

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

Site ID: Site 79 Detail **Site Name:** Flats on Fanshawe Road, Cambridge **Map ID:** 079

Ward: Coleridge

Site Area in Hectares: 0.94

Number of units (unconstrained using density multiplier): 70

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - 3 blocks of 3 storey flats and amenity space	a
Buildings In Use: Yes - 3 blocks of flats	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 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	g
Relevant Planning History: No	g
Level 2 Conclusion: While care would need to be taken to ensure that any development did not harm the character of the Protected Open Space to the r/o (north) of the site, or encroach onto this open space, this does not render the site undevelopable update - to be protected open space.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	

Is there potential contamination on site? Potential contamination issues (site occupied by lock up garages)	a
Any potential noise problems ? Refer to EH	
Could topography constrain development? No	g
Affected by Air Quality Management Area Site is not within the 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: No	a
Design & Impact Considerations Nearby buildings overlook site There could be some overlooking issues with surrounding houses, although these issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 14 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with the surrounding residential development, although consideration would need to be given to the displacement of existing residents of the flats	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	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: Although 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.	

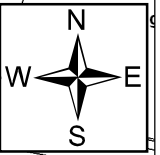
Desktop Suitability Assessment Conclusion:

Site 79 can be considered to be developable subject to the further consideration of issues raised in this assessment, including impact on adjacent protected open space and the displacement of existing residents of the flats. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

Overall Suitability Assessment Conclusion (Planning Policy)

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

Coleridge Recreation Ground



Allotment Gardens

Allotment Gardens

Coleridge Recreation Ground



79

El Sub Sta

FANSHAWE ROAD

BANCROFT CLOSE

STERNE CLOSE

COLERIDGE ROAD



Site 79

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Date:	28/06/10
Produced by:	Myles Greensmith
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250

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

Site ID: Site 86 Detail **Site Name:** Flats on Davy Road **Map ID:** 086

Ward: Coleridge

Site Area in Hectares: 1.19

Number of units (unconstrained using density multiplier): 48

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - 3 blocks of 3 storey flats, garages and amenity space	a
Buildings In Use: Yes - 3 blocks of flats and garage blocks	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 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	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Site could have contamination issues (occupied by lock up garages)	a

Any potential noise problems ? Refer to EH	
Could topography constrain development? No	g
Affected by Air Quality Management Area Refer to EH (site is not within the AQMA)	
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: No	a
Design & Impact Considerations Nearby buildings overlook site There could be some overlooking issues with surrounding houses, although these issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 12 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with the surrounding residential development, although consideration would need to be given to the displacement of existing residents of the flats	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	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	g

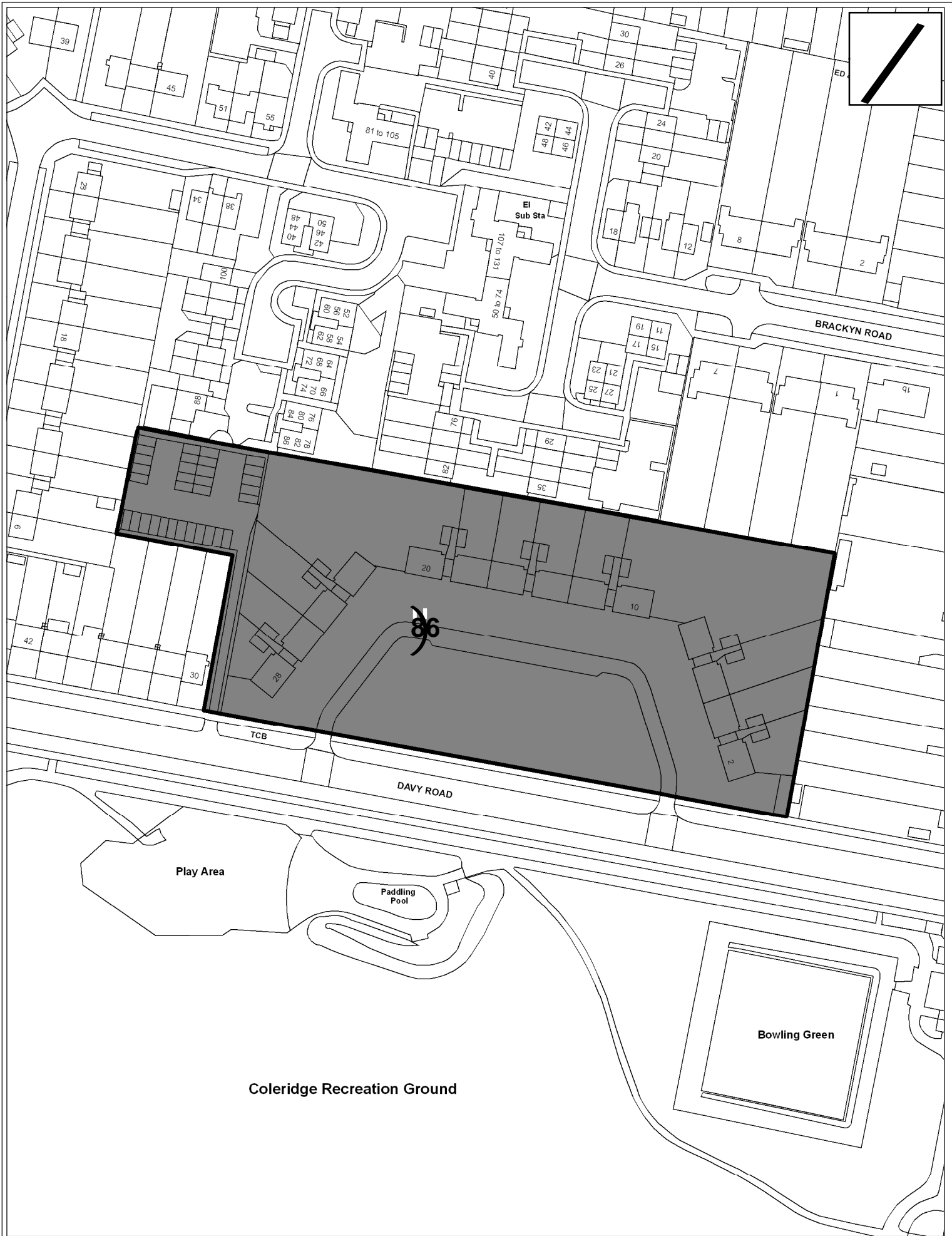
Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: 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: Although 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 86 can be considered to be developable subject to the further consideration of issues raised in this assessment, including the displacement of existing residents of the flats. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

Overall Suitability Assessment Conclusion (Planning Policy)

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



Site 86

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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 28th 2011

Site ID: Site 800 **Site Name:** Land with trees east of Sycamore Close **Map ID:** 800

Ward: Coleridge

Site Area in Hectares: 0.28

Number of units (unconstrained using density multiplier): 18

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use:	
Buildings In Use:	
Any Legal Issues:	

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 The site is a mature site, covered with a number of mature trees. As such, it is very likely to have a high biodiversity value. (Birds and small mammals).	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: Yes - Mature trees on site. TPO?	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations although early consideration of the trees should be undertaken	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	g

No known issues	
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area Whilst the site does not provide any car parking, it is noted that there are limited opportunities for parking close-by on the Cherry Hinton Road, and a high level of on-street parking in this area, generally. Site not in CPZ.	a
Access meets highway standards The site is landlocked with no direct or indirect access to the public highway.	a
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (the C3 service)	g
Design & Impact Considerations Nearby buildings overlook site The site is surrounded by back gardens on all sides	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 12 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Any new development is likely to be poorly related to its surroundings because of overlooking from adjoining properties; loss of tree cover; loss of parking; and, the loss of a community facility.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community	g

facility: No	
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: No	a
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The sites posts a Level 2 RED and amber score and a number of amber Level 3 scores. The site is landlocked with no direct access to any public highway and is surrounded by residential properties and their rear gardens. It is likely that the mature trees support a range of small mammals (Bats) and birds for nesting/roosting. The wildlife a/amenity value of this site should be carefully assessed, if it were to be considered for development. As it stands, any development of the site would destroy these characteristics, which would be unacceptable.	

Desktop Suitability Assessment Conclusion:

The site is landlocked with no direct access to any public highway and is surrounded by residential properties and their rear gardens. It is likely that the mature trees support a range of small mammals (Bats) and birds for nesting/roosting. The wildlife a/amenity value of this site should be carefully assessed, if it were to be considered for development. As it stands, any development of the site would destroy these characteristics, which would be unacceptable.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is landlocked with no direct access to any public highway and is surrounded by residential properties and their rear gardens. It is likely that the mature trees support a range of small mammals (Bats) and birds for nesting/roosting. The wildlife a/amenity value of this site should be carefully assessed, if it were to be considered for development. As it stands, any development of the site would destroy these characteristics, which would be unacceptable.



Site 800



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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 812 **Site Name:** Car park north of Purbeck Road **Map ID:** 812

Ward: Coleridge

Site Area in Hectares: 0.21

Number of units (unconstrained using density multiplier): 16

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Car park.	a
Buildings In Use: Parking.	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: Two mature trees on site - No TPO.	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations although early consideration of the trees should be undertaken	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (car parking area)	a
Any potential noise problems ? No known issues (although site is within close	g

proximity to Cherry Hinton Road)	
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 Site provides a well-used car parking area. It is noted that there are limited opportunities for parking close-by on the Cherry Hinton Road, and a high level of on-street parking in this area, generally. The site lies close to the boundary of the Controlled Parking Zone.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes - the C1 service (a number of other bus routes are also in close proximity to this site)	g
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 22 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities The site forms the car park serving Hills Road Sixth Form College. If developed the parking facility would be lost and the new houses would be poorly related to the College buildings. They would also be isolated from any other residential development.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	No
Use of site associated with a community facility: Yes - car park serving Hills Road Sixth Form College.	r

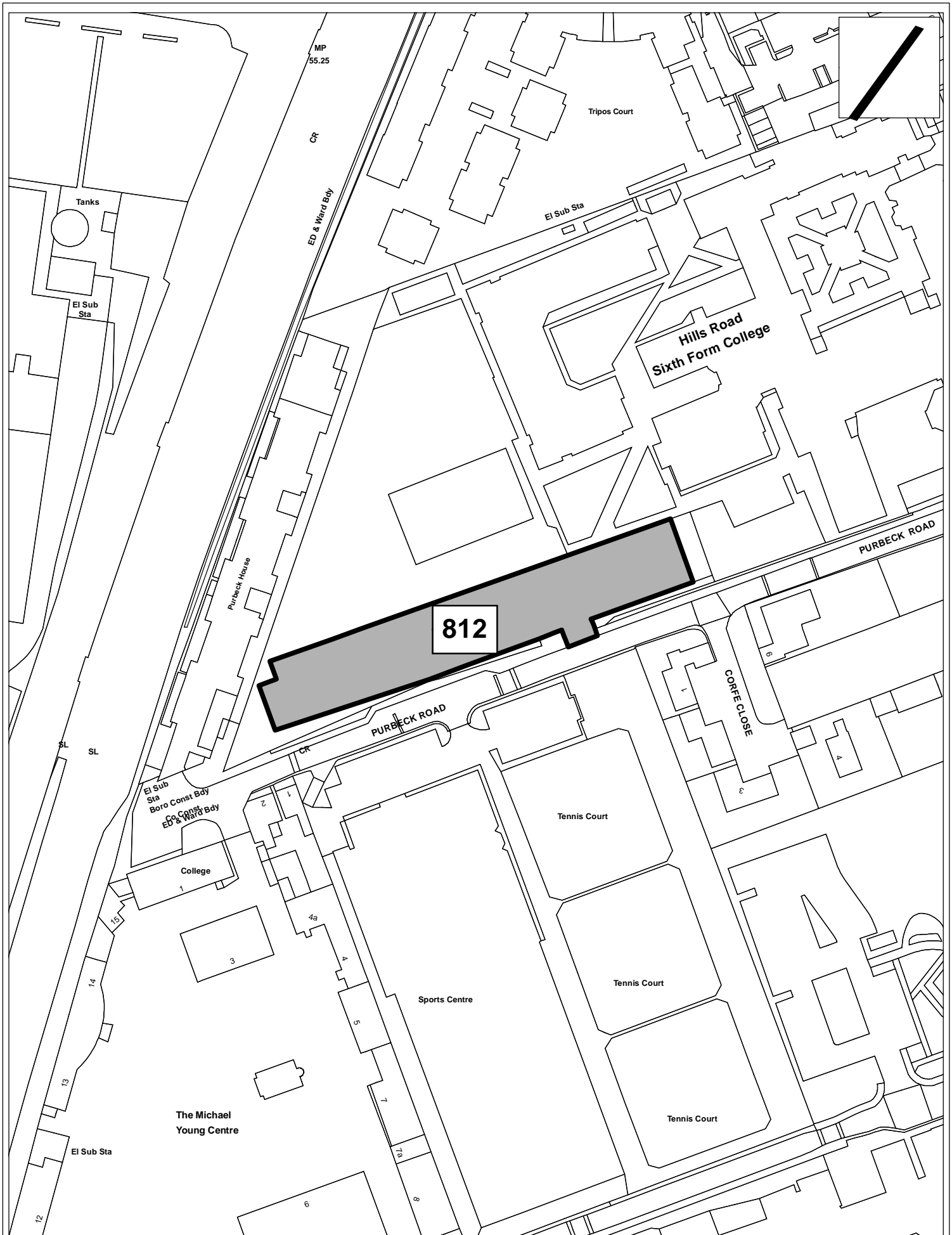
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts a RED score and a number of amber scores at Level 3. It site forms the car park serving Hills Road Sixth Form College. If developed the parking facility would be lost and the new houses would be poorly related to the College buildings. They would also be isolated from any other residential development. The College is a community facility, and the loss of its main car parking area would harm its functionability.	

Desktop Suitability Assessment Conclusion:

Site 812 is considered to be unsuitable for development because: The site forms the car park serving Hills Road Sixth Form College. If developed the parking facility would be lost and the new houses would be poorly related to the College buildings. They would also be isolated from any other residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 812 is considered to be unsuitable for development because: The site forms the car park serving Hills Road Sixth Form College. If developed the parking facility would be lost and the new houses would be poorly related to the College buildings. They would also be isolated from any other residential development.



Site 812



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 813 **Site Name:** Car park west of the Travelodge, Hills Road **Map ID:** 813
Ward: Coleridge
Site Area in Hectares: 0.15
Number of units (unconstrained using density multiplier): 11
Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Hotel car park.	a
Buildings In Use: Parking.	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: C/98/0355 - Redevelopment to provide Class D2/A3 Leisure Facilities (including but not limited to a bowling alley, a multi screen cinema, a health and fitness centre and restaurants); multi-storey/surface car park. Site Bounded By Hills Road, Cherry Hinton Road, Clifton Road (former Cattle Market Site) (site 3.52 Hectares). Approved - 6/9/00.	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score

Environmental Considerations	
Is there potential contamination on site? Potential contamination (car parking area)	a
Any potential noise problems ? Site is adjacent to the Cambridge - London railway, and junction of Hills Road/Cherry Hinton Road - Noise Assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is within or adjacent to the AQMA and therefore will require and air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent the AQMA.	a
Access & Transport Considerations Issues with car parking in local area Site provides a well-used car parking area. It is noted that there are limited opportunities for parking close-by on the Cherry Hinton Road, and a high level of on-street parking in this area, generally. The site lies close to the boundary of the Controlled Parking Zone.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes - the C1 service (a number of other bus routes are also in close proximity to this site)	g
Design & Impact Considerations Nearby buildings overlook site Yes - adjoining 5-storey Travel-Lodge hotel overlooks the site.	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 23 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities The site forms the car park serving the Travel-Lodge Hotel. If developed	a

the parking facility would be lost and the new houses would be poorly related to the 5 -storey Hotel building. They would also be isolated from any other residential development. There would also be the likelihood of excessive noise from traffic on Hills Road, and the adjoining railway.	
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	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 site posts a number of amber scores at Level 3. It forms the car park serving the Travel-Lodge Hotel. If developed the parking facility would be lost and the new houses would be poorly related to the 5 -storey Hotel building. They would also be isolated from any other residential development. There would also be the likelihood of excessive noise from traffic on Hills Road, and the adjoining railway.	

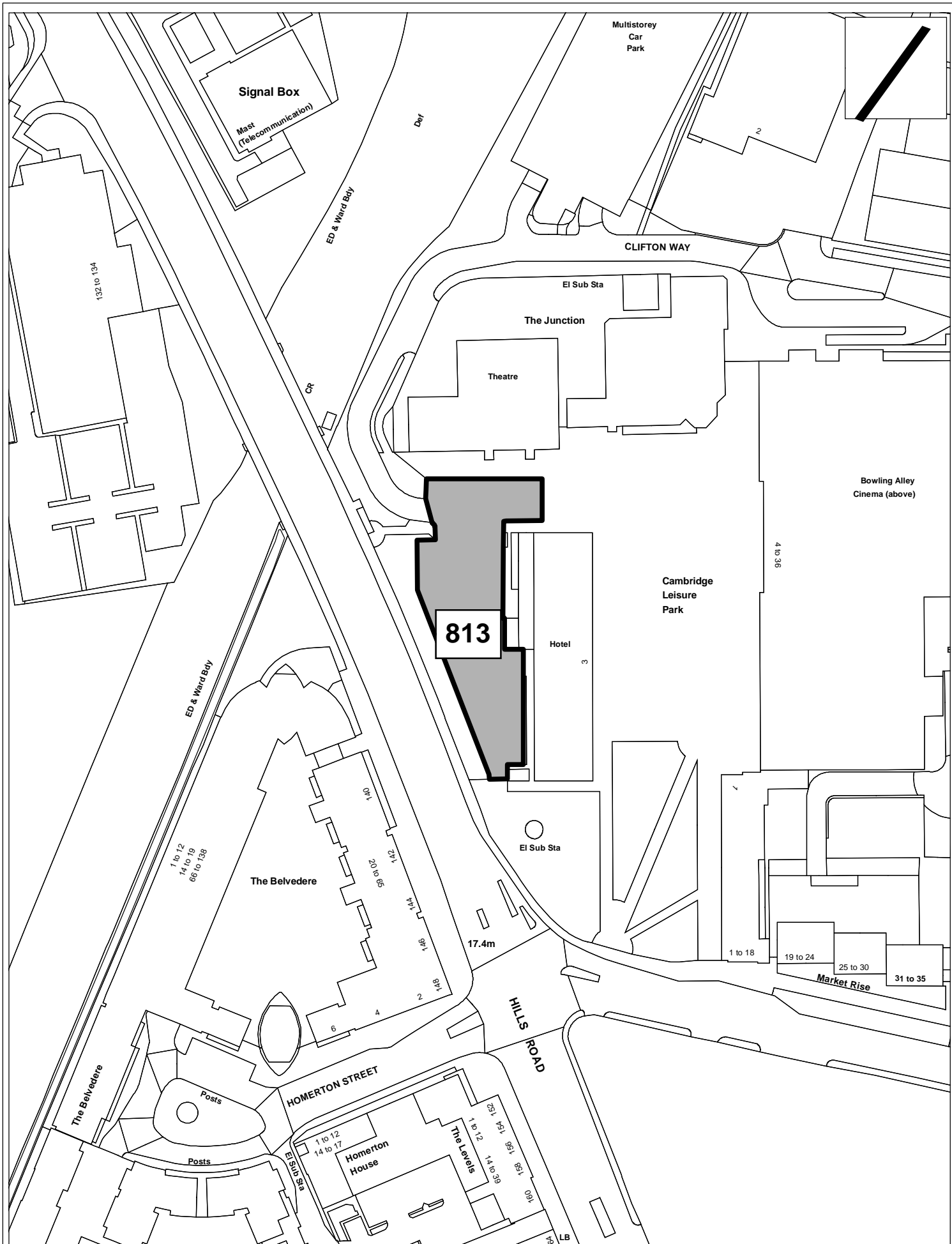
Desktop Suitability Assessment Conclusion:

Site 813 is considered to be unsuitable for development because: It forms the car park serving the Travel-Lodge Hotel. If developed the parking facility would be lost and the new houses would be poorly related to the 5 -storey Hotel building. They would also be isolated from any other residential development. There would also be the likelihood of excessive noise from traffic on Hills Road, and the adjoining railway.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 813 is considered to be unsuitable for development because: It forms the car park serving the Travel-Lodge Hotel. If developed the parking facility would be lost and the new houses

would be poorly related to the 5 -storey Hotel building. They would also be isolated from any other residential development. There would also be the likelihood of excessive noise from traffic on Hills Road, and the adjoining railway.



Site 813



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 814 **Site Name:** Multi storey car park at the Leisure Park, Clifton Road **Map ID:** 814
Ward: Coleridge
Site Area in Hectares: 0.22
Number of units (unconstrained using density multiplier): 14
Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Multi storey car park.	a
Buildings In Use: Parking.	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

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

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (car parking area)	a
Any potential noise problems ? Site is adjacent to the Cambridge - London railway,	a

and Hills Road/Railway overbridge - Noise Assessment required.	
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within this site is within or adjacent to the AQMA and therefore will require an air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent to the AQMA.	a
Access & Transport Considerations Issues with car parking in local area Site provides a well-used car parking area. It is noted that there are limited opportunities for parking close-by on the Cherry Hinton Road, and a high level of on-street parking in this area, generally. The site lies close to the boundary of the Controlled Parking Zone.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes - the C1 service (a number of other bus routes are also in close proximity to this site)	g
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 25 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities The site is a multi-storey car park that serves the Cambridge Leisure Park complex (Hotel/Cinema/Theatre/'The Junction'/Shops) its loss would have a direct adverse impact on the viability of the complex. Any houses would be isolated, and would have poor amenities due to the proximity of the Complex and the adjacent	a

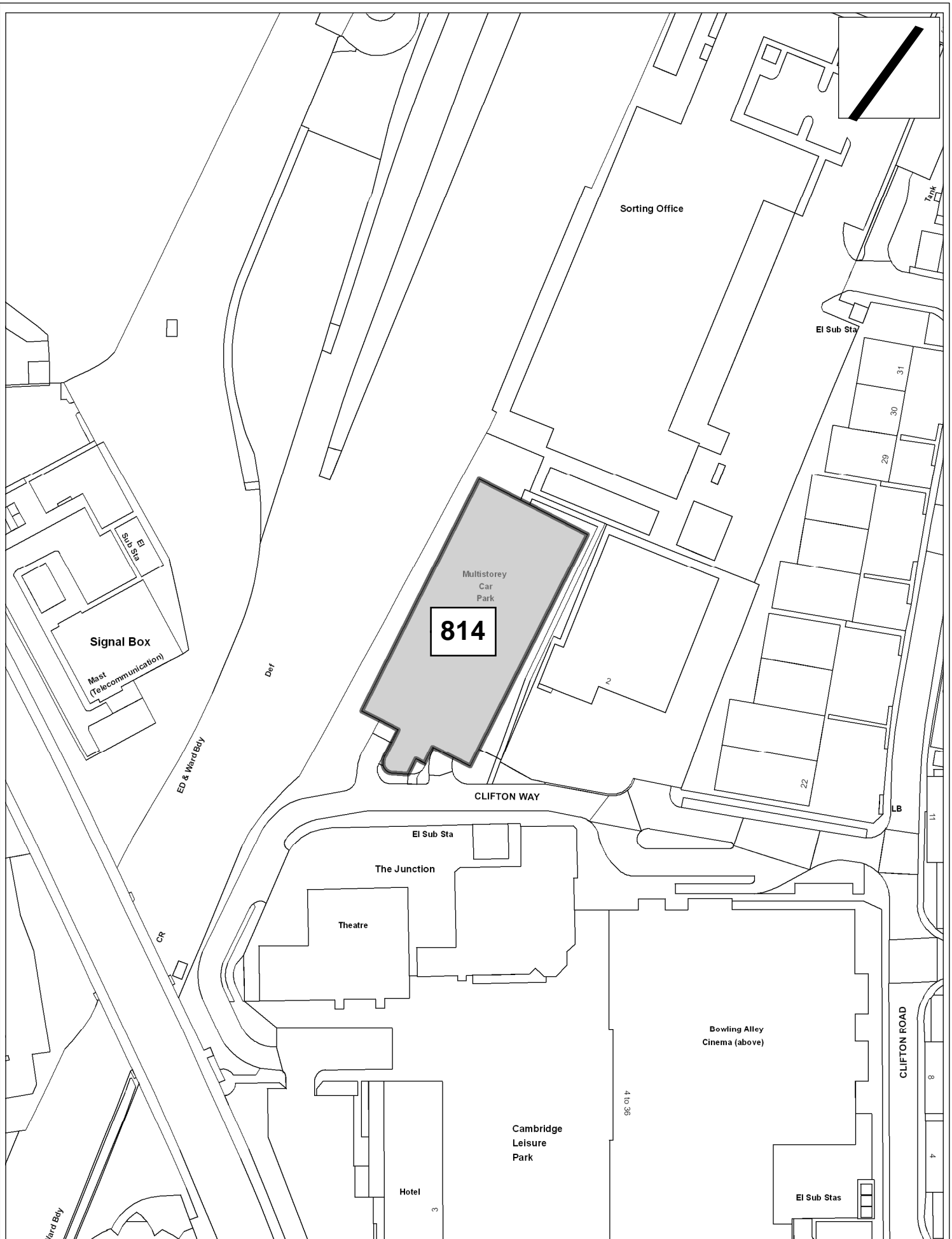
Cambridge - London railway line.	
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: Yes - car park serves 'The Junction' and the wider Cambridge Leisure complex.	r
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts a RED score and a number of amber scores at Level 3. The site is a multi-storey car park that serves the Cambridge Leisure Park complex (Hotel/Cinema/Theatre/'The Junction'/Shops) its loss would have a direct adverse impact on the viability of the complex. Any houses would be isolated, and would have poor amenities due to the proximity of the Complex and the adjacent Cambridge - London railway line.	

Desktop Suitability Assessment Conclusion:

Site 814 is considered to be unsuitable for development because: It forms a multi-storey car park that serves the Cambridge Leisure Park complex (Hotel/Cinema/Theatre/'The Junction'/Shops). Its loss would have a direct adverse impact on the viability of the complex. Any houses would be isolated, and would have poor amenities due to the proximity of the Complex and the adjacent Cambridge - London railway line.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 814 is considered to be unsuitable for development because: It forms a multi-storey car park that serves the Cambridge Leisure Park complex (Hotel/Cinema/Theatre/'The Junction'/Shops). Its loss would have a direct adverse impact on the viability of the complex. Any houses would be isolated, and would have poor amenities due to the proximity of the Complex and the adjacent Cambridge - London railway line.



Site 814

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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 823 **Site Name:** Play area north of 30 Ashbury Close **Map ID:** 823

Ward: Coleridge

Site Area in Hectares: 0.18

Number of units (unconstrained using density multiplier): 12

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Recreation ground behind houses.	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 mature trees on this recreation/open space site. (Not TPO'D)	a
Relevant Planning History: C/73/0641 - Erection of 106 houses and flats, Golding Road, Cambridge - Approved - 7/12/73.	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? No known 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 direct access to the public highway.	a
Does site provide access to other properties/highway Site provides footpath access to surrounding residential properties in Golding Road and Ashbury Close.	a
Within 400m of high quality public transport route: Yes - the C3 service	g
Design & Impact Considerations Nearby buildings overlook site The site is overlooked from the rear aspects of adjoining dwellings in Ashbury Close.	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 6 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities The site provides a well-used, publicly available, recreation ground with fixed play equipment, and amenity area.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	Yes
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: Yes - the recreation area and fixed play equipment mark the site out as a community facility.	r
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a	g

minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts a RED score and a number of amber scores at Level 3. The site provides a well-used, publicly available, recreation ground with fixed play equipment, and amenity area. If developed, this area along with its mature trees would be lost.	

Desktop Suitability Assessment Conclusion:

Site 823 is considered to be unsuitable for development because: The site provides a well-used, publicly available, recreation ground with fixed play equipment, and amenity area. If developed, this area along with its mature trees would be lost.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 823 is considered to be unsuitable for development because: The site provides a well-used, publically available, recreation ground with fixed play equipment, and amenity area. If developed, this area along with its mature trees would be lost.



Site 823



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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 826 **Site Name:** Play area between Neville Road and Lichfield Road **Map ID:** 826

Ward: Coleridge

Site Area in Hectares: 0.25

Number of units (unconstrained using density multiplier): 19

Owner: Cambridge City Council

Availability

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

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: C/70/0750 - Erection of 2 storey flats, 2 storey terraced houses and multi-purpose hall for old people, on land at Lichfield Road, Cambridge. Approved - 29/1/71.	g
Level 2 Conclusion: Development of this site shouldn't have a negative impact on any of the Level 2 considerations, although early consideration would need to be given to trees adjacent to the site	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score

Environmental Considerations	
Is there potential contamination on site? No known issues	g
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area This particular site is unaffected by car parking issues. However, it is noted that there are car parking restrictions on Cherry Hinton Road and Perne Road in the locality of the site. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - The site enables rear pedestrian access to dwellings abutting it sited in Neville Road and Lichfield Road.	a
Within 400m of high quality public transport route: Yes - the C3 service	g
Design & Impact Considerations Nearby buildings overlook site The site is overlooked from the rear aspects of adjoining dwellings in Lichfield Road and Neville Road.	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 9 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. However, the loss of the play area and green space will need to be considered.	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No

Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: Yes - the recreation area and fixed play equipment mark the site out as a community facility.	r
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site posts a RED score and a number of amber scores at Level 3. Development of this site should integrate well with surrounding residential development. However, it is considered that the loss of the play area and green space would be harmful to existing neighbours amenities and the character of the area as a whole.	

Desktop Suitability Assessment Conclusion:

Development of this site should integrate well with surrounding residential development. However, it is considered that the loss of the play area and green space would be harmful to existing neighbours amenities and the character of the area as a whole.

Overall Suitability Assessment Conclusion (Planning Policy)

Site is unsuitable for development because of access problems and loss of open space and recreation facilities.



Site 826



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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 874 Detail **Site Name:** Rustat House, Rustat Avenue **Map ID:** 874

Ward: Coleridge

Site Area in Hectares: 0.68

Number of units (unconstrained using density multiplier): 27

Owner: Part of site owned by Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - offices	a
Buildings In Use: Yes - an office	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: Yes - however the site appears to be in office use (B1(a)), which is not afforded protection by policy 7/3	g
Protected Trees on site: There are three area TPOs covering trees on the site fronting Rustat Road, as well as numerous other trees on the Clifton Road side of the site	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to be careful not to be harmful to the trees on or adjoining the site	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Site could have contamination issues	g

(occupied by sub station)	
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area Site provides some car parking in the form of a car park, unclear how well used this is. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: No	a
Design & Impact Considerations Nearby buildings overlook site The new residential buildings to the north and south of the site are three to four stories with potential to overlook the site	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 15 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Integrating the development of this site into the surrounding residential development may be difficult - the western edge of the site faces into Clifton Road Industrial site handling this boundary well would be key to the success of a scheme	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g

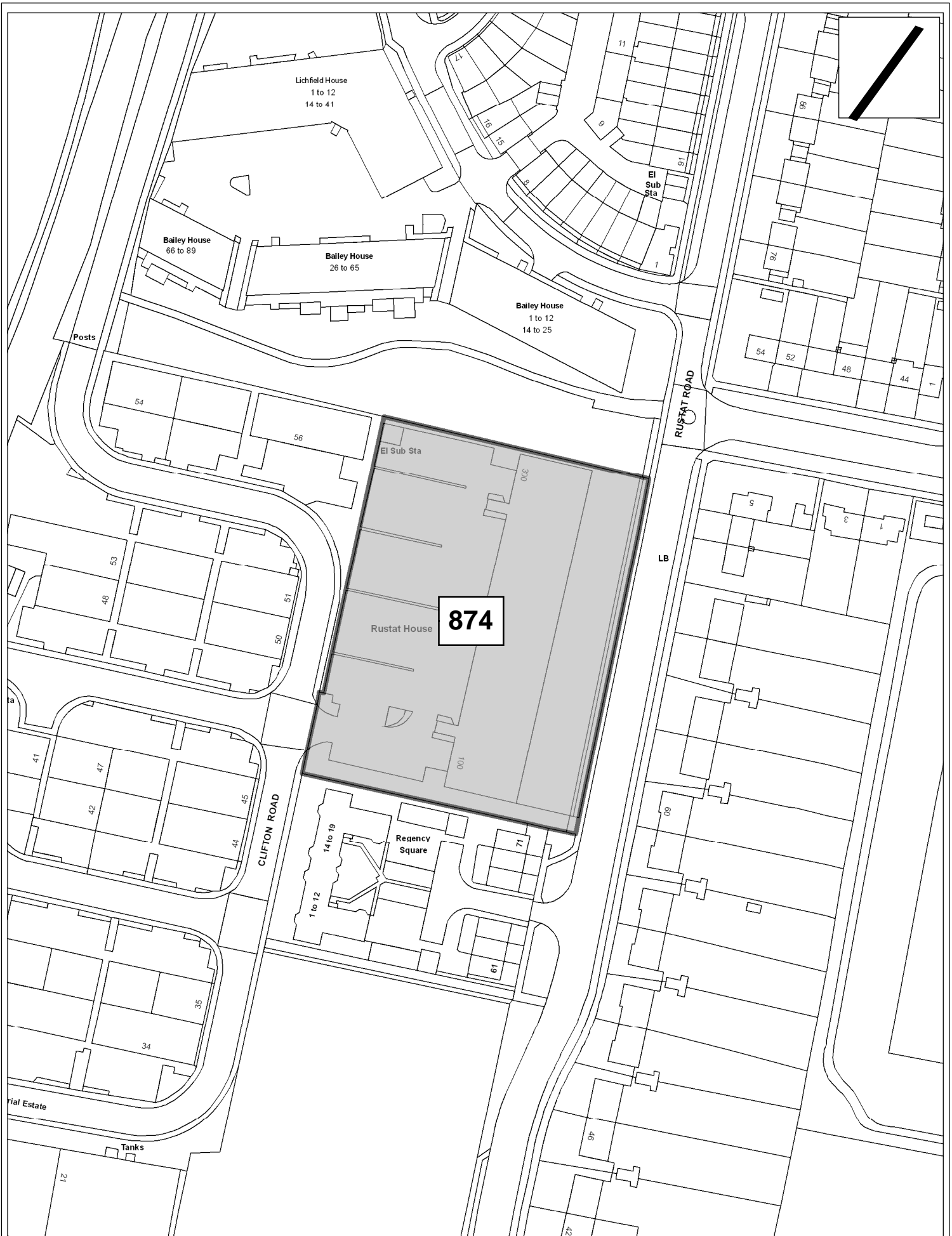
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: Yes - the ELR has identified the offices uses onsite for safeguarding in employment use	r
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 874 can be considered to be suitable for development subject to the early consideration of trees on site, loss of parking, overlooking, integrating with the surrounding development, loss of employment land and consideration of a number of other issues considered within this assessment

Overall Suitability Assessment Conclusion (Planning Policy)

In 2007 the Council commissioned an ELR, this study is indicating that future loss of employment land should be resisted, as well as specifically identifying this site for protection. As such further loss of employment uses on this site should be resisted.



Site 874



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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 890 Detail **Site Name:** Veterinary Clinic 89a Cherry Hinton Road **Map ID:** 890**Ward:** Coleridge**Site Area in Hectares:** 0.20**Number of units (unconstrained using density multiplier):****Owner:****Availability**

Site Assessment Criteria	Score (green, amber, red)
Site in use:	
Buildings In Use:	
Any Legal Issues:	

Suitability**Level 1 Strategic Considerations**

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

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

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: Yes - 10/0087/FUL - Erection of 14 apartments - permitted (in June 10).	r
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations (it already has permission for residential development as of June 2010)	

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 Refer to EH	
Access & Transport Considerations Issues with car parking in local area No	g
Access meets highway standards The site is accessed by a driveway which runs between 89 and 91 Cherry Hinton Road.	g
Does site provide access to other properties/highway The access road also serves an electricity sub-station adjacent to the east of the site.	a
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Could be some overlooking issues from surrounding properties, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains	
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with the surrounding community	g
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	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	g

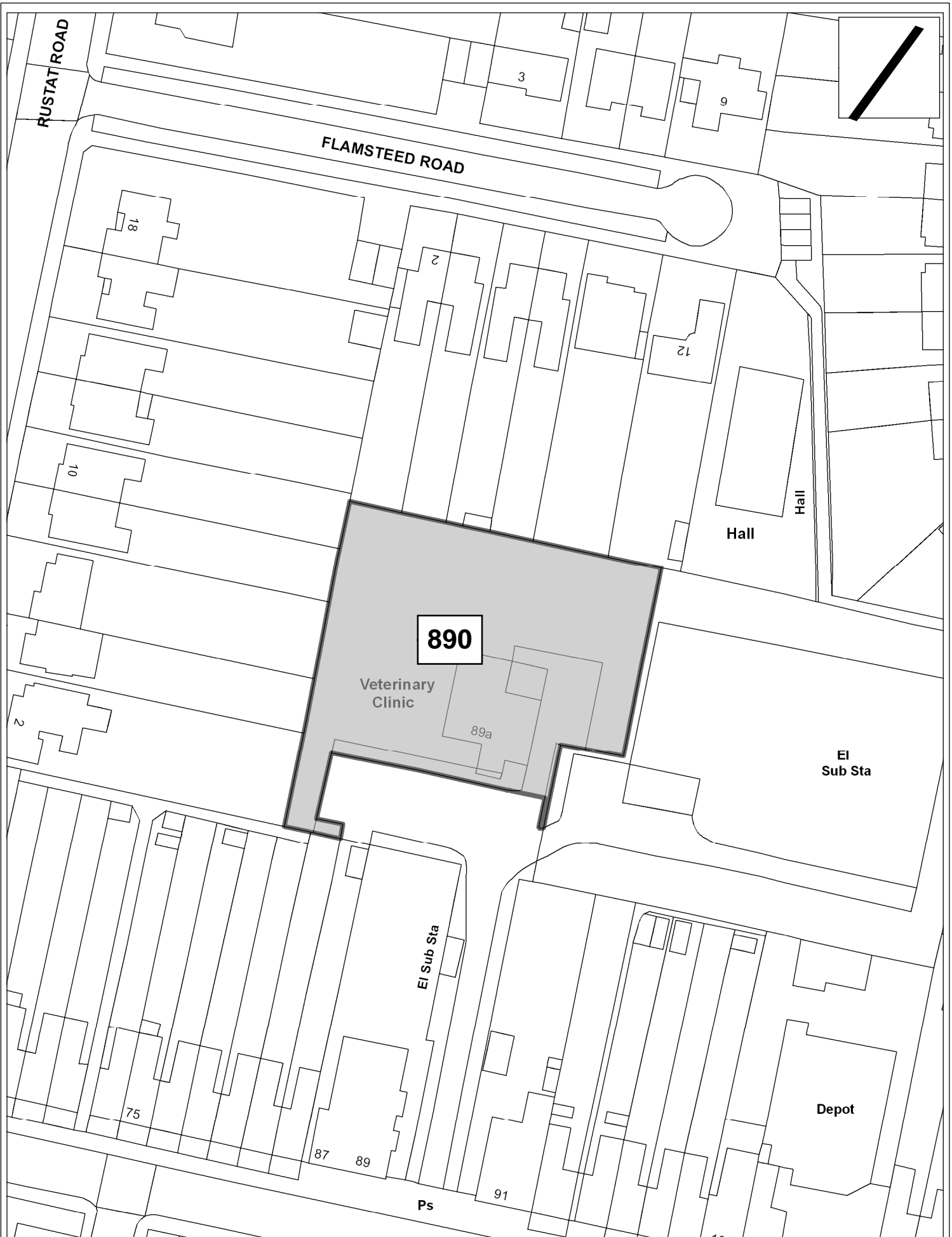
Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. The site has permission for residential development as of June 2010.	

Desktop Suitability Assessment Conclusion:

Site 890 is considered suitable and developable but already has a planning consent 10/0087/FUL - Erection of 14 apartments - permitted (in June 10).

Overall Suitability Assessment Conclusion (Planning Policy)

Site is unsuitable for inclusion as it has a planning consent for 14 apartments



Site 890

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