

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

Site ID: Site 237 Detail **Site Name:** Nuffield Road Industrial Area **Map ID:** 237

Ward: East Chesterton

Site Area in Hectares: 6.66

Number of units (unconstrained using density multiplier): 412

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - various industrial and commercial uses	a
Buildings In Use: Yes - various industrial and commercial buildings	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No - although the allotments to the south are protected open space and any development would have to not be harmful to the character of these	a
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: Yes - the site is a General Industrial and Business area with many units in B1(c), B2 or B8 use. a. The Council's Employment Land Review indicates that there is a shortfall in land supply in use Classes B1(c), B2 and B8; b. Residential development would not generate any jobs onsite; c. The existing use is a relatively large existing General Industrial and Business area, it's impact on the local area is limited as it is fairly self-contained; d. Not applicable; e. It's redevelopment for residential uses is not more appropriate; the site is a relatively large existing General Industrial and Business area that helps maintain a balance of job opportunities	r

in the City. It is identified for safeguarding in the Council's Employment Land Review. The site does not pass criteria a and b, c or e, it's redevelopment for housing is not appropriate. Yes - the ELR has identified the site for safeguarding in employment use	
Protected Trees on site: No, although there is a tree belt running along the old railway to the north	a
Relevant Planning History: No	g
Level 2 Conclusion: The site would meet the criteria for protected industrial land. Development of this site will have to be careful not to have a negative impact on trees along the railway to the north	

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 Not in an AQMA	g
Access & Transport Considerations	g
Issues with car parking in local area	
Access meets highway standards	g
Does site provide access to other properties/highway	g
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 11 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	a
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	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No

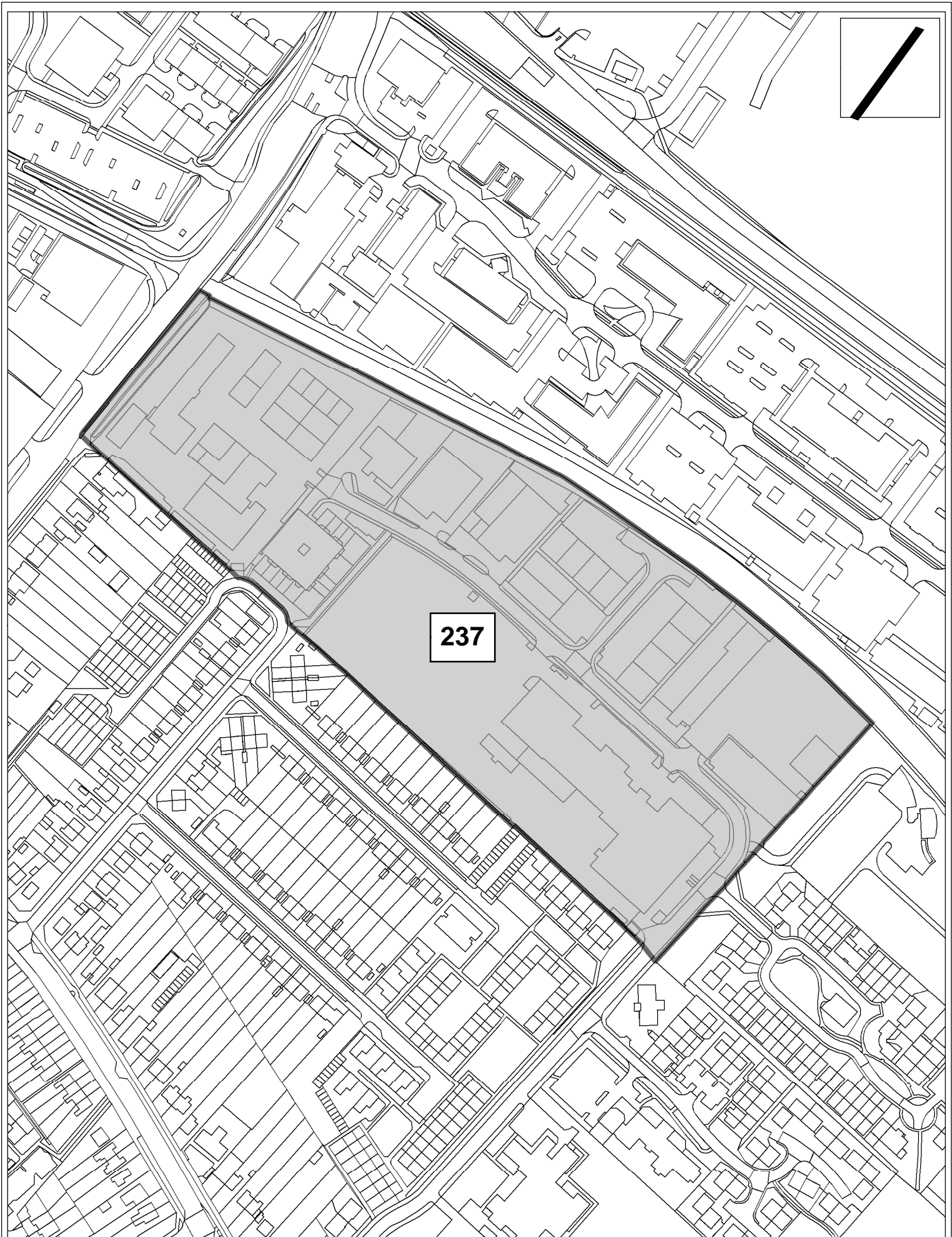
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility:	
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change: Yes the site is within the Northern Fringe East Area Major Change	a
Will development be on previously developed land:	
Is site identified in the Council's Employment Land Review: Yes - the ELR has identified the site for safeguarding in employment use. The site is a General Industrial and Business area with many units in B1(c), B2 or B8 use. a. The Council's Employment Land Review indicates that there is a shortfall in land supply in use Classes B1(c), B2 and B8; b. Residential development would not generate any jobs onsite; c. The existing use is a relatively large existing General Industrial and Business area, it's impact on the local area is limited as it is fairly self-contained; d. Not applicable; e. It's redevelopment for residential uses is not more appropriate; the site is a relatively large existing General Industrial and Business area that helps maintain a balance of job opportunities in the City. It is identified for safeguarding in the Council's Employment Land Review. The site does not pass criteria a and b, c or e, it's redevelopment for housing is not appropriate.	r
Other Considerations Any other constraints on site:	
Level 3 Conclusion: Development of this site would lead to the loss of a considerable amount employment land in B1(c), B2, B8 use on a site that was identified for continued safeguarding in the Council's Employment Land Review	

Desktop Suitability Assessment Conclusion:

Development of this site would lead to the loss of a considerable amount employment land in B1(c), B2, B8 use on a site that was identified for continued safeguarding in the Council's Employment Land Review

Overall Suitability Assessment Conclusion (Planning Policy)

The site was identified in the recent Employment Land Review (ELR) to be retained in employment use.



237



Site 237

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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:2624

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

Site ID: Site 238 Detail **Site Name:** Cowley Road Business Park **Map ID:** 238

Ward: East Chesterton

Site Area in Hectares: 8.50

Number of units (unconstrained using density multiplier): 345

Owner: Owner Known

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - various industrial and commercial uses	a
Buildings In Use: Yes - various industrial and commercial buildings	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 - the site is a General Industrial and Business area with many units in B1(c), B2 or B8 use. a. The Council's Employment Land Review indicates that there is a shortfall in land supply in use Classes B1(c), B2 and B8; b. Residential development would not generate any jobs onsite; c. The existing use is a relatively large existing General Industrial and Business area, it's impact on the local area is limited as it is fairly self-contained; d. Not applicable; e. It's redevelopment for residential uses is not more appropriate; the site is a relatively large existing General Industrial and Business area that helps maintain a balance of job opportunities in the City. It is identified for safeguarding in the Council's Employment Land Review. The site does not pass criteria a and b, c or e, it's redevelopment	r

for housing is not appropriate. Yes - the ELR has identified the site for safeguarding in employment use	
Protected Trees on site: No, although there are a number of trees onsite and there are tree belts running to the south and north of the site	a
Relevant Planning History: No	g
Level 2 Conclusion: The site would meet the criteria for protected industrial land. Development of this site will have to be careful not to have a negative impact on trees along the railway to the north	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is in an area of poor air quality and an appropriate air quality assessment will need to be made to ensure that any proposed development will not prejudice the health of new occupants.	a
Access & Transport Considerations	g
Issues with car parking in local area No known issues, the site currently provides parking for users of the Business Park. Site not in CPZ.	
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	g
Design & Impact Considerations	g
Nearby buildings overlook site No	
Site part of larger site or prejudice strategic site development No, although the site is part of the Northern Fringe East Area Action Plan Area	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	a

communities Integrating the development of this site into the surrounding residential development may be difficult - the site is surrounded by non-residential uses and cut off from the main part of Cambridge by the old 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: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No, although the site is part of the Northern Fringe East Area Action Plan Area	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: Yes the site is within the Northern Fringe East Area Major Change	a
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 site for safeguarding in employment use. The site is a General Industrial and Business area with many units in B1(c), B2 or B8 use. a. The Council's Employment Land Review indicates that there is a shortfall in land supply in use Classes B1(c), B2 and B8; b. Residential development would not generate any jobs onsite; c. The existing use is a relatively large existing General Industrial and Business area, it's impact on the local area is limited as it is fairly self-contained; d. Not applicable; e. It's redevelopment for residential uses is not more appropriate; the site is a relatively large existing General Industrial and Business area that helps maintain a balance of job opportunities in the City. It is identified for safeguarding in the Council's Employment Land Review. The site does not pass criteria a and b, c or	r

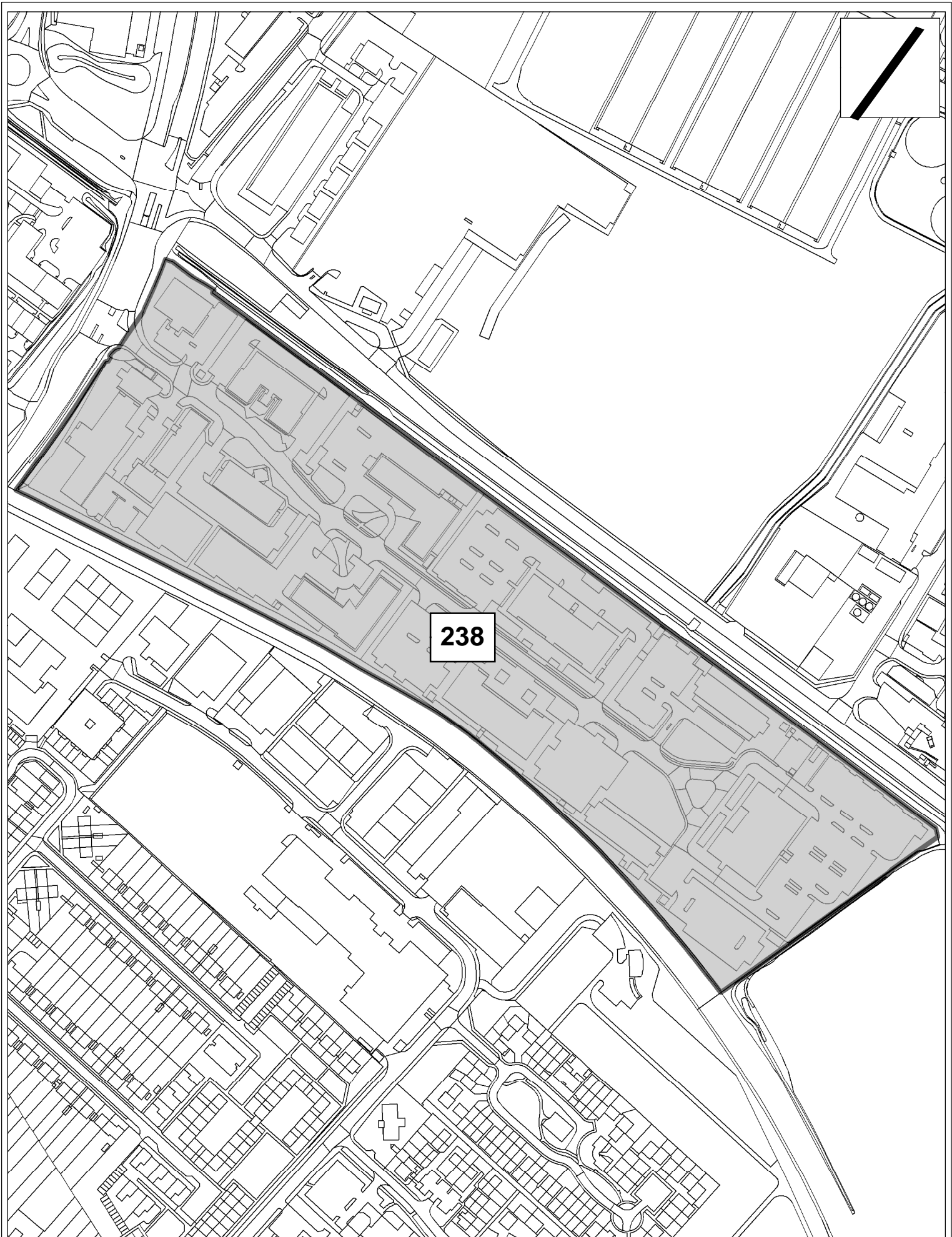
e, it's redevelopment for housing is not appropriate.	
Other Considerations Any other constraints on site: The site is part of the Northern Fringe East Area Action Plan Area	g
Level 3 Conclusion: The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site makes a considerable contribution to the City's employment provision and is recommended for safeguarding in employment use in the Employment Land Review, and integrating the development into surrounding areas would be difficult as it is surrounded by existing non-residential uses and is cut-off from the main part of Cambridge by the old railway line	

Desktop Suitability Assessment Conclusion:

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site makes a considerable contribution to the City's employment provision and is recommended for safeguarding in employment use in the Employment Land Review, and integrating the development into surrounding areas would be difficult as it is surrounded by existing non-residential uses and is cut-off from the main part of Cambridge by the old railway line

Overall Suitability Assessment Conclusion (Planning Policy)

The site was identified in the recent Employment Land Review (ELR) to be retained in employment use.



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Site 238

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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:3000

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

Site ID: Site 364 Detail **Site Name:** Car park in front of Elizabeth House **Map ID:** 364

Ward: East Chesterton

Site Area in Hectares: 0.42

Number of units (unconstrained using density multiplier): 27

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - parking	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: Yes, there are numerous trees with TPOs onsite	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees on or around the site	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain	g

development? No	
Affected by Air Quality Management Area 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 some car parking in the form of a car park, although unsure as to 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 The offices to the north of the site are accessed from the site	a
Within 400m of high quality public transport route: Yes (C2 Service)	g
Design & Impact Considerations Nearby buildings overlook site Four storey buildings abut and overlook the site from the north	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building Chesterton Hall to the south of the site is Grade II listed	a
Site in or adjacent to Conservation Area Yes, Chesterton Conservation Area lies to the South and East of the site	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 35 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 - integrating residential development so close to such a substantial office building may be problematic	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

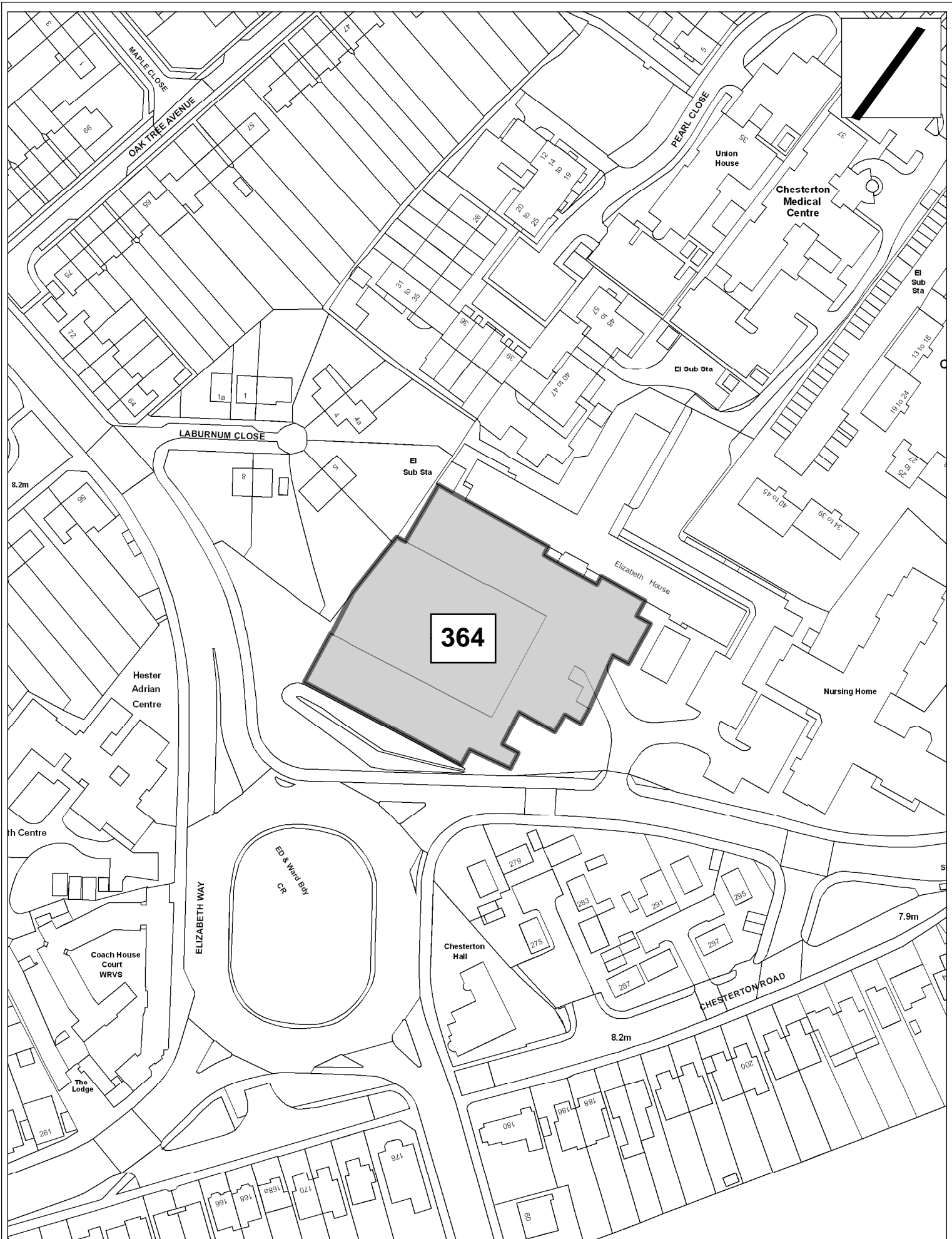
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals 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 part of protected office site in ELR	r
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings, integrating the site into the surrounding area may be difficult, the offices to the north are accessed from the site and there are numerous trees with TPOs onsite	

Desktop Suitability Assessment Conclusion:

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings, integrating the site into the surrounding area may be difficult, the offices to the north are accessed from the site and there are numerous trees with TPOs onsite

Overall Suitability Assessment Conclusion (Planning Policy)

This site is not suitable for development as it would result in loss of parking for the offices. The 4 storey office building constrains the site physically, also residential development would not sit well so close to the office building. TPOs on site.



Site 364

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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 879 **Site Name:** 72-76 St Andrew's Road **Map ID:** 879**Ward:** East Chesterton**Site Area in Hectares:** 1.31**Number of units (unconstrained using density multiplier):** 105**Owner:** Owner Known**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - well-used employment site.	a
Buildings In Use: Offices/workshops. Use Classes B1, B2 and B8.	a
Any Legal Issues: Unknown	

Suitability**Level 1 Strategic Considerations**

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Parts of the site fall within flood zone 3a and therefore development must be subject to an exception test. Eastern edge of the site also fall within the Cam City & Cam Lodes 20 year designation.	a
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of this site will not have a negative impact on any of the Level 1 Strategic Considerations	

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

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No, although the playing fields and the river banks to the south-east are Protected Open Space and any development would have to be careful to not harm the character of these spaces.	a
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: C/99/0707 - Demolition of existing offices/canteen area and erection of four storey office building (additional 2,600sqm) Class B1 together with associated parking in the undercroft (109 spaces) and land..... Simoco - Building C & D, 90 St Andrews Road, Cambridge. Approved - 31/7/00. - C/02/1287 - Erection of 200 dwellings, comprising of 94 houses and 106 flats (including 60 affordable units), car parking, access, ancillary works and change of use from private amenity land to community use. Land at 94-100 St Andrew's Road, Cambridge.	a

Approved - 17/11/03. (ON ADJOINING SITE TO NORTH-EAST)	
Level 2 Conclusion:	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (Engineering Works/Car Park/Scout Hall).	a
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is within or adjacent to the AQMA and therefore will require an air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent to the AQMA.	a
Access & Transport Considerations Issues with car parking in local area Yes - whilst the site is not in the Controlled Parking Zone, issues regarding car parking are prevalent in this locality. There are car parking restrictions on Elizabeth Way which is part of the Inner Ring Road system.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Phillips Electronics factory.	a
Within 400m of high quality public transport route: Yes - (the C2 & C4 Services)	g
Design & Impact Considerations Nearby buildings overlook site Yes - 3-storey terraced dwellings in St Andrews Road to the north face onto, and overlook the site.	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area Site adjacent to East Chesterton Conservation Area Boundary - to the north.	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 46 CHER finds within 500m of the	a

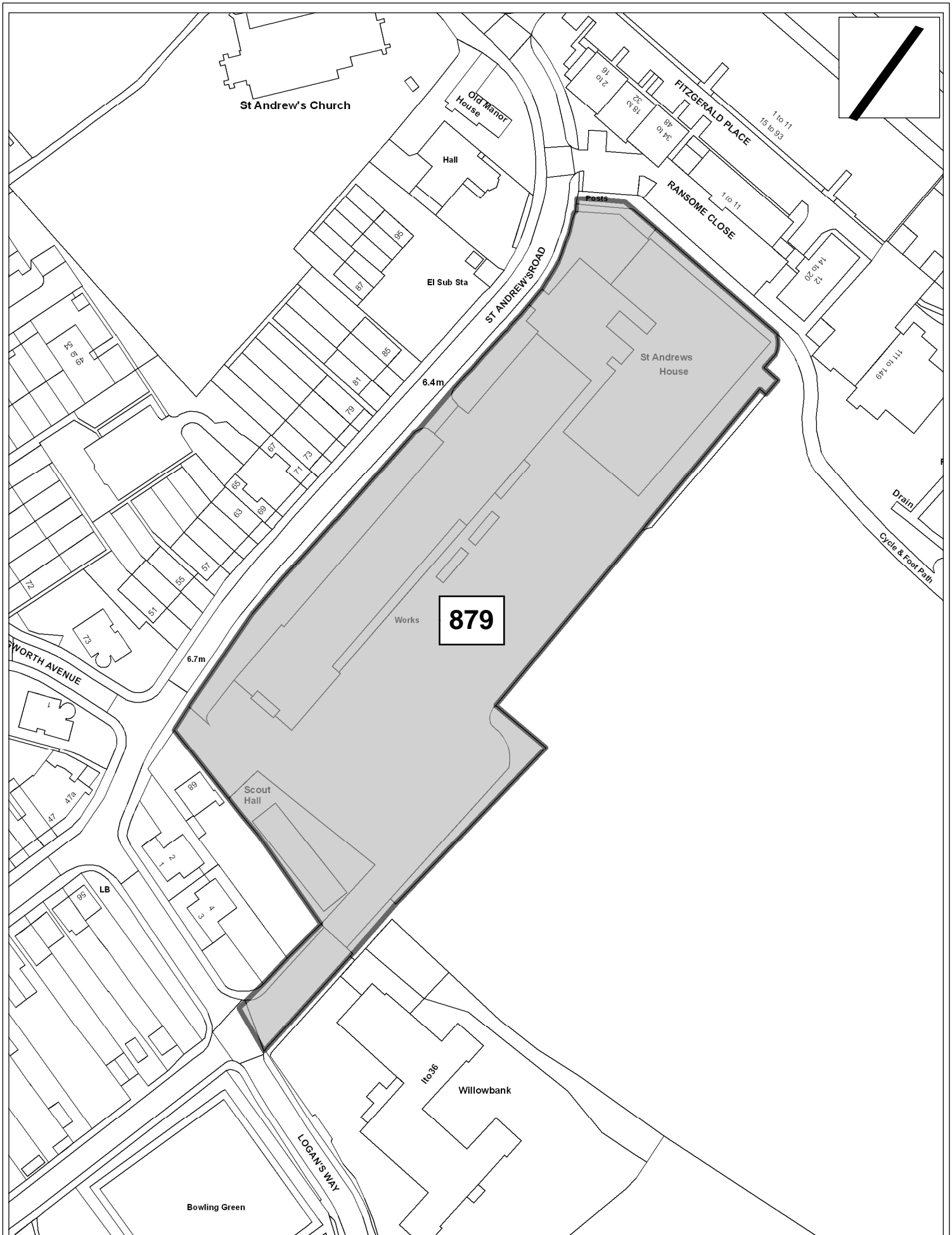
site. The implications of this for the development of this site need to be interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with surrounding residential development	g
Access to Services & Facilities	
Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	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 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 protected office site in ELR	r
Other Considerations	
Any other constraints on site: No	g
Level 3 Conclusion: The site posts a number of amber scores at Levels 1, 2 and 3. It comprises a large electrical engineering works which falls within Use Class B2. New residential development should not prejudice the existence of the works, and therefore, it may be difficult to assimilate it into such surroundings. Development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 is discouraged by Local Plan Policy 7/3.	

Desktop Suitability Assessment Conclusion:

Development of Site 879 is considered to be unacceptable. It comprises a large electrical engineering works which falls within Use Class B2. New residential development should not prejudice the existence of the works, and therefore, it may be difficult to assimilate it into such surroundings. Development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 is discouraged by Local Plan Policy 7/3.

Overall Suitability Assessment Conclusion (Planning Policy)

Development of Site 879 is considered to be unacceptable. The Employment Land Review identifies it as an office employment site which should be retained.



Site 879

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