

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

**Site ID:** Site 119 Detail    **Site Name:** Surface car park adjacent to Colleges Nursery, Campkin Road    **Map ID:** 119

**Ward:** Kings Hedges

**Site Area in Hectares:** 0.16

**Number of units (unconstrained using density multiplier):** 12

**Owner:** Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Surface car park for Colleges Nursery and Arbury community centre	a
<b>Buildings In Use:</b> No	g
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> The site is adjacent to protected open space and as such development proposals would need to ensure that they do not encroach onto this space or harm the character of the open space	a
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	

<b>Is there potential contamination on site?</b> Refer to EH	
<b>Any potential noise problems ?</b> Refer to EH	
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> The site provides car parking for the nursery and community centre and there could be highways safety implications if this car parking were redeveloped for housing in terms of parents dropping off their children at the nursery. Site is in the CPZ.	a
<b>Access meets highway standards</b> if this car parking were redeveloped for housing in terms of parents dropping off their children at the nursery	a
<b>Does site provide access to other properties/highway</b> Not as defined but the site is within 400m of other bus services linking the site to the city centre and other destinations	a
<b>Within 400m of high quality public transport route:</b> Could be overlooking issues with the houses on the opposite side of Campkin Road, although these issues could be overcome with good urban design	a
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate quite well with the surrounding community	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes

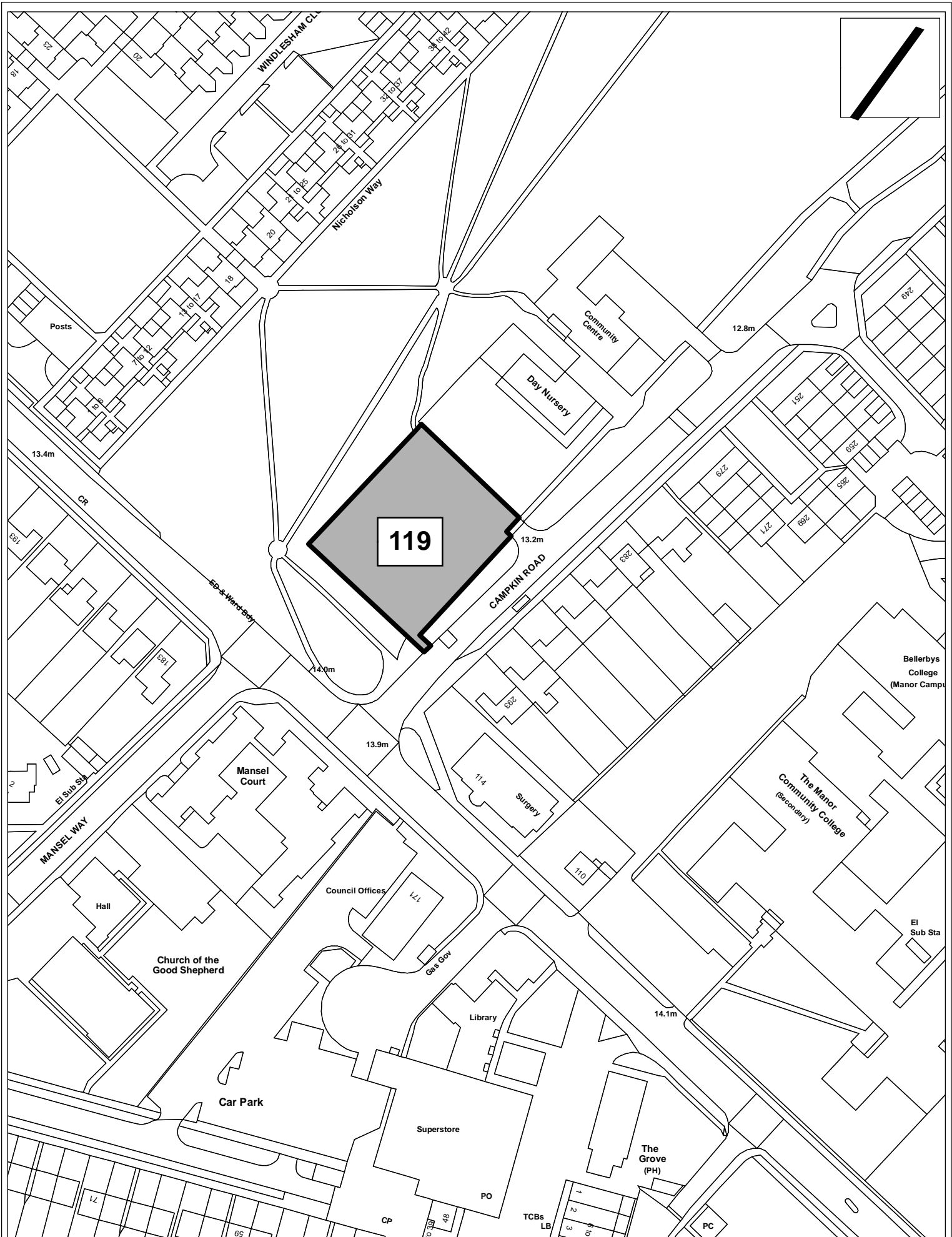
<b>Site within 400m of Secondary School</b>	Yes
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> The site's current use is associated with the operation of both the Colleges Nursery and the Arbury Community Centre and the loss of car parking for these facilities could lead to safety issues, particularly when dropping off children at the nursery and subsequent highways concerns. In addition, the loss of this land could reduce the potential for this important community facility to expand in the future	a
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> There are concerns that the development of this site could have a negative impact on the well used community facilities provided by the Colleges Nursery and the Arbury Community Centre. The loss of car parking for these facilities could have highways implications. In addition, given that the rest of the space surrounding these facilities is protected open space, the car parking area could more usefully be safeguarded for future expansion of this well used community facility. As such, it is felt that the site is not suitable for housing	

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

Site 119 is not considered to be suitable for development as the loss of car parking could have a negative impact on the adjacent community facilities and potential highways implications. It is felt that this site could be more usefully safeguarded for the expansion of the community facility

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

Site 119 is not considered to be suitable for development as the loss of car parking could have a negative impact on the adjacent community facilities and potential highways implications. It is felt that this site could be more usefully safeguarded for the expansion of the community facility



# Site 119

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

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

**Site ID:** Site 213 Detail     **Site Name:** Kirkwood Road Business Estate     **Map ID:** 213

**Ward:** Kings Hedges

**Site Area in Hectares:** 2.68

**Number of units (unconstrained using density multiplier):** 143

**Owner:** Not Known

**Availability**

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - employment area	a
<b>Buildings In Use:</b> Yes - offices and commercial buildings	a
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> No	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> Yes - the site is a protected industrial site with much of the site in use classes B1(c), B2 or B8.	r
<b>Protected Trees on site:</b> No	g
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Development of this site would lead to the loss of a considerable amount employment land in B1(c), B2, B8 use on a protected industrial site that was identified for continued safeguarding in the Council's Employment Land Review	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

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

<b>Could topography constrain development?</b>	
<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b>	
<b>Access meets highway standards</b>	
<b>Does site provide access to other properties/highway</b>	
<b>Within 400m of high quality public transport route: Yes (C1 service)</b>	
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b>	
<b>Site part of larger site or prejudice strategic site development</b>	
<b>Development would impact on setting of Listed Building</b>	
<b>Site in or adjacent to Conservation Area</b>	
<b>Development affect any Locally Listed Buildings</b>	
<b>Development affects archaeological remains</b> 36 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	
<b>Sites integration with existing communities</b>	
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre: No</b>	a
<b>Site within 400m of Local Centre: No</b>	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b>	
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> Allocated Protected Industrial Land in 2006 adopted Local Plan	a
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b>	
<b>Will development be on previously developed land:</b>	
<b>Is site identified in the Council's Employment Land Review: Yes</b> safeguarded site	a

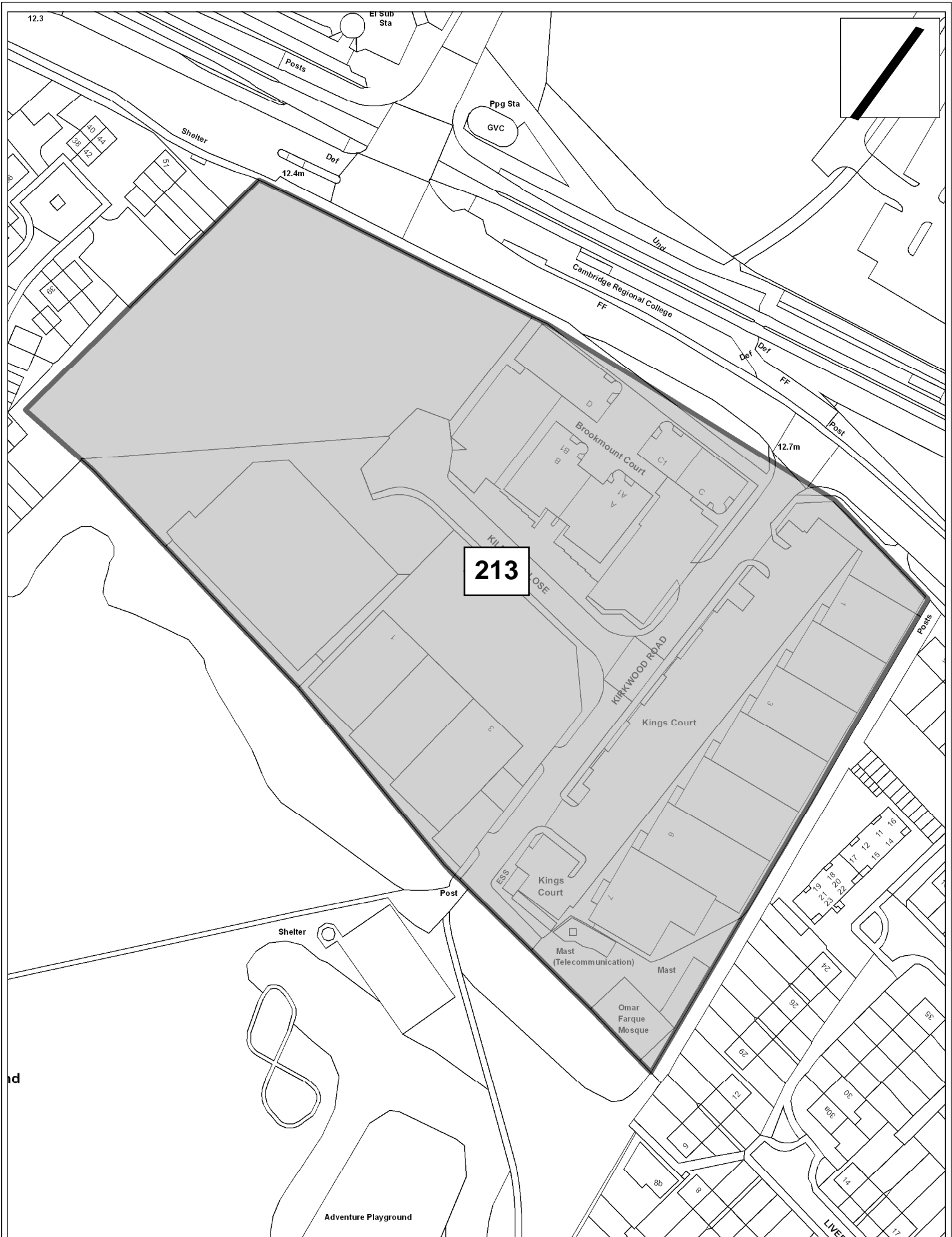
<b>Other Considerations</b>	
<b>Any other constraints on site:</b>	
<b>Level 3 Conclusion:</b>	

**Desktop Suitability Assessment Conclusion:**

The site considered to be unsuitable for development as it is protected industrial land and identified as worthy of continued protection in the 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 and is a protected industrial site.



# Site 213

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



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

**Site ID:** Site 223 Detail    **Site Name:** Play area and car parks by North Arbury Chapel, Cameron Road    **Map ID:** 223

**Ward:** Kings Hedges

**Site Area in Hectares:** 0.27

**Number of units (unconstrained using density multiplier):** 17

**Owner:** Cambridge City Council

**Availability**

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

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

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

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> There are no known contamination issues	g
<b>Any potential noise problems ?</b> Potential	a

noise from pub	
<b>Could topography constrain development? No</b>	g
<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides some car parking in the form of a car park, unclear how well used this is. Site not in CPZ.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> No known issues	g
<b>Within 400m of high quality public transport route:</b> Yes (C1 service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes, the housing to the South East fronts onto and overlooks the site	a
<b>Site part of larger site or prejudice strategic site development</b> Yes, part of the site provides parking for the adjacent church	a
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 39 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development on this site should integrate well with surrounding residential development	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> Yes, part of the site provides parking for the adjacent church	a
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a	g

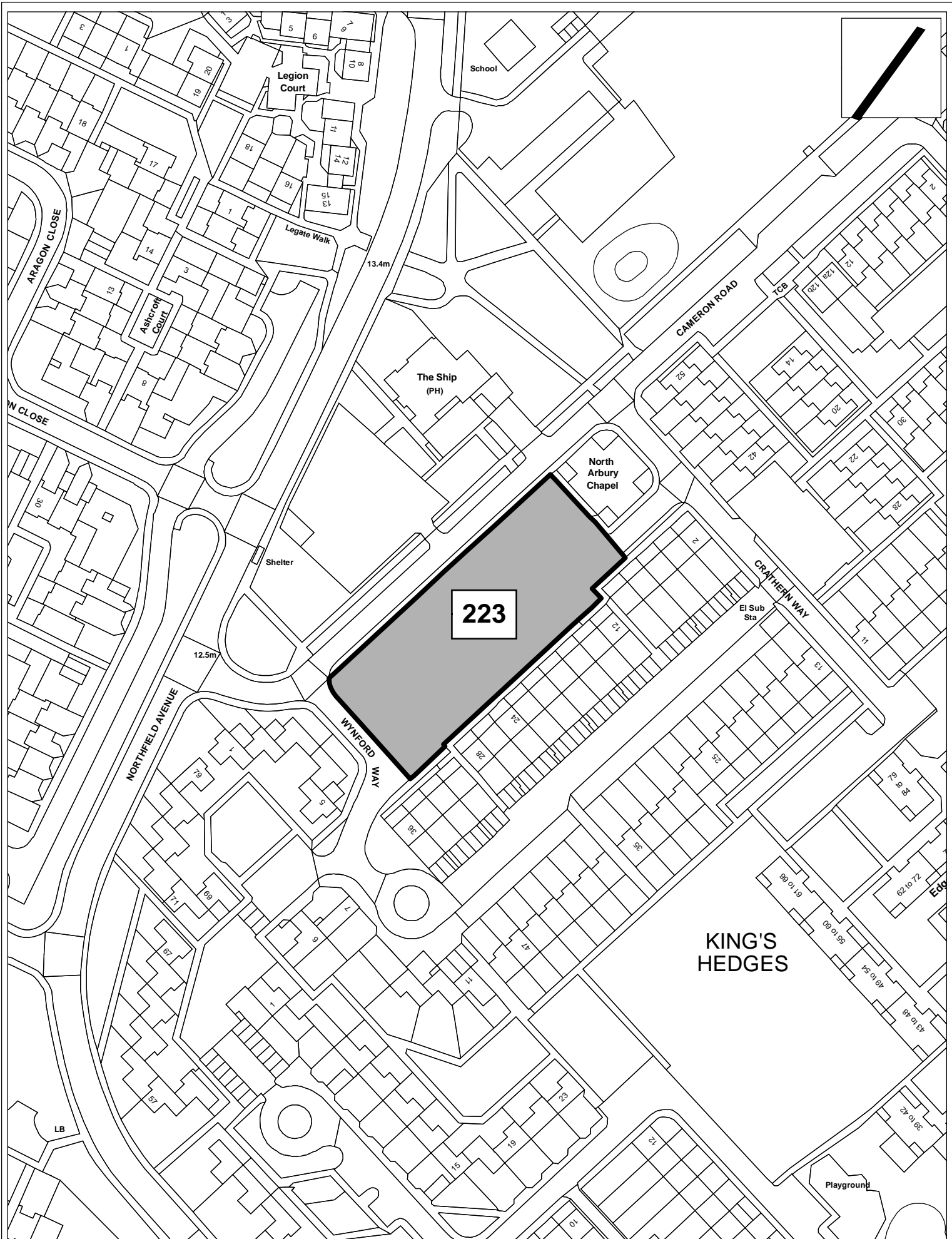
minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Partly (some of the site is open space)	a
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> 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 223 can be considered to be developable subject to consideration of whether the loss of parking and relationship with surrounding buildings can be resolved and consideration of the loss of open space. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains and whether any further transport improvements would be required in order to improve access to local centres using sustainable modes of transport. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

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

Site below 0.25 ha. Site meets the criteria in Local Plan to be designated as Protected Open Space



## Site 223

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

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

**Site ID:** Site 225 Detail     **Site Name:** Open space at Hanson Court     **Map ID:** 225

**Ward:** Kings Hedges

**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)
<b>Site in use:</b> Yes - informal open space with a path running through it	a
<b>Buildings In Use:</b> No	g
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

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

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

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

<b>development? No</b>	
<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> There is no vehicular access to the site which is surrounded on all sides by existing development	a
<b>Does site provide access to other properties/highway</b> The site is used to access properties around it, there is also a pathway that runs through the middle of the site	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Existing houses and flats front onto and overlook the site from all sides. Some of the flats are up to 3/4 storeys	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 40 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Integrating the development of this site into the surrounding residential development may be difficult - the site is surrounded by existing buildings fronting onto the site, vehicular access would also be problematic	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g

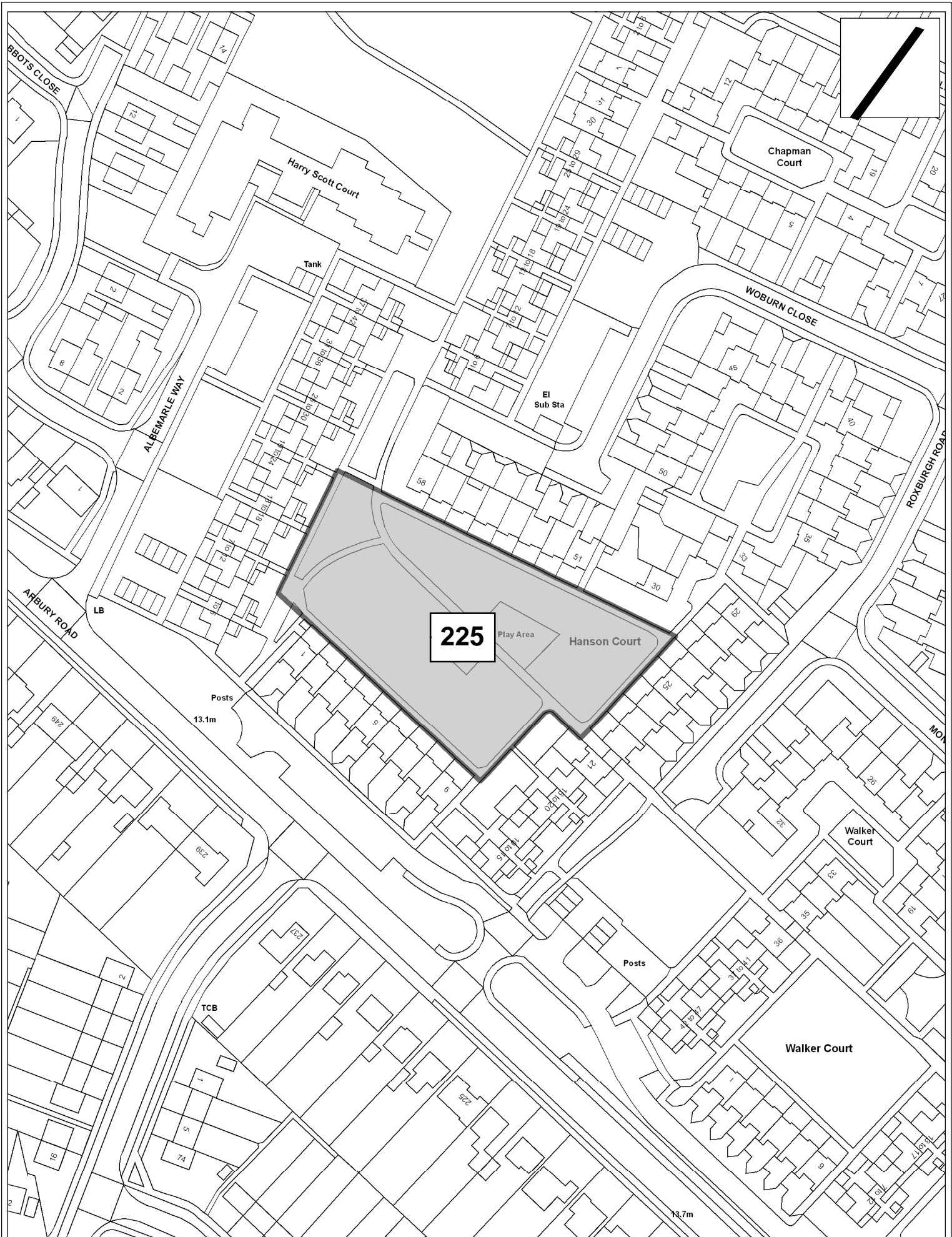
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> No	a
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings, vehicular access could be difficult and integrating the site into the surrounding area would be difficult	

#### **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, vehicular access could be difficult and integrating the site into the surrounding area would be difficult

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

Site is not suitable for development because it constitutes amenity space, and is constrained by existing buildings, access is also difficult. Site meets the criteria in Local Plan to be designated as Protected Open Space



## Site 225

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



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

**Site ID:** Site 227 Detail      **Site Name:** Open space south of Hanson Court      **Map ID:** 227

**Ward:** Kings Hedges

**Site Area in Hectares:** 0.20

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

**Owner:** Cambridge City Council

**Availability**

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

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> Site will be allocated for Protected Open Space	r
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No, although there are a number of trees onsite	a
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> To be Protected Open Space.	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b>	
<b>Any potential noise problems ?</b>	
<b>Could topography constrain development?</b> No	g

<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides some car parking in the form of a car park and garages, unclear how well used this is. Site not in CPZ.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> The site is used to access properties around it, there is also a pathway that runs through the middle of the site	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Three / four storey flats abut and overlook the site from two sides	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 37 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Integrating the development of this site into the surrounding residential development may be difficult - the site has existing buildings fronting onto the site from two sides	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire	g

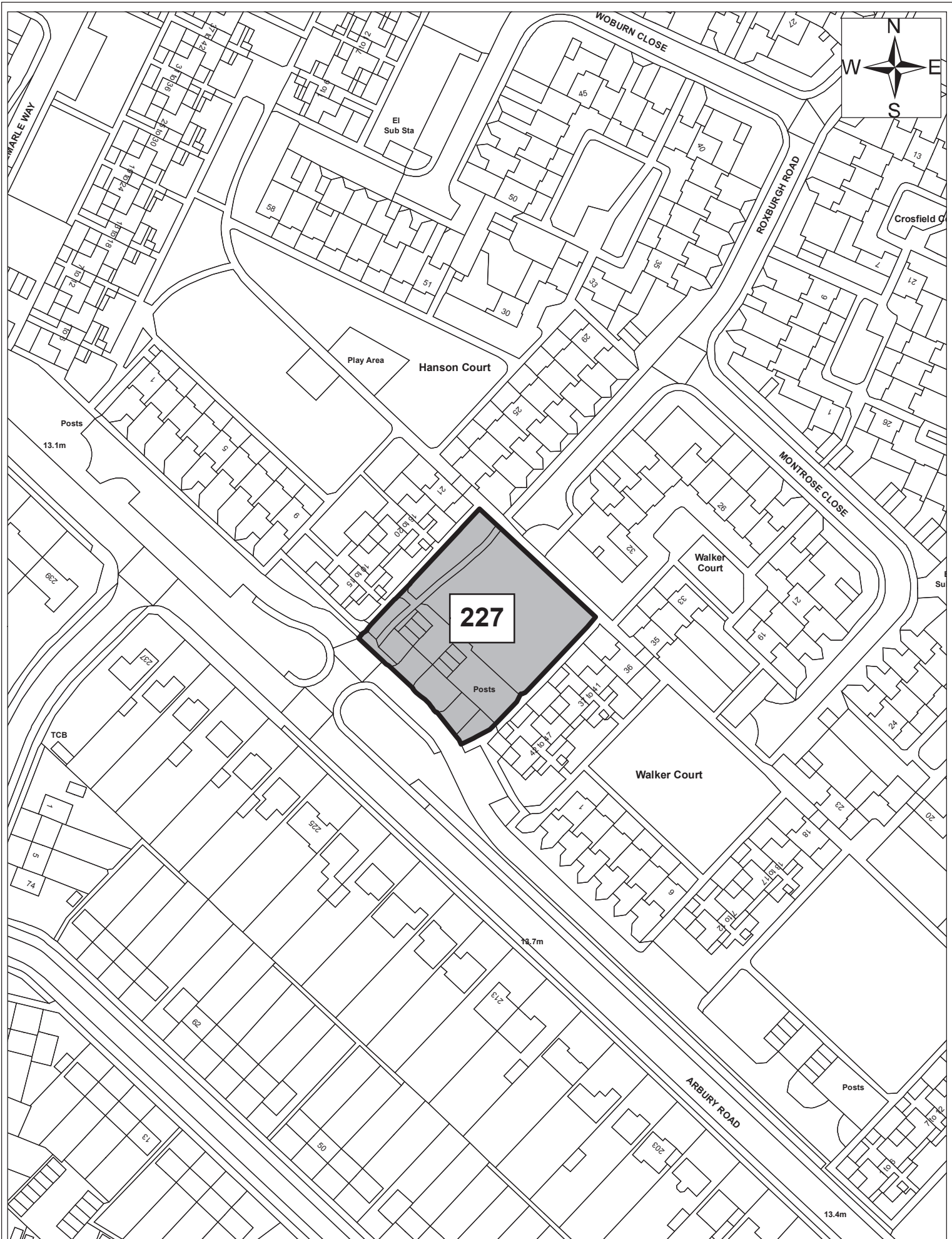
and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Partly (some of the site is open space)	a
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings	

**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

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

Integrating the development of this site into the surrounding residential development may be difficult - the site has existing buildings fronting onto the site from two sides, and the site has amenity value. Site meets the criteria in Local Plan to be designated as Protected Open Space



# Site 227

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Date:	30/03/11
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250

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

**Site ID:** Site 228 Detail     **Site Name:** Open space south of Turpyn Court     **Map ID:** 228

**Ward:** Kings Hedges

**Site Area in Hectares:** 0.30

**Number of units (unconstrained using density multiplier):** 19

**Owner:** Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - informal open space and parking	a
Buildings In Use: Yes - garages	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, although there are a number of trees onsite	a
Relevant Planning History: No	g
Level 2 Conclusion: To be Protected Open Space.	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain development? No	g

<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides some car parking in the form of a car park and garages, unclear how well used this is. Site not in CPZ.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> The site is used to access properties around it	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Three / four storey flats abut and overlook the site from two sides	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 26 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Integrating the development of this site into the surrounding residential development may be difficult - the site has existing buildings fronting onto the site from two sides	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	Yes
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan	g

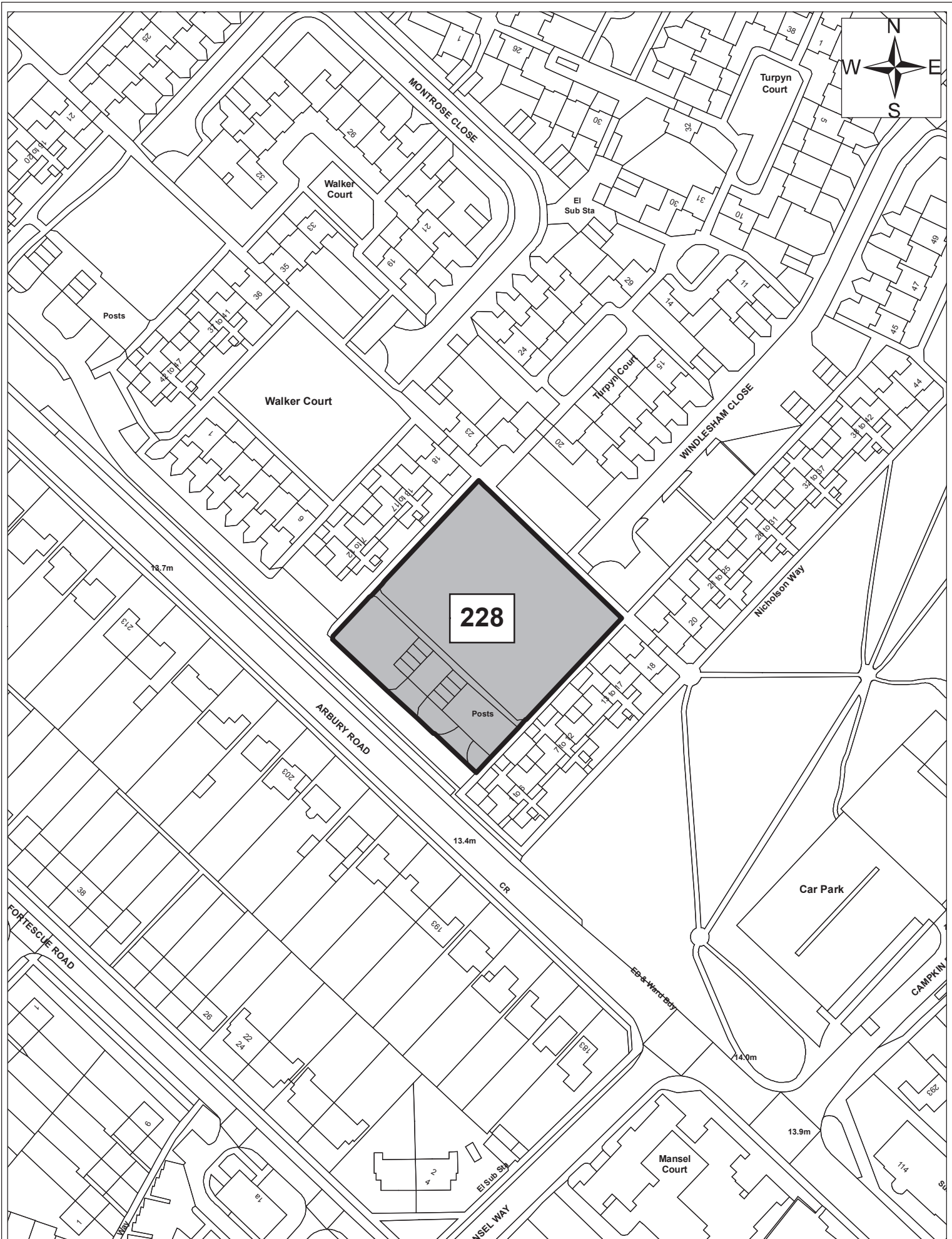
Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Partly (some of the site is open space)	a
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is constrained by existing buildings	

**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

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

Integrating the development of this site into the surrounding residential development may be difficult - the site has existing buildings fronting onto the site from two sides, and the site has amenity value. Site meets the criteria in Local Plan to be designated as Protected Open Space



## Site 228

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Date:	30/03/11
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250



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

**Site ID:** Site 229 Detail     **Site Name:** Garages between Whitfield Close and Crowland Way  
**Map ID:** 229  
**Ward:** Kings Hedges  
**Site Area in Hectares:** 0.23  
**Number of units (unconstrained using density multiplier):** 11  
**Owner:** Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Yes - parking and small informal open space	a
<b>Buildings In Use:</b> Yes - garages	a
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> Site will not be allocated for Protected Open Space	g
<b>Local Nature Conservation importance</b> No	g
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No	g
<b>Protected Trees on site:</b> No, although there are a number of trees on part of site	a
<b>Relevant Planning History:</b> Yes - 08/1308/FUL - Erection of a two storey block of two flats on a small space adjacent to and overlapping with this site - approved	g
<b>Level 2 Conclusion:</b> Development of this site will have to be careful not to have a negative impact on trees onsite	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	

<b>Is there potential contamination on site?</b>	
<b>Any potential noise problems ?</b>	
<b>Could topography constrain development? No</b>	g
<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides some car parking in the form of garages, unclear how well used these are. Site not in CPZ.	a
<b>Access meets highway standards</b> Access to the site is up two very narrow roads	a
<b>Does site provide access to other properties/highway No</b>	g
<b>Within 400m of high quality public transport route: Yes (C1 service)</b>	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site No</b>	g
<b>Site part of larger site or prejudice strategic site development No</b>	g
<b>Development would impact on setting of Listed Building No</b>	g
<b>Site in or adjacent to Conservation Area No</b>	g
<b>Development affect any Locally Listed Buildings No</b>	g
<b>Development affects archaeological remains</b> 42 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> Yes, the site is very long and narrow	a
<b>Sites integration with existing communities</b> Integrating the development of this site into the surrounding residential development may be difficult - the site is surrounded by the backs of properties	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre: No</b>	a
<b>Site within 400m of Local Centre: No</b>	a
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	Yes
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility: No</b>	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire	g

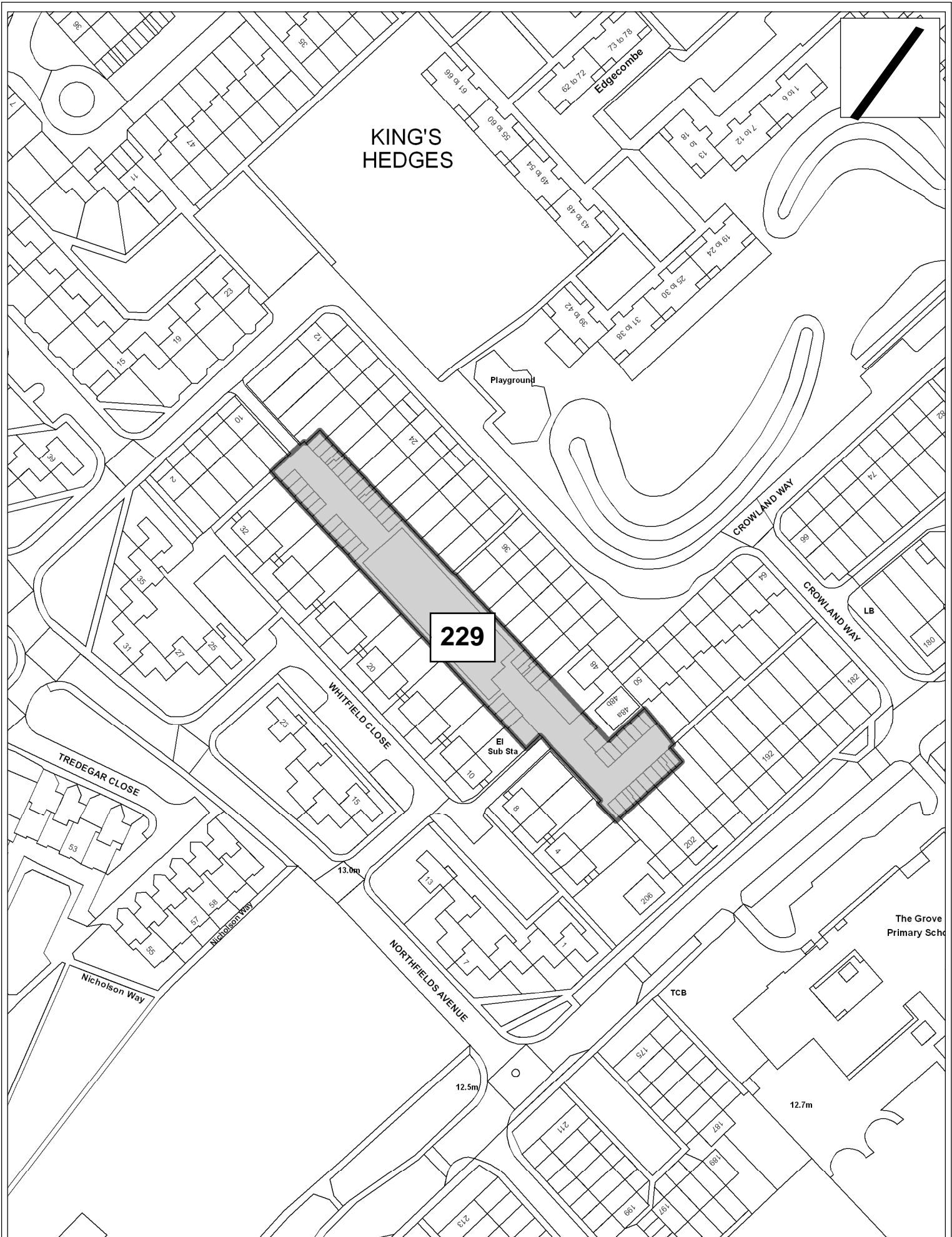
and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Partly (some of the site is open space)	a
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is very narrow, difficult to access, constrained by existing buildings and likely to be difficult to integrate into surrounding communities	

**Desktop Suitability Assessment Conclusion:**

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is very narrow, difficult to access, constrained by existing buildings and likely to be difficult to integrate into surrounding communities

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

The site is not suitable for development because it is too narrow and access would be problematic. Small part of the site has a permission for two dwellings.



KING'S HEDGES

Edgcombe

229

Playground

EI Sub Sta

The Grove Primary Sch



**Site 229**

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

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

**Site ID:** Site 233 Detail      **Site Name:** Open space and garages south of Woodhouse Way  
**Map ID:** 233  
**Ward:** Kings Hedges  
**Site Area in Hectares:** 0.37  
**Number of units (unconstrained using density multiplier):** 28  
**Owner:** Cambridge City Council

**Availability**

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

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

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

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b>	
<b>Any potential noise problems ?</b>	
<b>Could topography constrain development?</b> No	g

<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides some car parking in the form of a small car park, unclear how well used this is. Site not in CPZ.	a
<b>Access meets highway standards</b> The site is accessed from two quite narrow access roads, one between two existing dwellings	a
<b>Does site provide access to other properties/highway</b> The site is used to access garages on the rear of properties, there is also pathway running through the site	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 2 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Integrating the development of this site into the surrounding residential development may be difficult - the site is surrounded by the backs of properties and accessed up two narrow roads, one between existing dwellings	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a	g

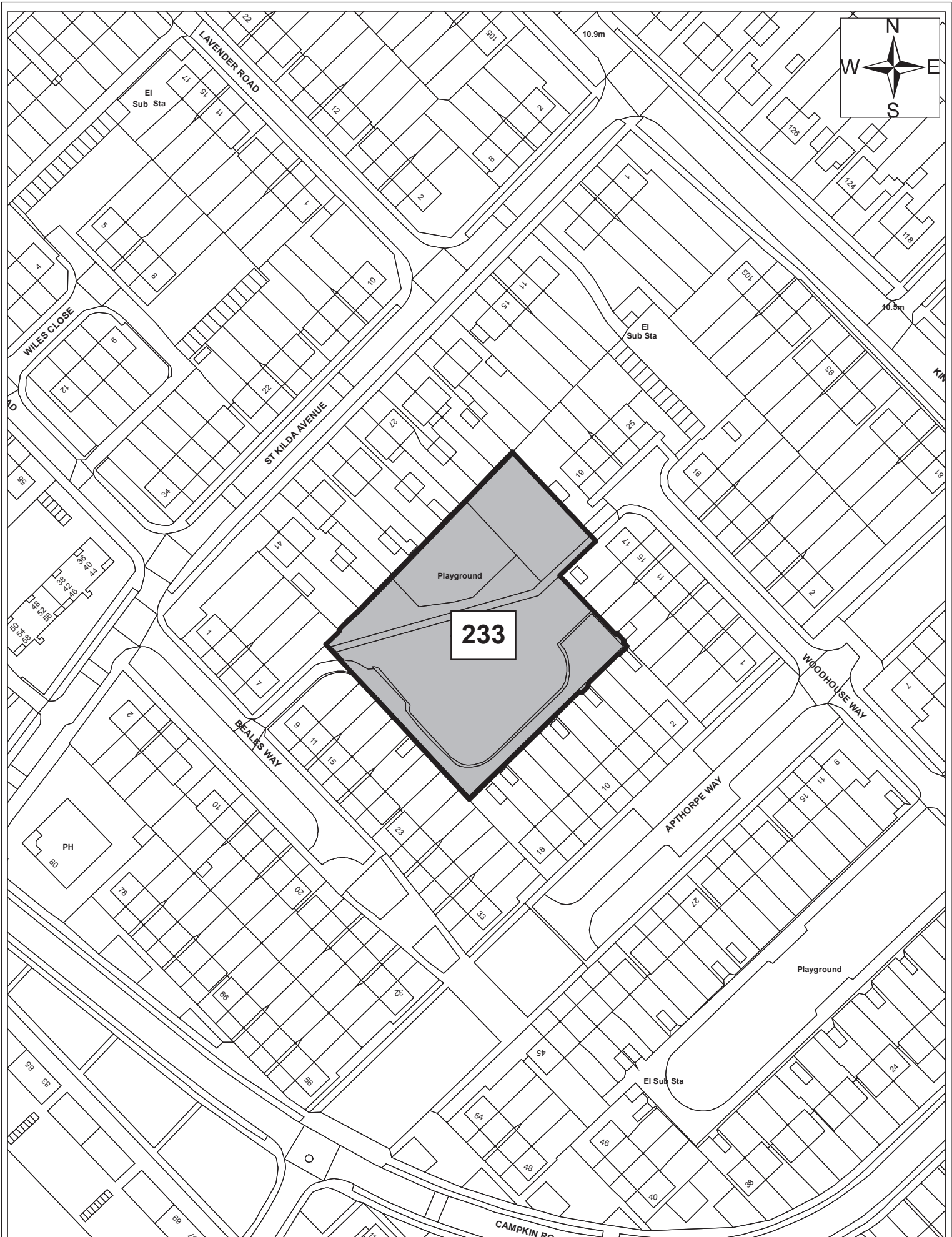
minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> No	a
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site difficult to access and likely to be difficult to integrate into surrounding communities	

**Desktop Suitability Assessment Conclusion:**

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site difficult to access and likely to be difficult to integrate into surrounding communities

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

Not suitable as it would involve loss of open space and a recreation facility. Site meets the criteria in Local Plan to be designated as Protected Open Space



## Site 233

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Date:	30/03/11
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250



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

**Site ID:** Site 281 Detail    **Site Name:** Playground at Arbury Court    **Map ID:** 281

**Ward:** Kings Hedges

**Site Area in Hectares:** 0.43

**Number of units (unconstrained using density multiplier):** 32

**Owner:** Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Yes - informal open space and children's play areas	a
<b>Buildings In Use:</b> Yes - play equipment	a
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

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

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
<b>Is there potential contamination on site?</b> There are no known contamination issues	g
<b>Any potential noise problems ?</b> Potential noise from pub	a

<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes (C1 service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Four storey flats to the north west overlook the site	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 20 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development on this site should integrate well with surrounding residential development	g
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	Yes
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g

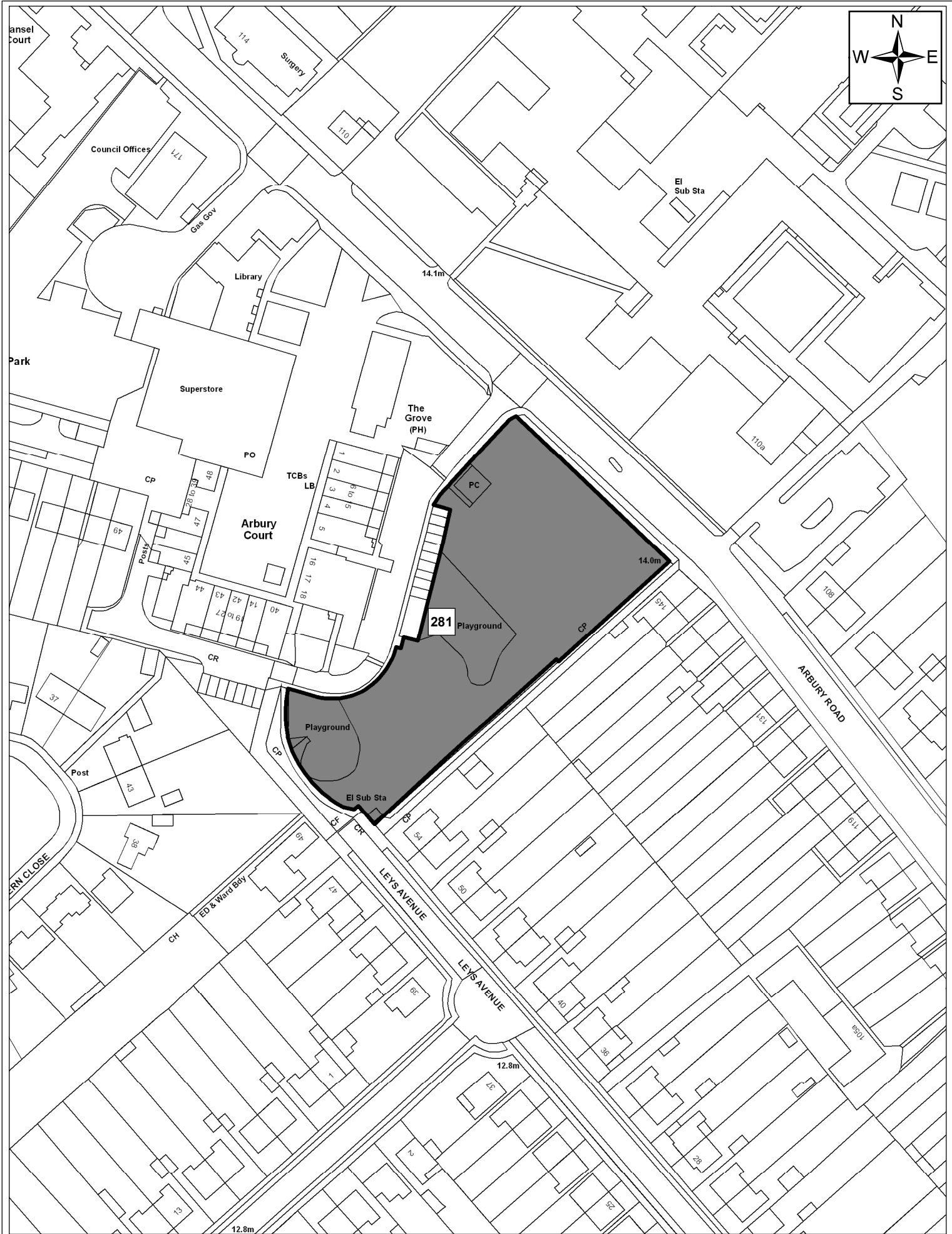
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> No	a
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> While the site scores 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 281 can be considered to be suitable for development subject to consideration of the significance of the open space. Further information would also be required with regards to a number of assessment criteria, including potential for archaeological remains. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

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

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



## Site 281

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Date:	25/06/10
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:1,250

**Draft SHLAA Sites – UNDEVELOPABLE: As At June 28<sup>th</sup> 2011****Site ID:** Site 285 Detail    **Site Name:** Garages behind 2 to 36 Cratherne Way    **Map ID:** 285**Ward:** Kings Hedges**Site Area in Hectares:** 0.21**Number of units (unconstrained using density multiplier):** 10**Owner:** Cambridge City Council**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - parking	a
Buildings In Use: Yes - garages	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: 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
<b>Environmental Considerations</b>	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain development? No	g
Affected by Air Quality Management Area	g

Not in an AQMA	
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides some car parking in the form of garages, unclear how well used these are. Site not in CPZ.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> The site is used to access gardens either side of the site	a
<b>Within 400m of high quality public transport route:</b> Yes (C1 service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Two storey dwellings on two sides of the site overlook the site	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 40 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> The site is quite narrow and this might impact on its developability	a
<b>Sites integration with existing communities</b> Integrating the development of this site into the surrounding residential development may be difficult - the site is backed onto by the rear of properties on two sides	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site	g

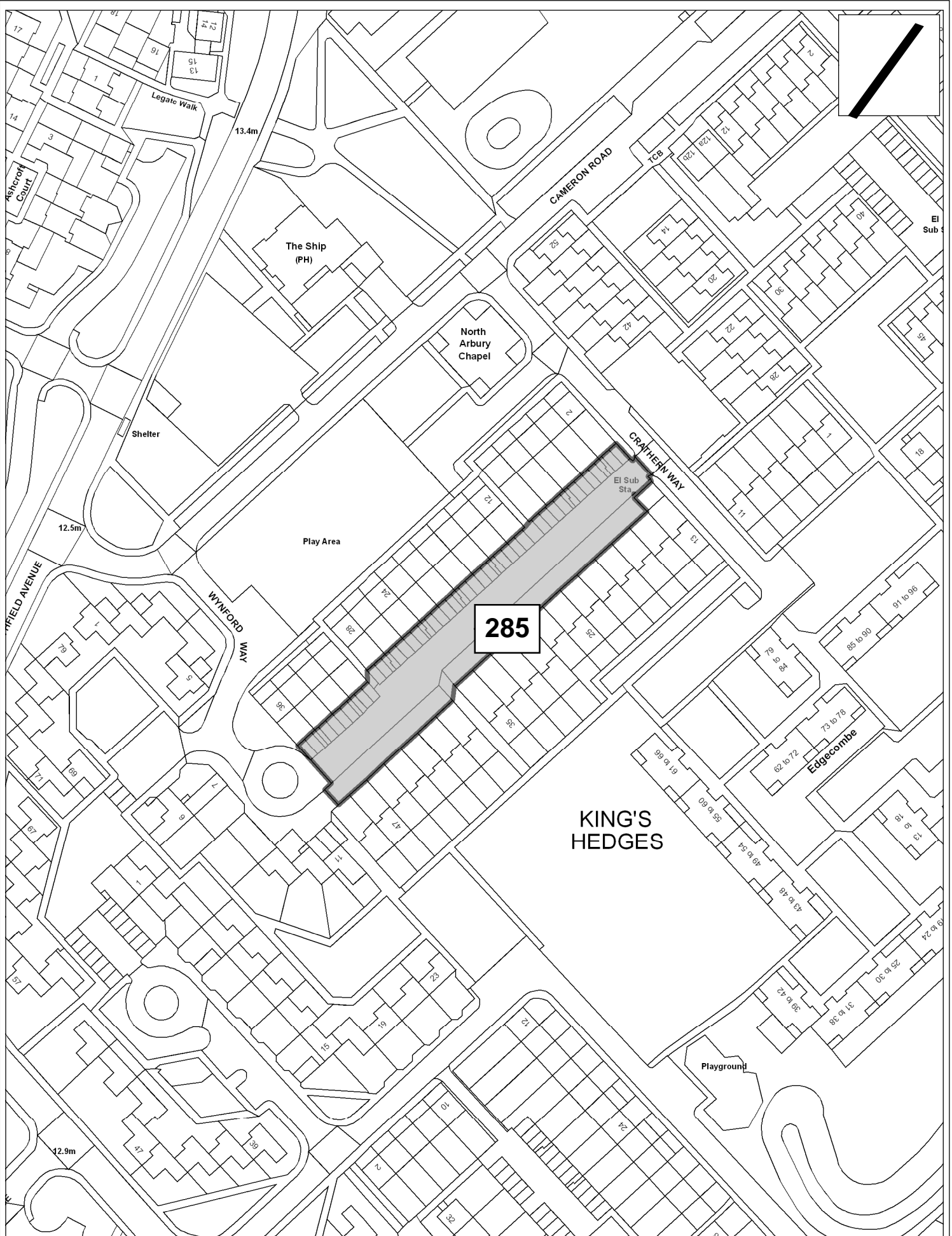
Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is narrow and constrained by existing buildings	

**Desktop Suitability Assessment Conclusion:**

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably the site is narrow and constrained by existing buildings

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

Site is not considered suitable for development as constitutes access to adjoining properties



## Site 285



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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 28<sup>th</sup> 2011**

**Site ID:** Site 298 Detail      **Site Name:** Land in the centre of Ramsden Square      **Map ID:** 298

**Ward:** Kings Hedges

**Site Area in Hectares:** 0.29

**Number of units (unconstrained using density multiplier):** 19

**Owner:** Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - recreation ground	a
Buildings In Use: Yes - small goalposts and play equipment	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, although there are two very substantial trees located on the southern corner of the site	a
Relevant Planning History: No	g
Level 2 Conclusion: To be Protected Open Space.	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

Site Assessment Criteria	Score
<b>Environmental Considerations</b>	
Is there potential contamination on site?	
Any potential noise problems ?	
Could topography constrain development? No	g

<b>Affected by Air Quality Management Area</b> Not in an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site not in CPZ.	g
<b>Access meets highway standards</b> Access to the site is up a narrow access road between two dwellings	a
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes (C2 service)	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 10 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Integrating the development of this site into the surrounding residential development may be difficult - the site surrounded by the backs of existing development	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> No	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g

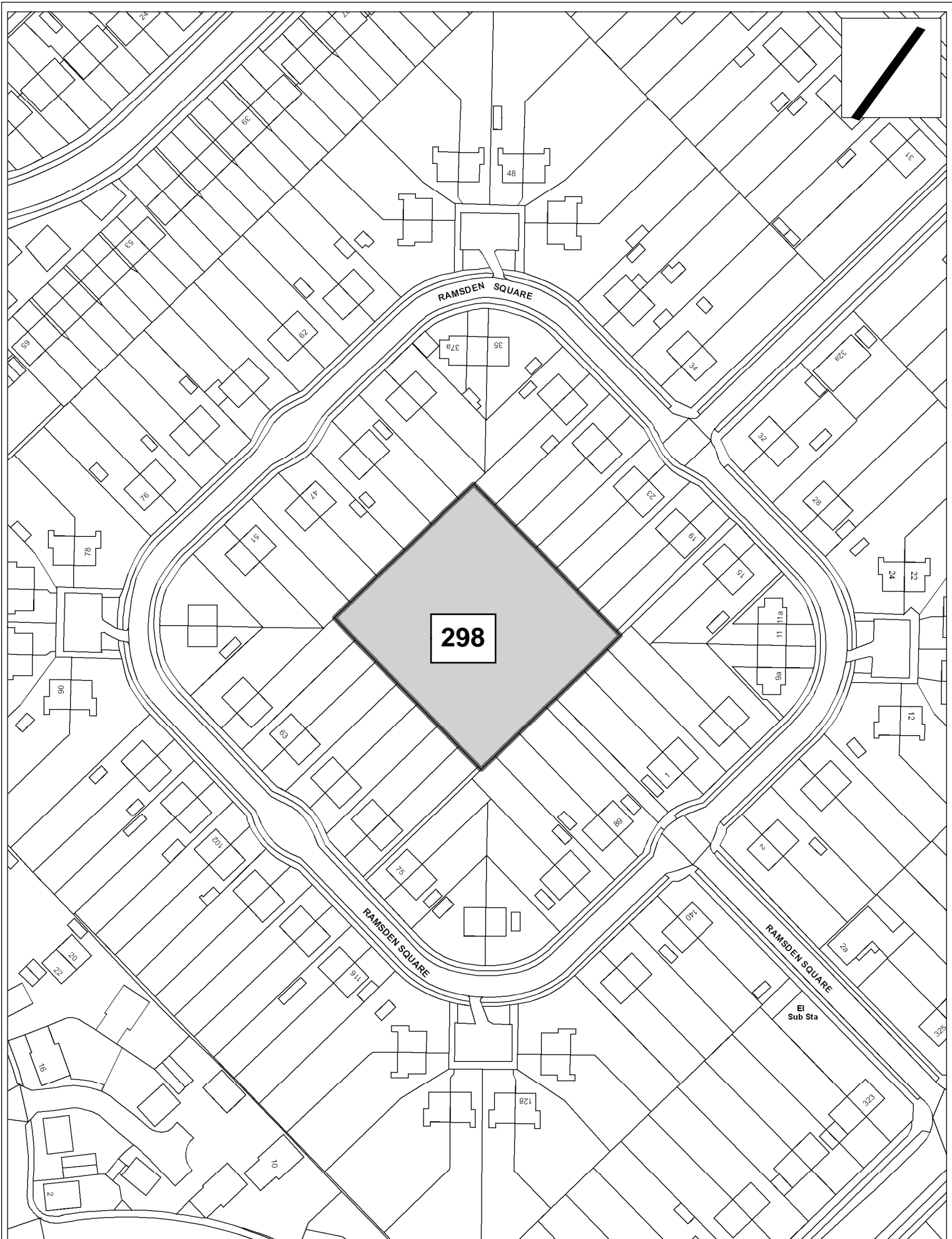
<b>Will development be on previously developed land: No</b>	a
<b>Is site identified in the Council's Employment Land Review: No</b>	g
<b>Other Considerations</b> <b>Any other constraints on site: No</b>	g
<b>Level 3 Conclusion:</b> The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably accessing the site is problematic as would integrating it into the existing community would be difficult	

**Desktop Suitability Assessment Conclusion:**

The sites scores a considerable number of amber scores against Level 1, 2 and 3 considerations. Notably accessing the site is problematic as would integrating it into the existing community would be difficult, also the site is constrained by existing buildings

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

Would result in loss of open space and the site adds to the character and amenity of the local area. Site meets the criteria in Local Plan to be designated as Protected Open Space



## Site 298

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Date: 05/05/11

Produced by: Matthew Merry

Section/Department:  
Environment

Scale:  
1:2624