

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

Site ID: Site 109 Detail **Site Name:** Lion Yard/Grand Arcade Multi-Storey Car Park **Map ID:** 109
Ward: Market
Site Area in Hectares: 0.36
Number of units (unconstrained using density multiplier): 29
Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - the site is a multi-storey car park serving the Grand Arcade and the City Centre	a
Buildings In Use: Multi-storey car park	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
Environmental Considerations	
Is there potential contamination on site? Refer to EH	
Any potential noise problems ? Refer to	

EH	
Could topography constrain development? No	g
Affected by Air Quality Management Area 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. 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 Issues with car parking in local area The site is one of the main multi-storey car parks serving the City Centre and the Grand Arcade, and its loss could have a negative impact on the viability of the City Centre. As such, it is not considered to be suitable for development. Site is in the CPZ.	r
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 338 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	
Sites integration with existing communities	
Access to Services & Facilities Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre:	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

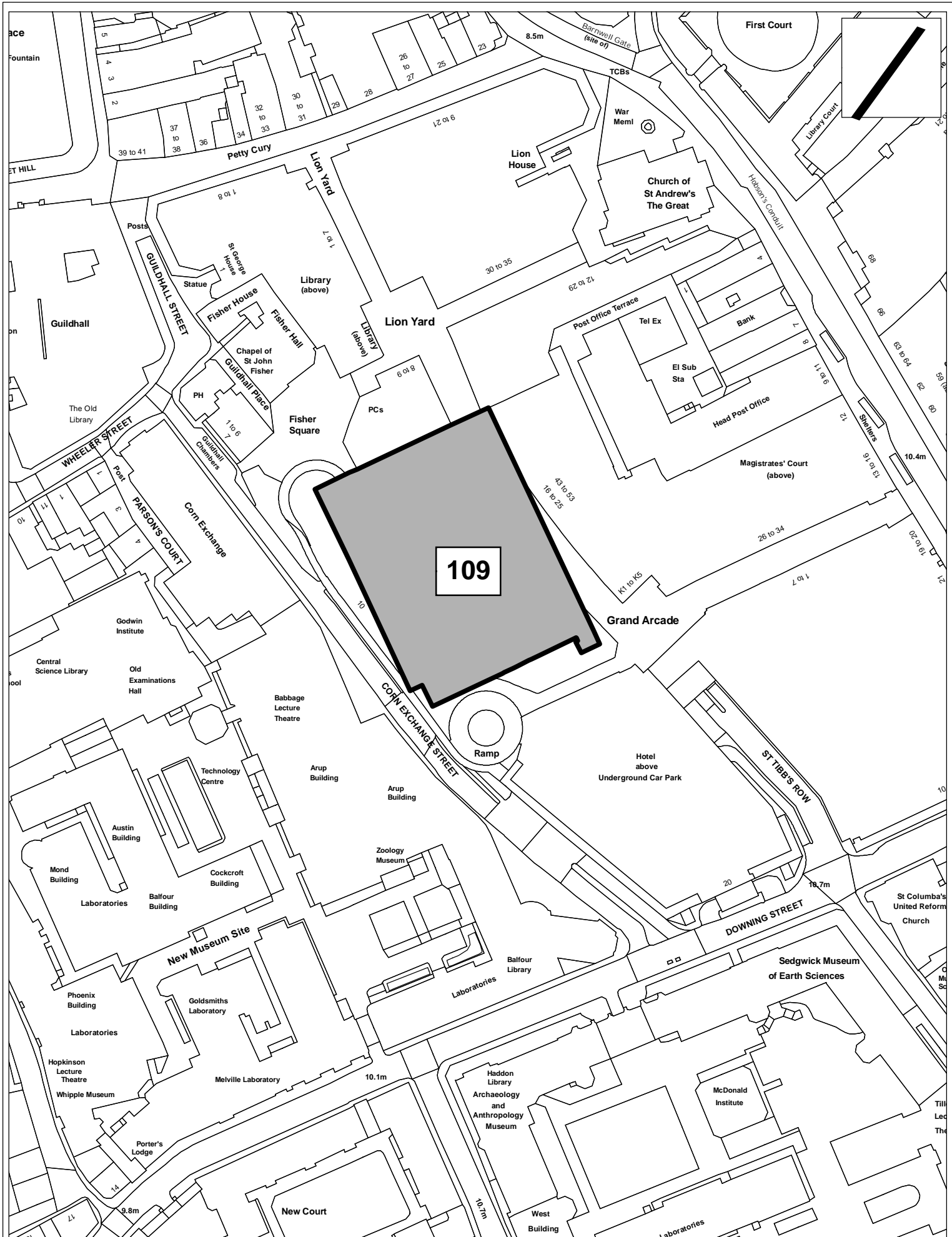
Use of site associated with a community facility:	
Planning Policy Considerations What is site allocated for in Local Plan: No	
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change:	
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: The site is not considered to be suitable for development as the loss of the multi-storey car park could have a detrimental impact on the viability of the City Centre	

Desktop Suitability Assessment Conclusion:

Site 109 is not considered to be developable as the loss of the multi-storey car park could have a detrimental impact on the viability of the City Centre

Overall Suitability Assessment Conclusion (Planning Policy)

The site is one of the main multi-storey car parks serving the City Centre and the Grand Arcade, and its loss could have a negative impact on the viability of the City Centre. As such, it is not considered to be suitable for development. Site is in the CPZ.



Site 109

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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 28th 2011

Site ID: Site 110 Detail **Site Name:** Park Street Multi-Storey Car Park **Map ID:** 110

Ward: Market

Site Area in Hectares: 0.26

Number of units (unconstrained using density multiplier): 21

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: The site is a multi-storey car park serving the City Centre	a
Buildings In Use: Multi-storey car park	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
Environmental Considerations	
Is there potential contamination on site? Refer to EH	
Any potential noise problems ? Refer to EH	

Could topography constrain development? No	g
Affected by Air Quality Management Area 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 The site is one of the main multi-storey car parks serving the City Centre, and its loss could have a negative impact on the viability of the City Centre. As such, it is not considered to be suitable for development. Site is in the CPZ.	r
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 309 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	
Sites integration with existing communities	
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:	Yes
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:	

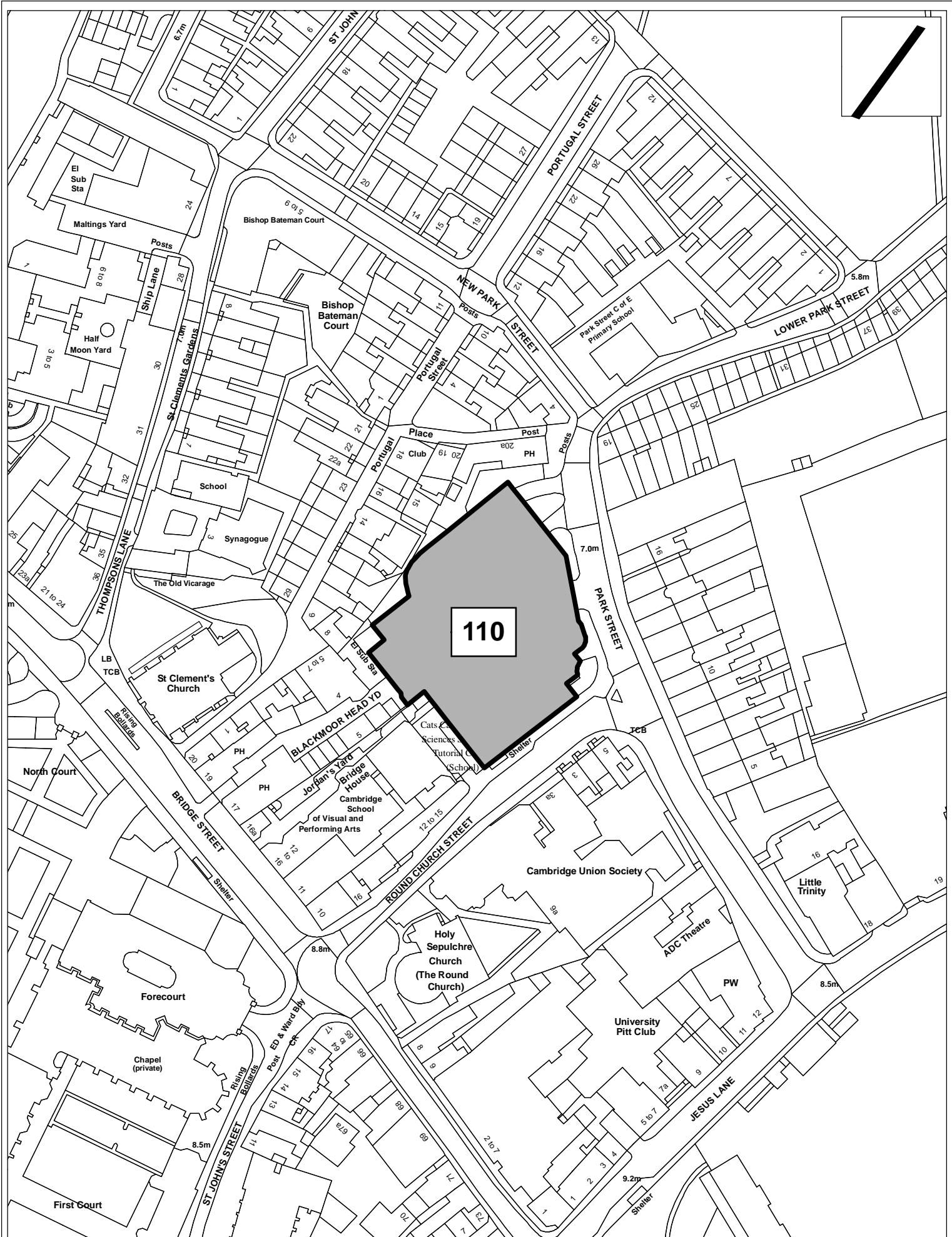
Planning Policy Considerations What is site allocated for in Local Plan: No	
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change:	
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: The site is not considered to be suitable for development as the loss of the multi-storey car park could have a detrimental impact on the viability of the City Centre	

Desktop Suitability Assessment Conclusion:

Site 110 is not considered to be developable as the loss of the multi-storey car park could have a detrimental impact on the viability of the City Centre

Overall Suitability Assessment Conclusion (Planning Policy)

The site is one of the main multi-storey car parks serving the City Centre, and its loss could have a negative impact on the viability of the City Centre. As such, it is not considered to be suitable for development. Site is in the CPZ.



Site 110

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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 28th 2011

Site ID: Site 112 Detail **Site Name:** Grafton Centre East Multi-Storey Car Park **Map ID:** 112

Ward: Market

Site Area in Hectares: 0.46

Number of units (unconstrained using density multiplier): 37

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - the site provides car parking for the Grafton Shopping Centre and City Centre	a
Buildings In Use: Yes -Multi-storey car park above shopping centre	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
Environmental Considerations	
Is there potential contamination on site? Refer to EH	

Any potential noise problems ? Refer to EH	
Could topography constrain development? No	g
Affected by Air Quality Management Area 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. 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 Issues with car parking in local area The site is one of the main multi-storey car parks serving the Grafton Centre and the City Centre and its loss could have a negative impact on the viability of the City Centre. As such, it is not considered to be suitable for development. Site is in the CPZ.	r
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 46 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	
Sites integration with existing communities	
Access to Services & Facilities Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre:	a
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

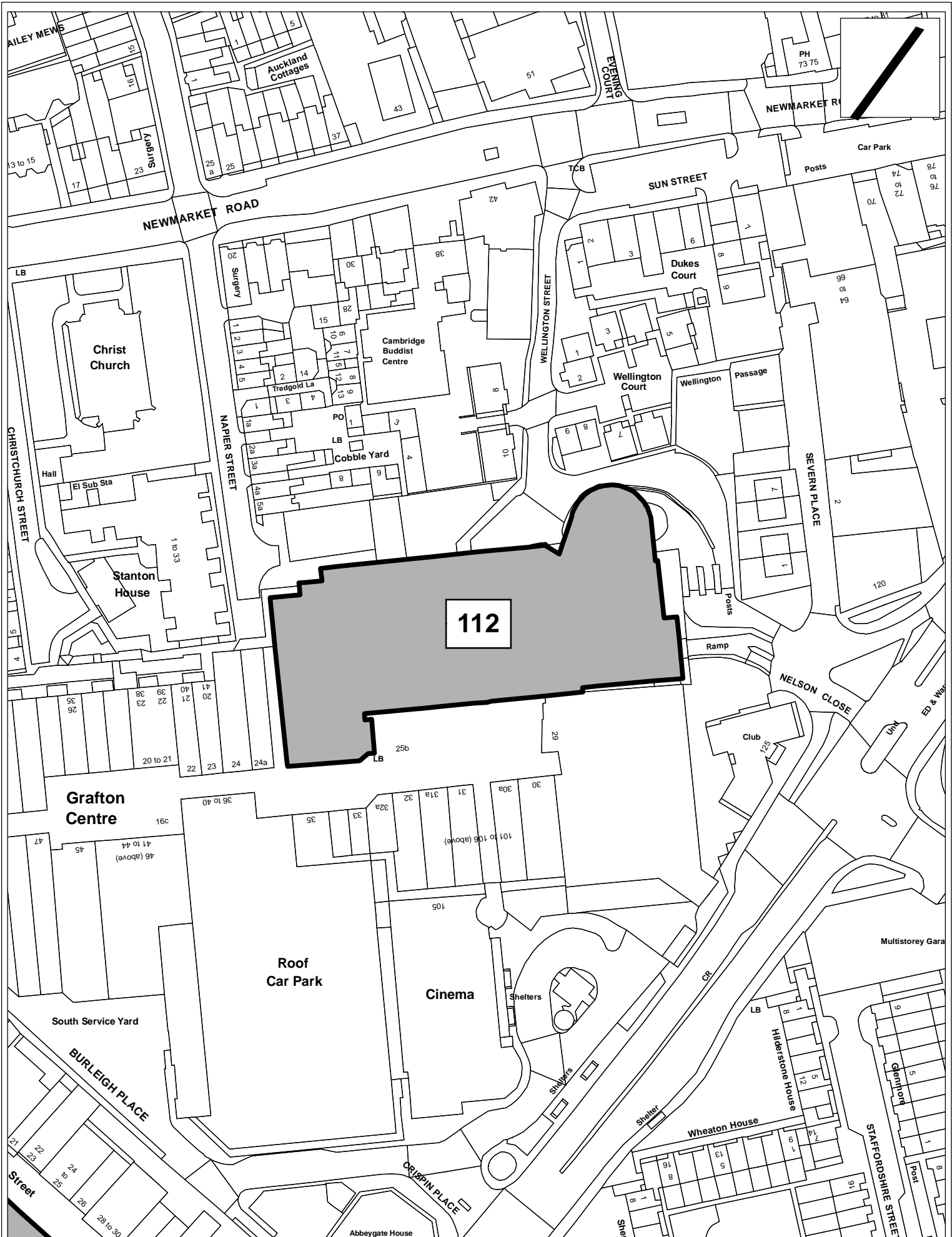
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility:	
Planning Policy Considerations What is site allocated for in Local Plan: No	
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change:	
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: The site is not considered to be suitable for development as the loss of the multi-storey car park could have a detrimental impact on the viability of the City Centre	

Desktop Suitability Assessment Conclusion:

Site 112 is not considered to be developable as the loss of the multi-storey car park could have a detrimental impact on the viability of the City Centre

Overall Suitability Assessment Conclusion (Planning Policy)

The site is one of the main multi-storey car parks serving the Grafton Centre and the City Centre and its loss could have a negative impact on the viability of the City Centre. As such, it is not considered to be suitable for development. Site is in the CPZ.



Site 112

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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 28th 2011

Site ID: Site 113 Detail **Site Name:** Grafton Centre West Multi-storey car park, Fitzroy Lane
Map ID: 113
Ward: Market
Site Area in Hectares: 0.30
Number of units (unconstrained using density multiplier): 24
Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - multi-storey car parking for the Grafton Centre	a
Buildings In Use: Underground car park	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 the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Refer to EH	
Any potential noise problems ? Refer to EH	

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. 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 Issues with car parking in local area The site is one of the main multi-storey car parks serving the Grafton Centre and the City Centre and its loss could have a negative impact on the viability of the City Centre. As such, it is not considered to be suitable for development. Site is in the CPZ.	r
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 58 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	
Sites integration with existing communities	
Access to Services & Facilities Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre:	a
Site within 400m of Doctors/School/POS:	No
Site within 400m of Nursery School	No
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	Yes
Site within 400m of Public Open Space	Yes
Use of site associated with a community	

facility:	
Planning Policy Considerations What is site allocated for in Local Plan: No	
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:	
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: The site is not considered to be suitable for development as the loss of the multi-storey car park could have a detrimental impact on the viability of the City Centre	

Desktop Suitability Assessment Conclusion:

Site 113 is not considered to be developable as the loss of the multi-storey car park could have a detrimental impact on the viability of the City Centre

Overall Suitability Assessment Conclusion (Planning Policy)

The site is one of the main multi-storey car parks serving the Grafton Centre and the City Centre and its loss could have a negative impact on the viability of the City Centre. As such, it is not considered to be suitable for development. Site is in the CPZ.



Site 113

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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 28th 2011

Site ID: Site 565 **Site Name:** Car park behind 1 Regent Street **Map ID:** 565

Ward: Market

Site Area in Hectares: 0.19

Number of units (unconstrained using density multiplier): 15

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - car parking	a
Buildings In Use: Yes - covered bicycle shelter	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 site stands adjacent to Parkers Piece (to the east) which is designated as Protected Open Space - see Policy 4/2 of the Local Plan 2006. This designation includes 'The Pavilion' opposite the site to the rear of the University Arms Hotel.	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/95/0636 - Lawful use of premises as Offices for more than 10 years (Class B1) for British Telecom - granted - 7/11/95.	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score

Environmental Considerations	
Is there potential contamination on site? Potential contamination from car parking area.	a
Any potential noise problems ? No known issues	g
Could topography constrain development? No known issues	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. 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 Issues with car parking in local area Site provides some car parking in the form of a well-used car park serving adjoining commercial premises. It lies within the Controlled Parking Zone.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - adjoining commercial premises on Regent Street.	a
Within 400m of high quality public transport route: Yes (C1, C3, C7 Services)	g
Design & Impact Considerations Nearby buildings overlook site The site is constrained by existing buildings notably tall office/commercial buildings adjoining the site to the west; and, the University Arms Hotel to the south. Residential development would not sit well with the surrounding uses.	a
Site part of larger site or prejudice strategic site development Yes - the site is a car park for 1 Regent Street (former BT main Cambridge office).	a
Development would impact on setting of Listed Building Yes - Camden House, Park Terrace - Grade II Listed, is sited to the north-east of the site.	a
Site in or adjacent to Conservation Area Yes - the site is within the Central Conservation Area	a
Development affect any Locally Listed Buildings No	g

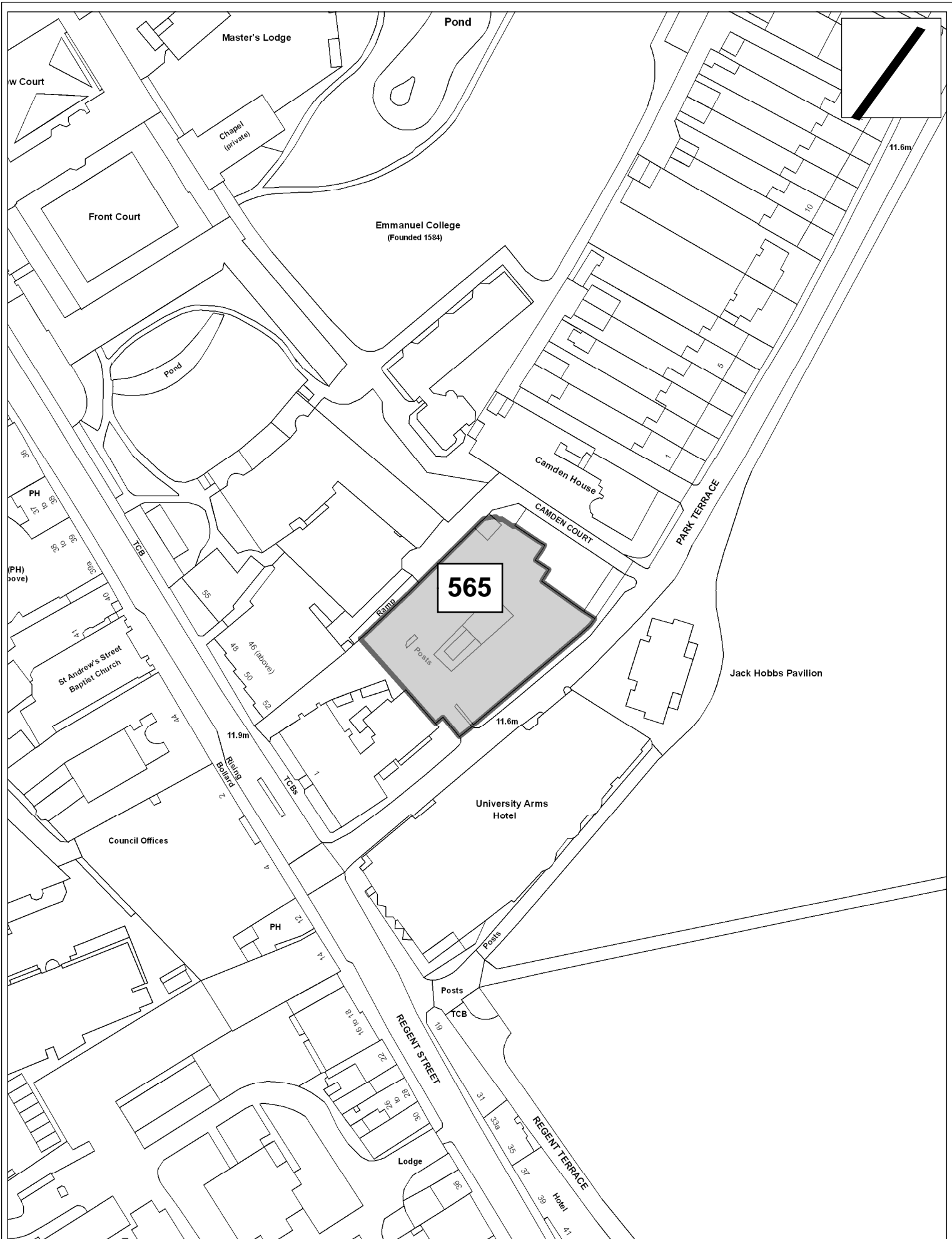
Development affects archaeological remains 166 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with surrounding residential development	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	Yes
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 site scores a number of amber scores against the Level 3 criteria. It is considered that given the sites main function as a car park serving the adjoining office/commercial premises at 1 Regent Street, and the proximity of adjoining buildings (one listed Grade II) which area of differing heights and scale, it is unsuitable for residential development. It would also result in the loss of car parking within the Controlled Parking Zone.	

Desktop Suitability Assessment Conclusion:

It is considered that Site 565 is unsuitable for development given the sites main function as a car park serving the adjoining office/commercial premises at 1 Regent Street, and the proximity of adjoining buildings (one listed Grade II) which area of differing heights and scale, it is unsuitable for residential development. It would also result in the loss of car parking within the Controlled Parking Zone.

Overall Suitability Assessment Conclusion (Planning Policy)

It is considered that Site 565 is unsuitable for development given the sites main function as a car park serving the adjoining office/commercial premises at 1 Regent Street, and the proximity of adjoining buildings (one listed Grade II) which area of differing heights and scale, it is unsuitable for residential development. It would also result in the loss of car parking within the Controlled Parking Zone.



Site 565

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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 568 **Site Name:** Open space and car park in front of The Judge Institute of Management Studies **Map ID:** 568

Ward: Market

Site Area in Hectares: 0.26

Number of units (unconstrained using density multiplier): 21

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - car parking and landscaping.	a
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: C/87/0460 - Redevelopment by the erection of a four-storey building for University Departments (3,852 m sq). Plus the provision of 35 car parking spaces, (amended by drawings), Old Addenbrookes Site. Approved - 15/7/87. C/88/1134 - Erection of a five-storey building (4,850 sq m) for the Institute of Biotechnology and Centre for Cell and Molecular Biology (amended by letter and drawings). Approved - 4/1/89.	g
Level 2 Conclusion: Development of this site will have a negative impact on one of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? No known issues	g
Any potential noise problems ? No known issues	g
Could topography constrain development? No known issues	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 Site provides a car park and formal area of public accessible amenity space for the Judge Institute of Management Studies. Lies within the Controlled Parking Zone.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - the Judge Institute of Management Studies and its associated buildings.	a
Within 400m of high quality public transport route: Yes - the site is located within the City Centre, with easy access to all regular bus services within the area.	g
Design & Impact Considerations Nearby buildings overlook site Yes - the Judge Institute of Management Studies and its associated buildings overlook the site.	a
Site part of larger site or prejudice strategic site development Yes - the site is a car park and formal area of publicly accessible amenity space for the Judge Institute of Management Studies.	a
Development would impact on setting of Listed Building Yes - The site is constrained by existing Grade II Listed Buildings - the Judge Institute of Management Studies (Old Addenbrookes Hospital) and its railings across the site frontage with Trumpington Street and the Fitzwilliam Museum opposite the site.	a
Site in or adjacent to Conservation Area Yes - the site is within the Central Conservation Area.	a
Development affect any Locally Listed	g

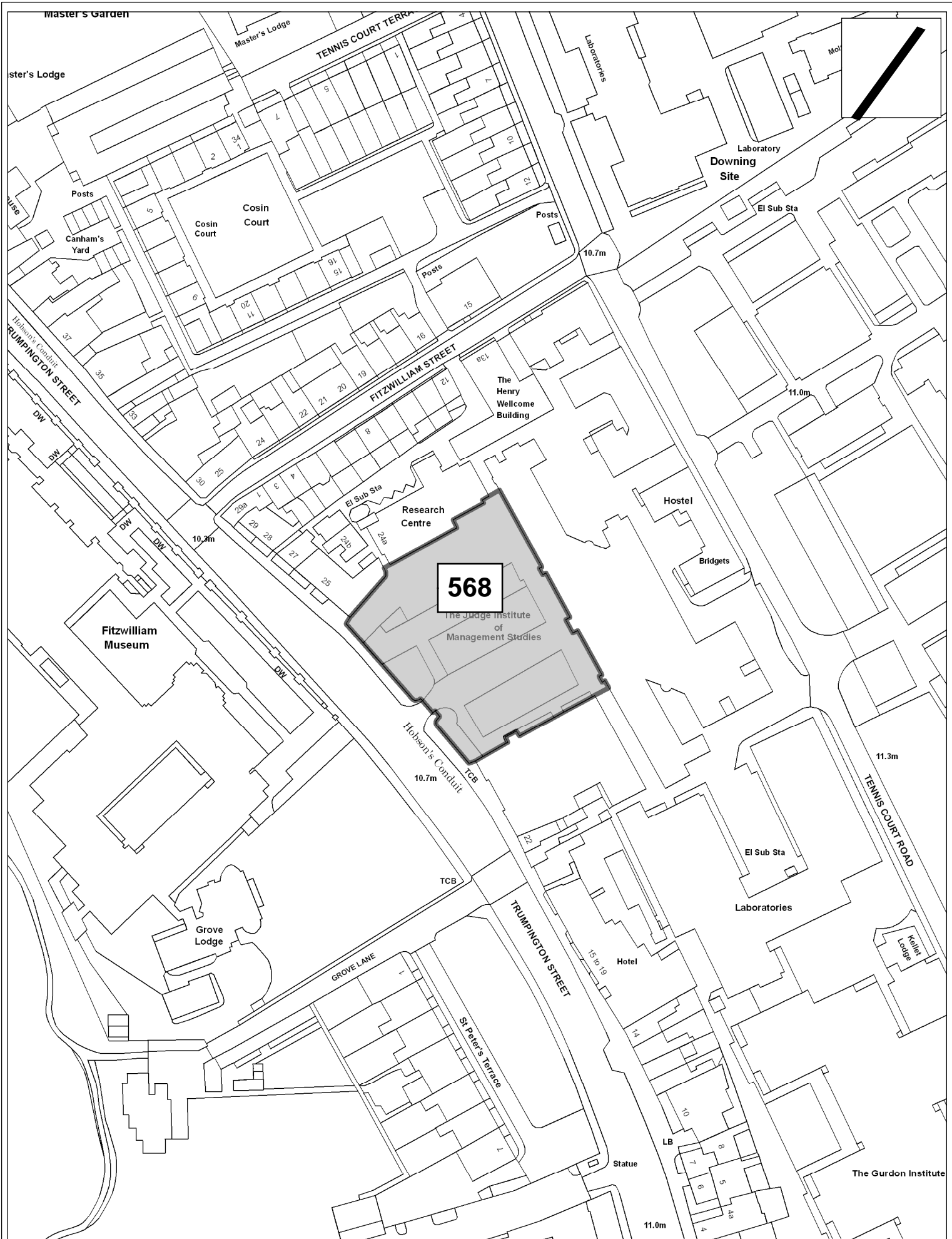
Buildings No	
Development affects archaeological remains 157 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities The site is constrained by existing Grade II Listed Buildings - the Judge Institute of Management Studies (Old Addenbrookes Hospital) and its railings across the site frontage with Trumpington Street. Whilst residential development exists within the vicinity of the site, any new build is very likely to be incompatible with the surrounding uses.	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:	Yes
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: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site scores a considerable number of amber scores against Level 3 considerations. It lies adjacent to Grade II Listed Buildings which overlook the site. Residential development is likely to result in an adverse impact on the character and appearance of the Conservation Area, and on the setting of the Judge Institute of Management Studies. Development would result in the loss of car parking within the Controlled Parking Zone.	

Desktop Suitability Assessment Conclusion:

Site 568 is considered to be unsuitable for residential development. It lies adjacent to Grade II Listed Buildings which overlook the site. Residential development is likely to result in an adverse impact on the setting of Grade II Listed Buildings (Judge Institute of Management Studies) which overlook the site, and on the character and appearance of the Conservation Area. Development would result in the loss of car parking within the Controlled Parking Zone.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 568 is considered to be unsuitable for residential development. It lies adjacent to Grade II Listed Buildings which overlook the site. Residential development is likely to result in an adverse impact on the setting of Grade II Listed Buildings (Judge Institute of Management Studies) which overlook the site, and on the character and appearance of the Conservation Area. Development would result in the loss of car parking within the Controlled Parking Zone.



Site 568

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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 572 **Site Name:** Car park behind the Royal Cambridge Hotel **Map ID:** 572

Ward: Market

Site Area in Hectares: 0.21

Number of units (unconstrained using density multiplier): 16

Owner: Owner Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - car 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:	

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
Environmental Considerations	
Is there potential contamination on site? Potential contamination from car parking area.	a
Any potential noise problems ? No known issues	g
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. 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 Issues with car parking in local area The site lies within the Controlled Parking Zone.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - The Royal Cambridge Hotel	g
Within 400m of high quality public transport route: Yes - the site is located within the City Centre, with easy access to all regular bus services within the area.	g
Design & Impact Considerations Nearby buildings overlook site Yes - The Royal Cambridge Hotel comprises a 3-storey hotel backing onto the site facing Trumpington Street.	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building Yes - The Royal Cambridge Hotel - Grade II Listed, backs onto the site.	a
Site in or adjacent to Conservation Area Yes - the site is within the Central Conservation Area	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 76 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site would be difficult to achieve given the size and scale of adjoining buildings to the east and west. The Hotel car park would be lost as a result - this would be unacceptable	r

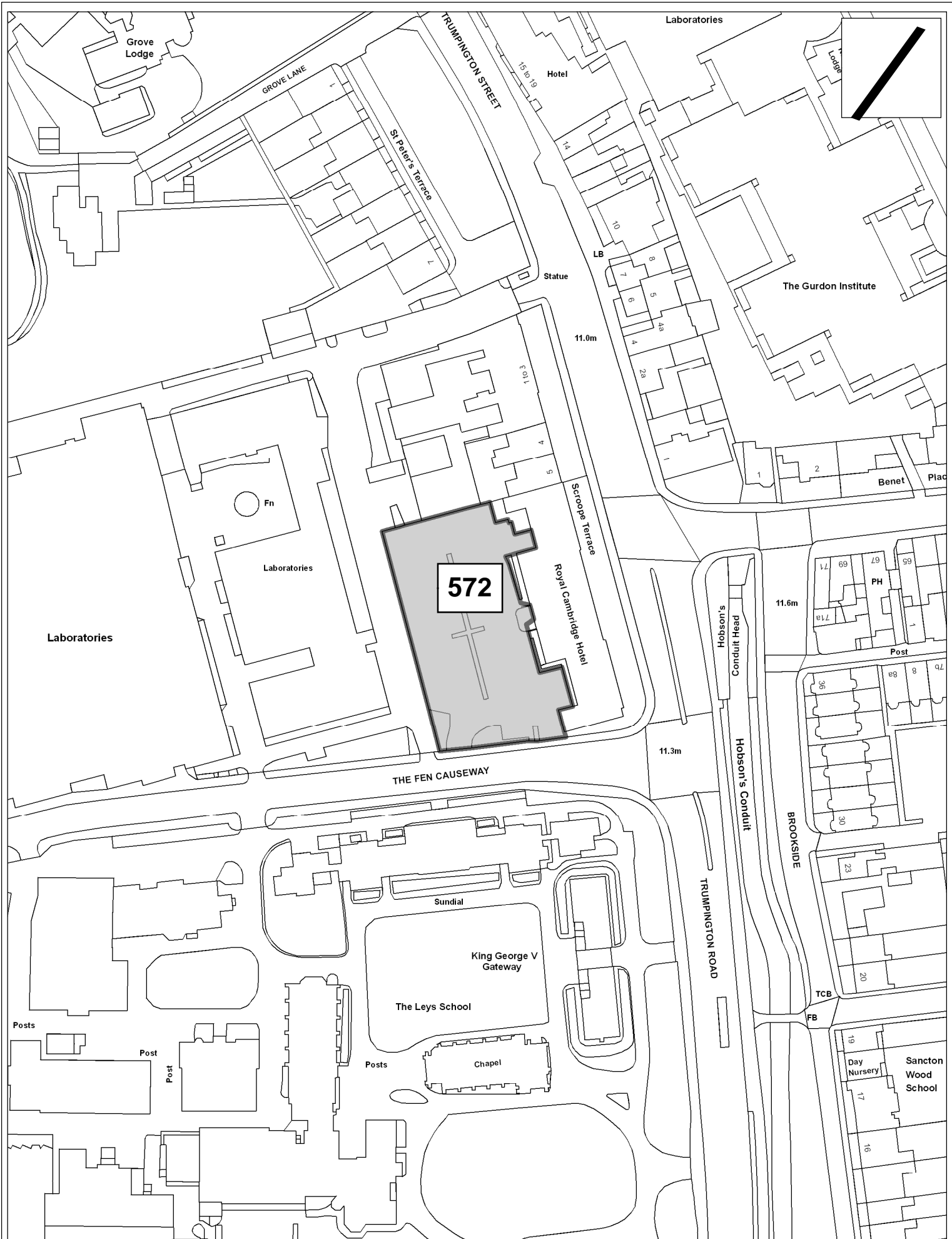
within the Controlled Parking Zone.	
Access to Services & Facilities	
Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	No
Site within 400m of Secondary School	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: No	g
Other Considerations	
Any other constraints on site: No	g
Level 3 Conclusion: The sites scores a considerable number of amber scores against Level 3 considerations. Notably adjacent buildings overlooking the site, the potential loss of mature trees onsite, impact on Listed Buildings, and the Conservation Area.	

Desktop Suitability Assessment Conclusion:

Development of the site is considered to be unacceptable because it would result in overlooking from the adjacent 3-storey, Grade II Listed, Royal Cambridge Hotel, and the University's Engineering Building to the west; the potential loss of mature trees on site; an adverse impact on the setting of the Listed Hotel building; and, on the character and appearance of the Conservation Area.

Overall Suitability Assessment Conclusion (Planning Policy)

Development of the site is considered to be unacceptable because it would result in overlooking from the adjacent 3-storey, Grade II Listed, Royal Cambridge Hotel, and the University's Engineering Building to the west; the potential loss of mature trees on site; an adverse impact on the setting of the Listed Hotel building; and, on the character and appearance of the Conservation Area.



Site 572

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