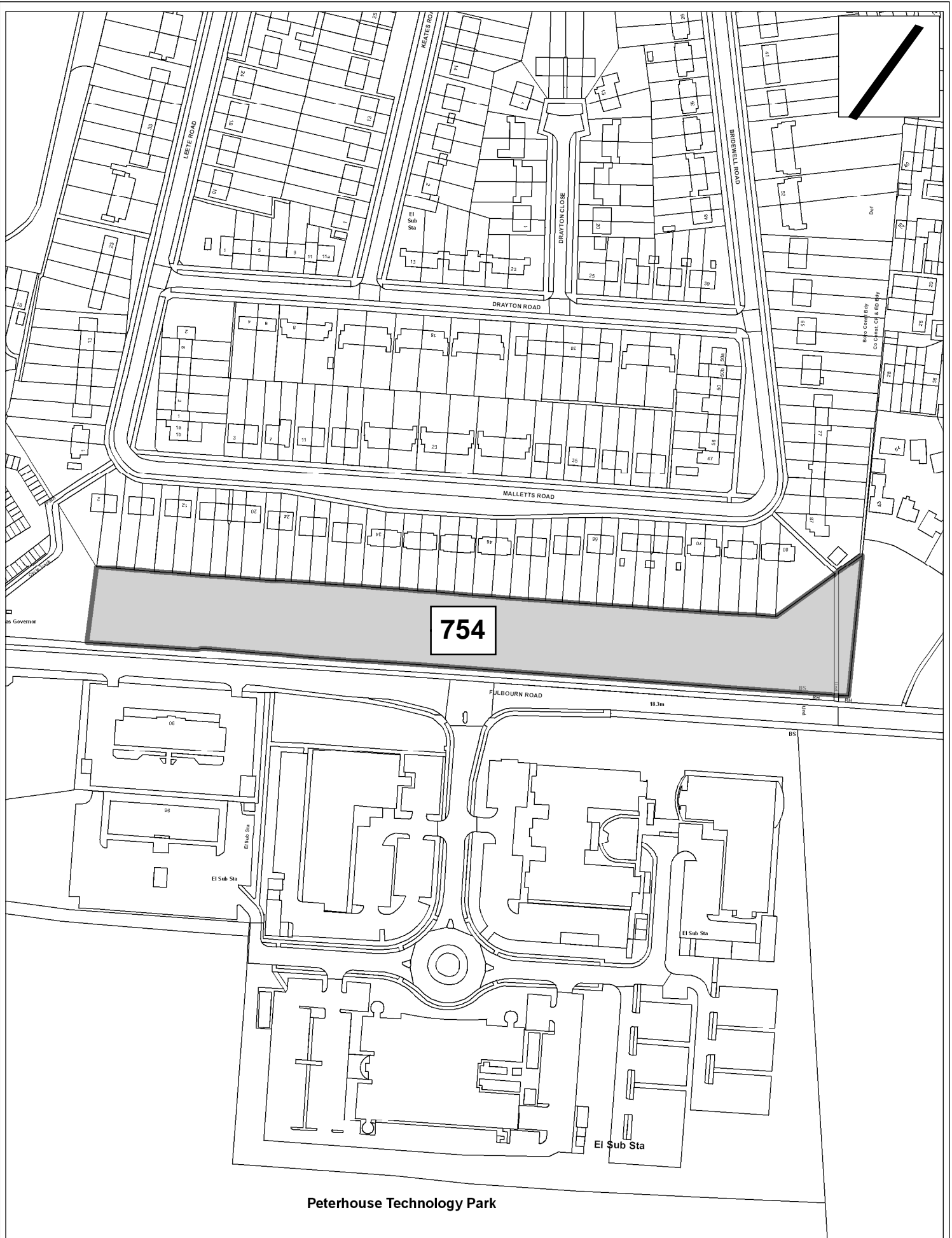
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

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

Site 754 can be considered to be developable subject to consideration of issues such as the impact of the development on neighbours amenities; on the setting of the City; noise and air quality issues. Further information would be required with regards to a number of the assessment criteria, including the potential for archaeological remains. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

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

The site is unsuitable for development as adds to the character and amenity of the area, and meets the criteria in the Local Plan to be designated as protected open space.



**754**

**Peterhouse Technology Park**

**Site 754**



Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:2000