

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

Site ID: Site 38 Detail **Site Name:** Land to the r/o 1-3 Kendal Way **Map ID:** 038

Ward: East Chesterton/Kings Hedges

Site Area in Hectares: 0.22

Number of units (unconstrained using density multiplier): 16

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Part of the site is due to be converted into allotments by the City Council shortly. The rest of the site is formed of garages and other buildings to the r/o properties fronting Milton Road	a
Buildings In Use: Yes - garages and other buildings to the r/o properties fronting Milton Road	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: The City Council is in the process of converting the southern half of the site into allotments (site had been previously bought by the Council for housing but it was subsequently decided that the site would not be suitable for housing). Given that access will need to be maintained for the allotments, it is considered that the site is no longer suitable for housing	a
Local Nature Conservation importance	
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:	
Protected Trees on site:	
Relevant Planning History: No	
Level 2 Conclusion: Given that the site is in the process of being converted into allotments (and given that the site has been considered to be unsuitable for housing by the Council's Housing	

Department), it is considered that it is not suitable for housing	
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Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain development?	
Affected by Air Quality Management Area Site is not within an AQMA	g
Access & Transport Considerations	
Issues with car parking in local area	
Access meets highway standards	
Does site provide access to other properties/highway	
Within 400m of high quality public transport route:	
Design & Impact Considerations	
Nearby buildings overlook site	
Site part of larger site or prejudice strategic site development	
Development would impact on setting of Listed Building	
Site in or adjacent to Conservation Area	
Development affect any Locally Listed Buildings	
Development affects archaeological remains 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	
Sites integration with existing communities	
Access to Services & Facilities	
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	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility:	
Planning Policy Considerations	
What is site allocated for in Local Plan:	
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July	g

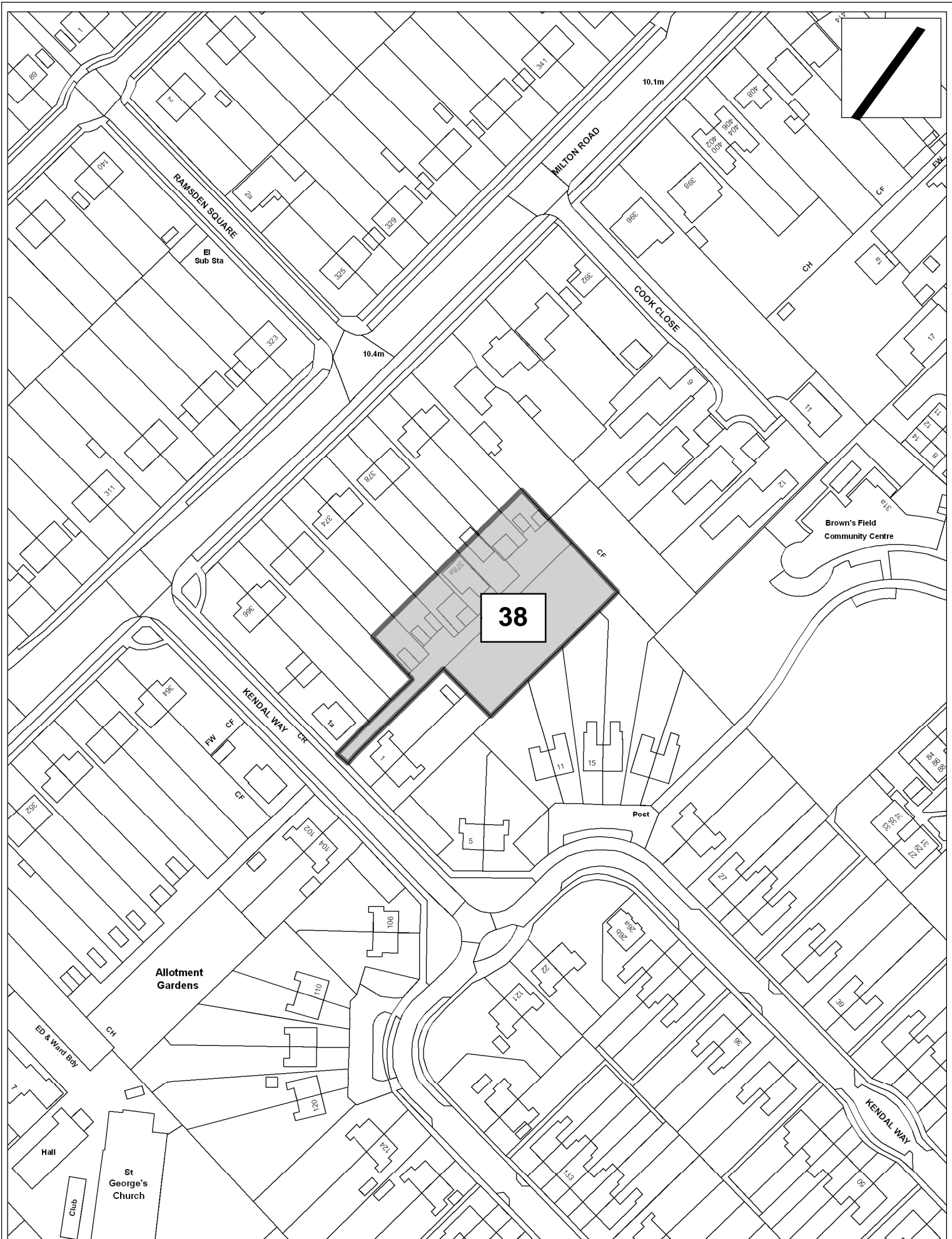
2010).	
Is the site in an area of major change:	
Will development be on previously developed land:	
Is site identified in the Council's Employment Land Review:	
Other Considerations Any other constraints on site:	
Level 3 Conclusion:	

Desktop Suitability Assessment Conclusion:

Given that the site is in the process of being converted into allotments (and given that the site has been considered to be unsuitable for housing by the Council's Housing Department), it is considered that it is not suitable for housing

Overall Suitability Assessment Conclusion (Planning Policy)

Given that the site is in the process of being converted into allotments (and given that the site has been considered to be unsuitable for housing by the Council's Housing Department), it is considered that it is not suitable for housing



Site 38

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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250