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	а
Buildings In Use: Yes - 3 blocks of flats	а
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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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	r
criteria in Local Plan to be designated as Protected Open Space	
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8	g
Use: No	
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 ConsiderationsSite Assessment CriteriaScoreEnvironmental ConsiderationsConsiderations

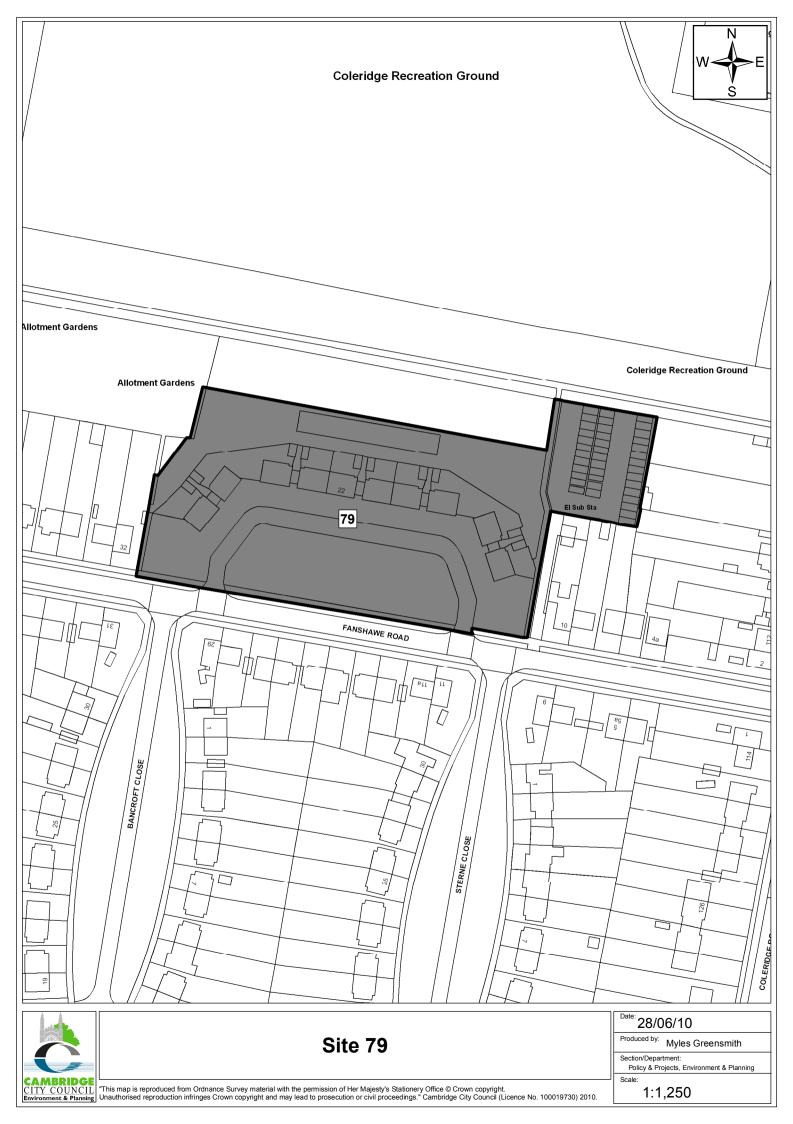
Is there potential contamination on site?       a         Potential contamination issues (site       a         Occupied by lock up garages)       g         Any potential noise problems ? Refer to       g         EH       g         Could topography constrain       g         development? No       g         Affected by Air Quality Management Area       g         Site is not within the AQMA       g         Access & Transport Considerations       g         Issues with car parking in local area No       g         known issues.       g         Does site provide access to other       g         properties/highway No       g         Within 400m of high quality public       a         transport route: No       a         Design & Impact Considerations       a         Site part of larger site or prejudice       g         strategic site development No       g         Development would impact on setting of       g         Listed Building No       g         Development affect any Locally Listed       g         Buildings No       g         Development of this fils the ed to be       interpreted by county archaeology staff         Site part of adver site need to be		
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Use of site associated with a community g		
		Yes
facility: No		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: 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.	

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



Site ID: Site 86 DetailSite Name: Flats on Davy RoadMap ID: 086Ward: ColeridgeSite Area in Hectares: 1.19Number of units (unconstrained using density multiplier): 48

Owner: Cambridge City Council

#### **Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Yes - 3 blocks of 3 storey flats, garages and amenity space	а
Buildings In Use: Yes - 3 blocks of flats and garage blocks	а
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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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	r
criteria in Local Plan to be designated as Protected Open Space	
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8	g
Use: No	
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?

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

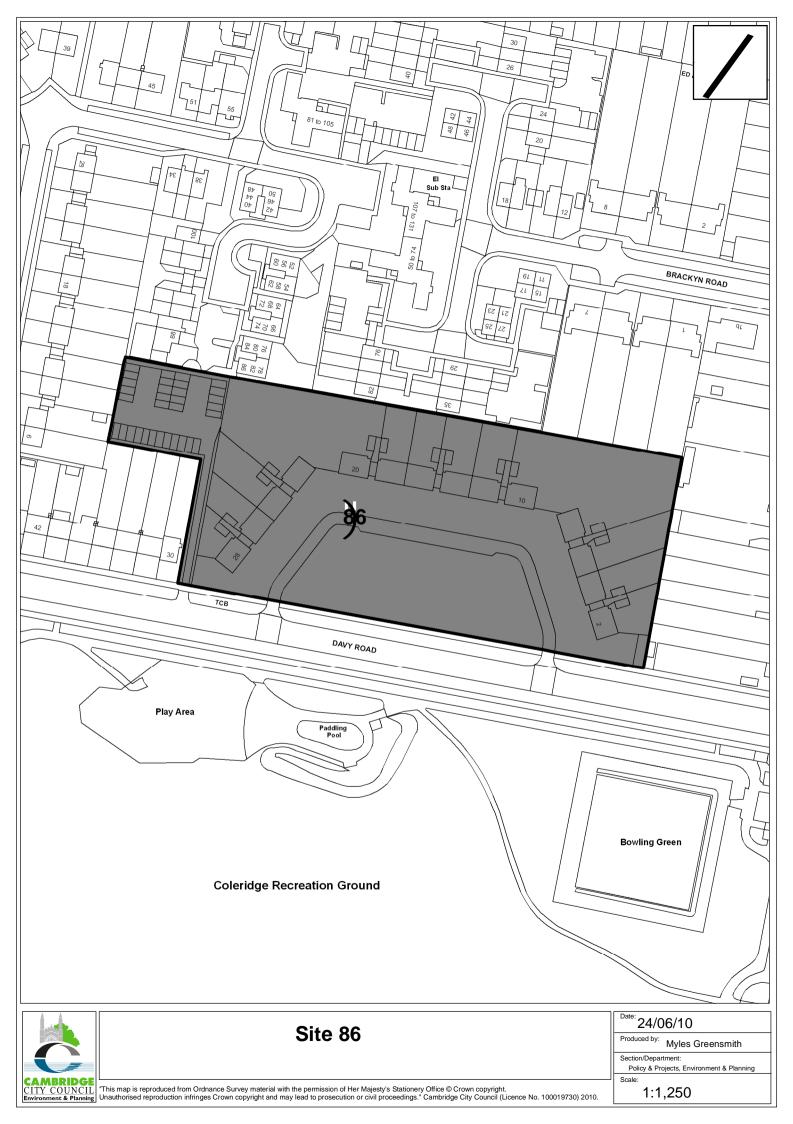
Any potential noise problems ? Refer to EH	
Could topography constrain development? No	g
Affected by Air Quality Management Area Refer to EH (site is not within the AQMA)	
Access & Transport Considerations	2
	g
Issues with car parking in local area No	
known issues. Site not in CPZ.	
Access meets highway standards No	g
known issues	
Does site provide access to other	g
properties/highway No	
Within 400m of high quality public	а
transport route: No	
Design & Impact Considerations	а
Nearby buildings overlook site There	
could be some overlooking issues with	
surrounding houses, although these issues	
could be overcome with good urban design	
Site part of larger site or prejudice	g
strategic site development No	3
Development would impact on setting of	0
Listed Building No	g
Site in or adjacent to Conservation Area	a
-	g
No Development effect envil eacly Listed	~
Development affect any Locally Listed	g
Buildings No	
Development affects archaeological	а
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	
Site shape impacts on developability No	g
Sites integration with existing	а
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	
Access to Services & Facilities	a
Site within 400m of City Centre: No	
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	No
	No
Site within 400m of Secondary School	
Site within 400m of Public Open Space	Yes
Use of site associated with a community	g
facility: No	
Planning Policy Considerations	g
What is site allocated for in Local Plan:	
No	
Is site allocated in Waste & Minerals	g

g
g
g
g

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 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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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
<b>Local Nature Conservation importance</b> 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).	а
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?	а
Relevant Planning History: 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 trees should be undertaken	

#### Does the Site Warrant further assessment?

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

No known issues	
	~
Any potential noise problems ? No known	g
issues	
Could topography constrain	g
development? No	
Affected by Air Quality Management Area	g
Not within an AQMA	
Access & Transport Considerations	а
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.	
Access meets highway standards The	а
site is landlocked with no direct or indirect	
access to the public highway.	
Does site provide access to other	g
properties/highway No	5
Within 400m of high quality public	g
transport route: Yes (the C3 service)	9
Design & Impact Considerations	а
Nearby buildings overlook site The site is	α
surrounded by back gardens on all sides	
Site part of larger site or prejudice	a
strategic site development No	g
	~
Development would impact on setting of	g
Listed Building No	~
Site in or adjacent to Conservation Area	g
Development affect any Locally Listed	~
Buildings No	g
Development affects archaeological	а
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	
Site shape impacts on developability No	g
Sites integration with existing	а
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.	
Access to Services & Facilities	а
Site within 400m of City Centre: No	
Site within 400m of Local Centre: No	а
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	
i oso or site associated with a community	g

facility: No	
Planning Policy Considerations	g
What is site allocated for in Local Plan:	
No	
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	а
developed land: No	
Is site identified in the Council's	g
Employment Land Review: No	
Other Considerations	g
Any other constraints on site: No	
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.	

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 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.	а
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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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	g
Use: No	
Protected Trees on site: Two mature trees on site - No TPO.	а
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?

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

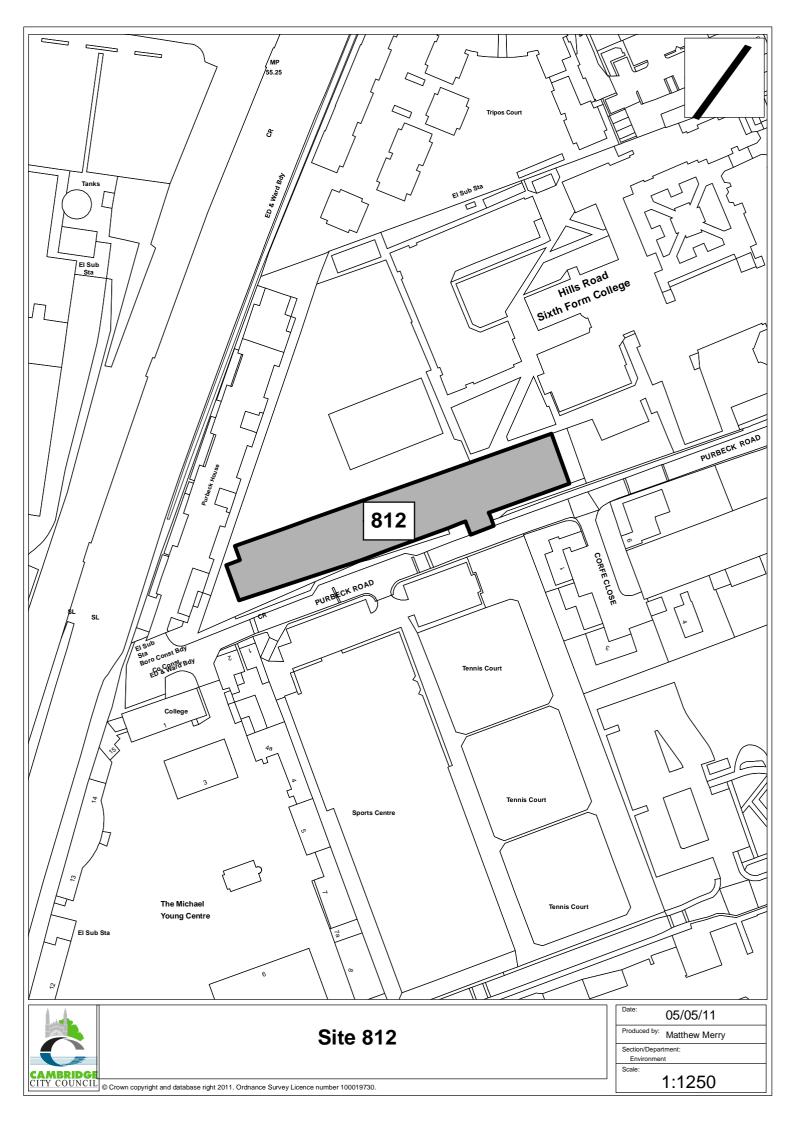
newinsity to Channy Ulinten Decal	
proximity to Cherry Hinton Road)	-
Could topography constrain	g
development? No	
Affected by Air Quality Management Area	g
Not within an AQMA	_
Access & Transport Considerations	а
Issues with car parking in local area Site	
provides a well-used car parking area. It 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.	~
Access meets highway standards No known issues	g
	-
Does site provide access to other	g
properties/highway No	~
Within 400m of high quality public	g
transport route: Yes - the C1 service (a number of other bus routes are also in close	
proximity to this site) Design & Impact Considerations	
	g
Nearby buildings overlook site No Site part of larger site or prejudice	a
strategic site development No	g
Development would impact on setting of	0
Listed Building No	g
Site in or adjacent to Conservation Area	g
No	9
Development affect any Locally Listed	g
Buildings No	
Development affects archaeological	а
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	
Site shape impacts on developability No	g
Sites integration with existing	а
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.	
Access to Services & Facilities	а
Site within 400m of City Centre: No	
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	r
facility: Yes - car park serving Hills Road	
Sixth Form College.	

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	g
2010).	
Is the site in an area of major change: No	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: 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.	

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 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.	а
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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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	g
Use: No	
Protected Trees on site: No	g
<b>Relevant Planning History:</b> 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
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 considerations	

#### Does the Site Warrant further assessment?

Site Assessment Criteria	Score
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Environmental Considerations       a         Is there potential contamination on site?       a         Potential contamination (car parking area)       Any potential noise problems ? Site is a adjacent to the Cambridge - London railway, and junction of Hills Road/Cherry Hinton Road - Noise Assessment required.       a         Could topography constrain gevelopment? No       g         Affected by Air Quality Management Area a 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       g	Is there potential contamination on site? Potential contamination (car parking area) Any potential noise problems ? Site is adjacent to the Cambridge - London railway, and junction of Hills Road/Cherry Hinton Road - Noise Assessment required. Could topography constrain development? No 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	a g
Potential contamination (car parking area)         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 groperties/highway No       g         Within 400m of high quality public       g	Potential contamination (car parking area)Any potential noise problems ? Site isadjacent to the Cambridge - London railway,and junction of Hills Road/Cherry HintonRoad - Noise Assessment required.Could topography constraindevelopment? NoAffected by Air Quality Management AreaThis site is within or adjacent to the AQMAand therefore will require and air qualityassessment to be carried out as part of anyplanning application likely to increaseparking capacity by 25 spaces or more. Itshould also be noted that installation ofbiomass boiler plant is not deemed	a g
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       g	<ul> <li>Any potential noise problems ? Site is adjacent to the Cambridge - London railway, and junction of Hills Road/Cherry Hinton Road - Noise Assessment required.</li> <li>Could topography constrain development? No</li> <li>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</li> </ul>	g
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Does site provide access to other properties/highway NogWithin 400m of high quality publicg		9
properties/highway NoWithin 400m of high quality publicg		2
Within 400m of high quality public g		g
		a
Transport route: Yes - the CT service (a		g
number of other bus routes are also in close		
proximity to this site)		
Design & Impact Considerations a		а
Nearby buildings overlook site Yes -	, ,	
adjoining 5-storey Travel-Lodge hotel		
overlooks the site.		
Site part of larger site or prejudice g	Site part of larger site or prejudice	g
strategic site development No	strategic site development No	
Development would impact on setting of g		g
Listed Building No	•	
		g
No	Site in or adjacent to Conservation Area	
	Site in or adjacent to Conservation Area No	q
	No	5
	No Development affect any Locally Listed	а
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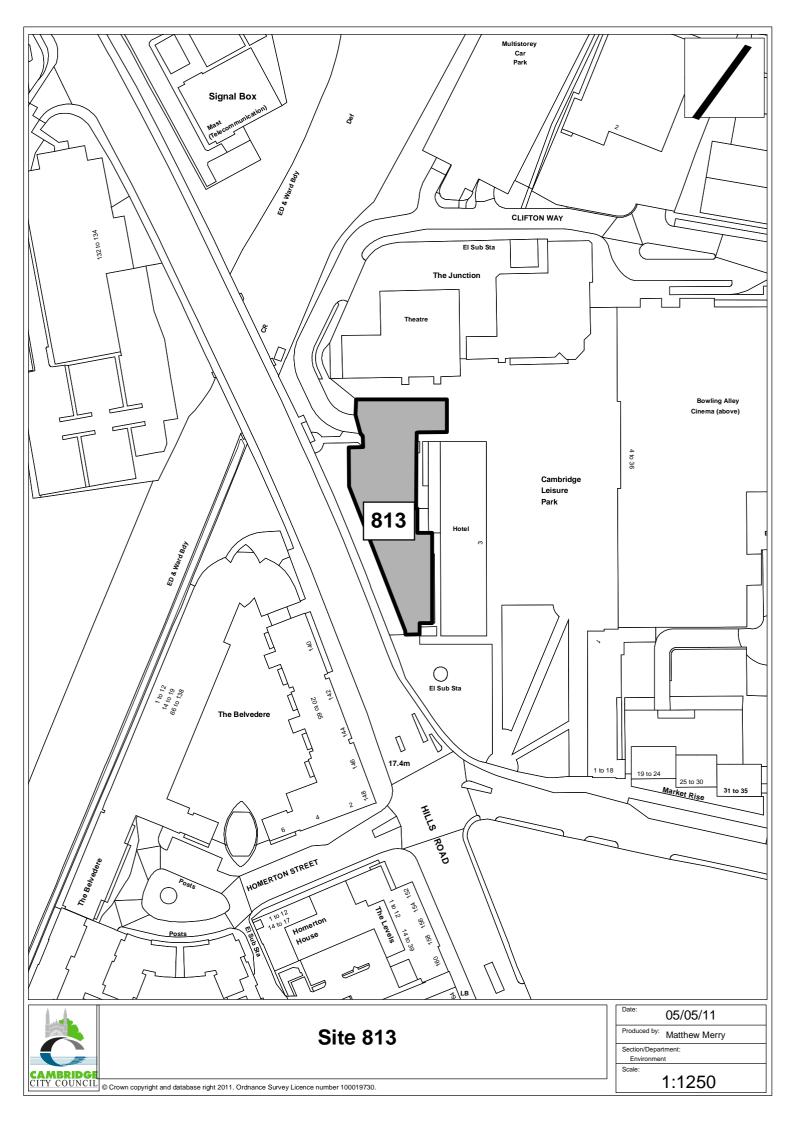
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the parking facility would be lost and the	
new houses would be poorly related to the 5	
-storey Hotel building. They would also be	
isolated from any other residential	
development. There would also be the	
likelihood of excessive noise from traffic on	
Hills Road, and the adjoining railway.	
Access to Services & Facilities	а
Site within 400m of City Centre: No	
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	g
facility: No	
Planning Policy Considerations	g
What is site allocated for in Local Plan:	
No	
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	g
developed land: Yes	
Is site identified in the Council's	g
Employment Land Review: No	
Other Considerations	g
Any other constraints on site: No	
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.	
ranway.	

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 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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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	g
Use: No	
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?

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

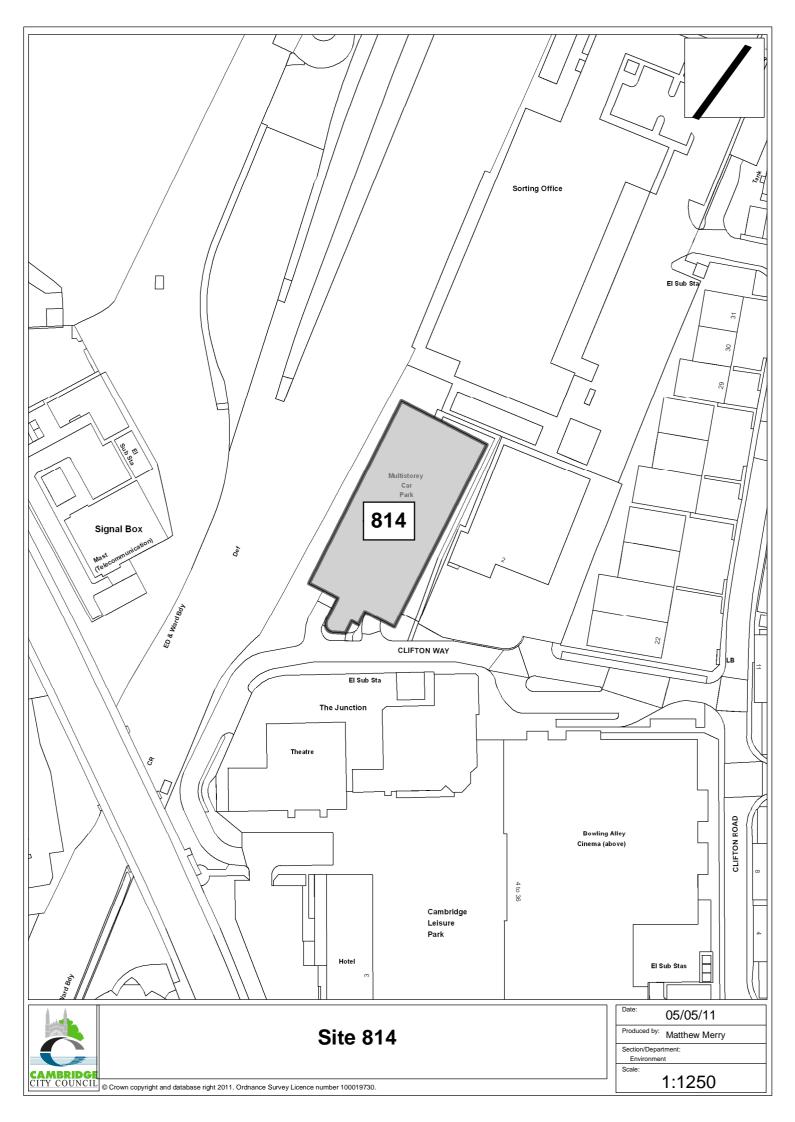
	[]
and Hills Road/Railway overbridge - Noise	
Assessment required.	-
Could topography constrain	g
development? No	-
Affected by Air Quality Management Area	а
Not wiThis site is within or adjacent to the	
AQMA and therefore will require and air	
quality assessment to be carried out as part	
of any planning 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.	
thin an AQMA	
Access & Transport Considerations	2
Issues with car parking in local area Site	а
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.	
Access meets highway standards No	g
known issues	5
Does site provide access to other	g
properties/highway No	5
Within 400m of high quality public	g
transport route: Yes - the C1 service (a	
number of other bus routes are also in close	
proximity to this site)	
Design & Impact Considerations	g
Nearby buildings overlook site No	
Site part of larger site or prejudice	g
strategic site development No	
Development would impact on setting of	g
Listed Building No	
Site in or adjacent to Conservation Area	g
No	
Development affect any Locally Listed	g
Buildings No	
Development affects archaeological	а
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	
Site shape impacts on developability No	g
Sites integration with existing communities The site is a multi-storey car	а
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	
	<u> </u>

Cambridge - London railway line.	
Access to Services & Facilities	а
Site within 400m of City Centre: No	ŭ
Site within 400m of Local Centre: No	а
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	r
facility: Yes - car park serves 'The Junction'	
and the wider Cambridge Leisure complex.	
Planning Policy Considerations	g
What is site allocated for in Local Plan:	
No	
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	g
developed land: Yes	-
Is site identified in the Council's	g
Employment Land Review: No	~
Other Considerations	g
Any other constraints on site: No 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.	
ageenden failing inter	

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 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.	а
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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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	g
Use: No	
Protected Trees on site: There are a number of mature trees	а
on this recreation/open space site. (Not TPO'D)	
Relevant Planning History: C/73/0641 - Erection of 106 houses	g
and flats, Golding Road, Cambridge - Approved - 7/12/73.	
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?

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

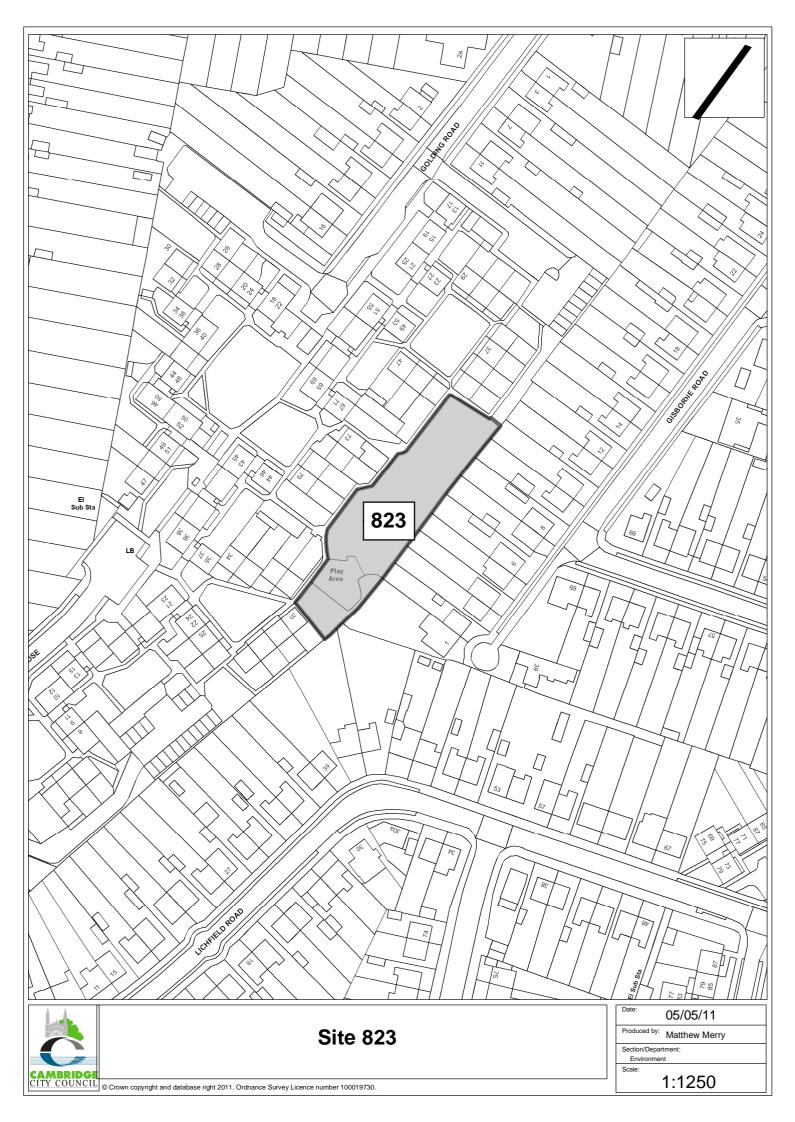
ISSUES     g       Could topography constrain     g       development? No     g       Affected by Air Quality Management Area     g       Not within an AQMA     g       Access & Transport Considerations     g       Issues with car parking in local area No     known issues. Site not in CP2.       Access meets highway standards No     a       direct access to the public highway.     Does site provide access to other       properties/highway Site provides footpath     access to surrounding residential properties       in Golding Road and Ashbury Close.     g       Within 400m of high quality public     g       transport route: Yes - the C3 service     g       Design & Impact Considerations     a       Nearby buildings overlook site The site is     overlooked from the rear aspects of       adjoining dwellings in Ashbury Close.     g       Site part of larger site or prejudice     g       Site in or adjacent to Conservation Area     g       No     g     g       Development affect any Locally Listed     g       Buildings No     g       Development of this site need to be     interpreted by county archaeology staff       Site shape impacts on developability No     g       Site within 400m of City Centre: No     a       Site within 400m of Octors/School/POS:		
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Site within 400m of Primary SchoolYesSite within 400m of Secondary SchoolYesSite within 400m of Public Open SpaceYesUse of site associated with a community facility: Yes - the recreation area and fixed play equipment mark the site out as a community facility.rPlanning Policy Considerations NogWhat is site allocated for in Local Plan: Nog		
Site within 400m of Secondary SchoolYesSite within 400m of Public Open SpaceYesUse of site associated with a community facility: Yes - the recreation area and fixed play equipment mark the site out as a community facility.rPlanning Policy Considerations NogWhat is site allocated for in Local Plan: Nog		
Site within 400m of Public Open SpaceYesUse of site associated with a community facility: Yes - the recreation area and fixed play equipment mark the site out as a community facility.rPlanning Policy Considerations NogWhat is site allocated for in Local Plan: NogIs site allocated in Waste & Mineralsg		
Use of site associated with a community facility: Yes - the recreation area and fixed play equipment mark the site out as a community facility.rPlanning Policy Considerations What is site allocated for in Local Plan: NogIs site allocated in Waste & Mineralsg		
facility: Yes - the recreation area and fixed play equipment mark the site out as a community facility.gPlanning Policy Considerations What is site allocated for in Local Plan: NogIs site allocated in Waste & Mineralsg		
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Planning Policy Considerations       g         What is site allocated for in Local Plan:       g         No       g         Is site allocated in Waste & Minerals       g		
What is site allocated for in Local Plan:       Image: Coloradi allocated in Waste & Minerals         Is site allocated in Waste & Minerals       g		
No       Is site allocated in Waste & Minerals	· · · ·	g
Is site allocated in Waste & Minerals g		
Local Plan: Site is not allocated for a		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	g
developed land: Yes	
Is site identified in the Council's	g
Employment Land Review: No	
Other Considerations	g
Any other constraints on site: No	
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.	

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



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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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	g
Use: No	
Protected Trees on site: No	g
Relevant Planning History: C/70/0750 - Erection of 2 storey	g
flats, 2 storey terraced houses and multi-purpose hall for old	
people, on land at Lichfield Road, Cambridge. Approved -	
29/1/71.	
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?

Site Assessment Criteria	Score
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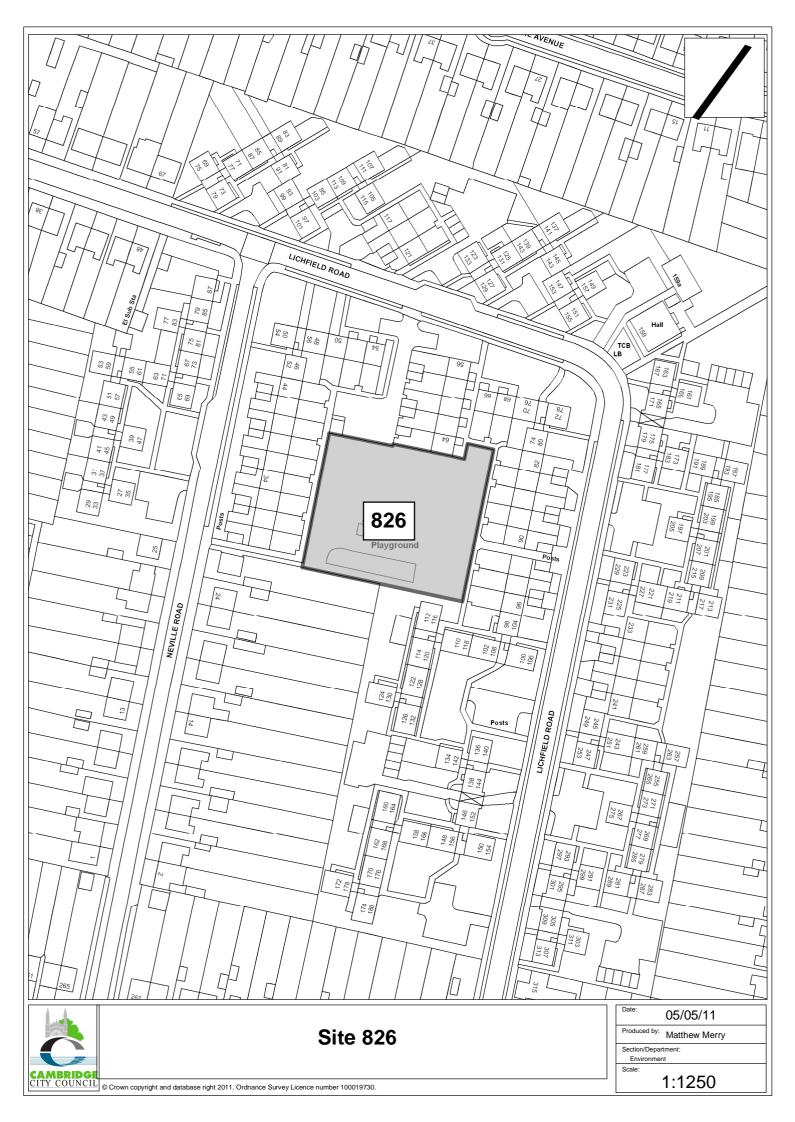
Environmental Considerations	
Environmental Considerations	~
Is there potential contamination on site?	g
No known issues	
Any potential noise problems ? No known	g
issues	
Could topography constrain	g
development? No	
Affected by Air Quality Management Area	g
Not within an AQMA	
Access & Transport Considerations	g
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.	
Access meets highway standards No	g
known issues	
Does site provide access to other	a
properties/highway Yes - The site enables	
rear pedestrian access to dwellings abutting	
it sited in Neville Road and Lichfield Road.	
Within 400m of high quality public	a
transport route: Yes - the C3 service	g
•	
Design & Impact Considerations	а
Nearby buildings overlook site The site is	
overlooked from the rear aspects of	
adjoining dwellings in Lichfield Road and	
Neville Road.	
Site part of larger site or prejudice	g
strategic site development No	
Development would impact on setting of	g
Listed Building No	
Site in or adjacent to Conservation Area	g
No	
Development affect any Locally Listed	g
Buildings No	
Development affects archaeological	а
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	
Site shape impacts on developability No	g
Sites integration with existing	g
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.	
Access to Services & Facilities	а
Site within 400m of City Centre: No	
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 Secondary School	INU

Yes
r
g
g
g
g
g
g

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 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	а
Buildings In Use: Yes - an office	а
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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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	g
<b>Use:</b> Yes - however the site appears to be in office use (B1(a)),	
which is not afforded protection by policy 7/3	
Protected Trees on site: There are three area TPOs covering	а
trees on the site fronting Rustat Road, as well as numerous other	
trees on the Clifton Road side of the site	
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?

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

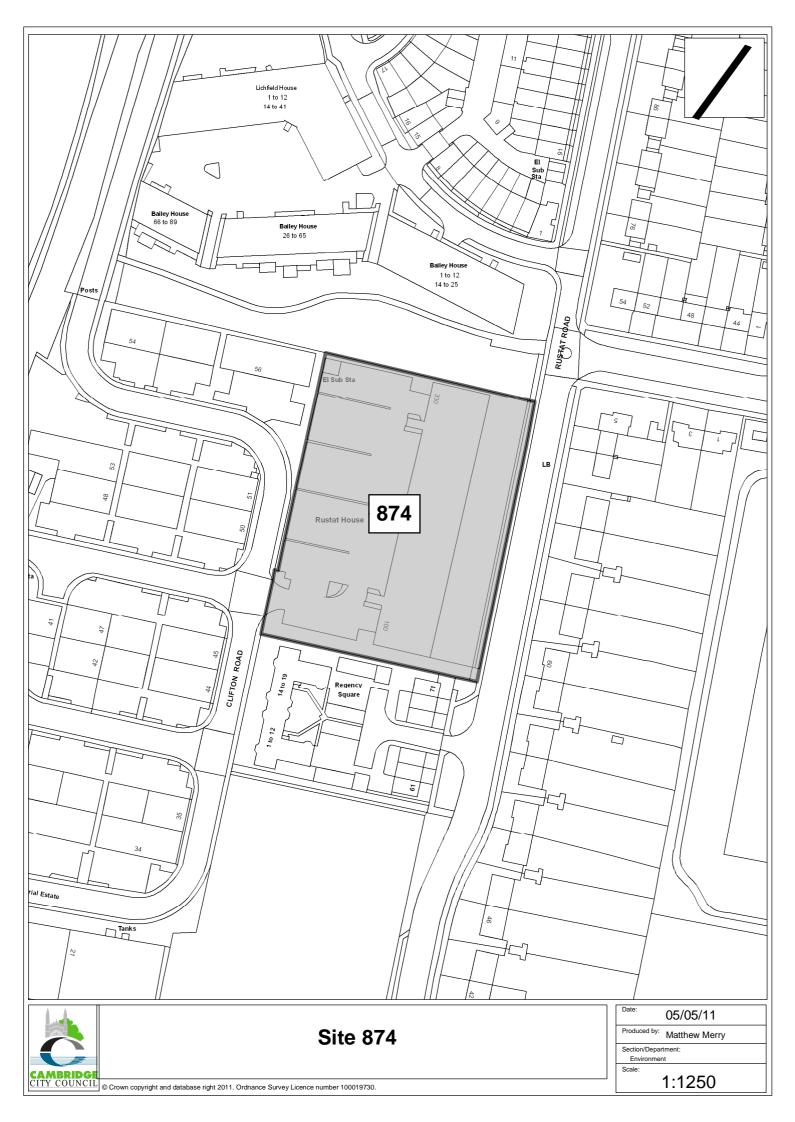
(accurring by outpatation)	
(occupied by sub station)	~
Any potential noise problems ? No known	g
issues	
Could topography constrain	g
development? No	-
Affected by Air Quality Management Area	g
Not within an AQMA	
Access & Transport Considerations	а
Issues with car parking in local area Site	
provides some car parking in the form of a	
car park, unclear how well used this is. Site	
not in CPZ.	-
Access meets highway standards No	g
known issues	
Does site provide access to other	g
properties/highway No	
Within 400m of high quality public	а
transport route: No	
Design & Impact Considerations	а
<b>Nearby buildings overlook site</b> The new	
residential buildings to the north and south of the site are three to four stories with	
potential to overlook the site	~
Site part of larger site or prejudice	g
strategic site development No	-
Development would impact on setting of	g
Listed Building No	~
Site in or adjacent to Conservation Area	g
	~
Development affect any Locally Listed Buildings No	g
Development affects archaeological	2
remains 15 CHER finds within 500m of the	а
site. The implications of this for the	
development of this site need to be	
interpreted by county archaeology staff	
Site shape impacts on developability No	0
Sites integration with existing	g a
<b>communities</b> 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	
Access to Services & Facilities	а
Site within 400m of City Centre: No	
Site within 400m of Local Centre: No	а
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	g
- See Stone association with a community	3
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: 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	

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 ID: Site 890 Detail Site Name: Vetinary 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	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
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	g
Use: No	
Protected Trees on site: No	g
<b>Relevant Planning History:</b> Yes - 10/0087/FUL - Erection of 14 apartments - permitted (in June 10).	r
<b>Level 2 Conclusion:</b> 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?

Site Assessment Criteria Environmental Considerations	Score
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	g
Issues with car parking in local area No	9
Access meets highway standards The	g
site is accessed by a driveway which runs	9
between 89 and 91 Cherry Hinton Road.	
Does site provide access to other	а
properties/highway The access road also	ŭ
serves an electricity sub-station adjacent to	
the east of the site.	
Within 400m of high quality public	g
transport route: Yes (C3 Service)	3
Design & Impact Considerations	а
Nearby buildings overlook site Could be	~
some overlooking issues from surrounding	
properties, although any issues could be	
overcome with good urban design	
Site part of larger site or prejudice	g
strategic site development No	9
Development would impact on setting of	g
Listed Building No	9
Site in or adjacent to Conservation Area	g
No	9
Development affect any Locally Listed	0
Buildings No	g
Development affects archaeological	
remains	
Site shape impacts on developability No	g
Sites integration with existing	g
communities Development of this site	9
should integrate well with the surrounding	
community	
Access to Services & Facilities	а
Site within 400m of City Centre: No	
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	g
facility: No	3
Planning Policy Considerations	g
What is site allocated for in Local Plan:	9
No	
Is site allocated in Waste & Minerals	g
Local Plan: Site is not allocated for a	3
minerals or waste use in the Cambridgeshire	
and Peterborough Minerals and Waste Site	
Specific Proposals Development Plan	
	1

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

