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	а
Grand Arcade and the City Centre	
Buildings In Use: Multi-storey car park	а
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8	g
Use: No	
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a	
negative impact on any of the Level 2 Local considerations	

Does the Site Warrant further assessment?

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

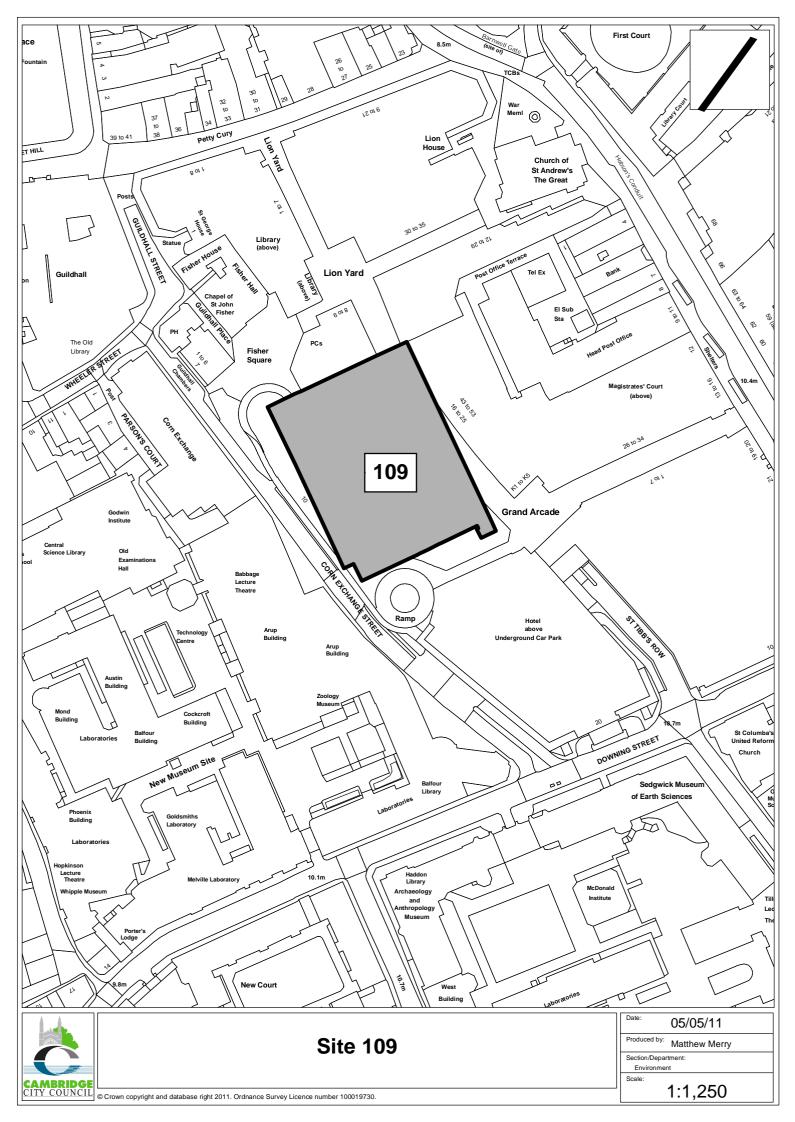
EH	
Could topography constrain	0
development? No	g
Affected by Air Quality Management Area	а
This site is within or adjacent to the AQMA	α
and therefore will require and air quality	
assessment to be carried out as part of any	
1 2	
planning application likely to increase	
parking capacity by 25 spaces or more. It should also be noted that installation of	
biomass boiler plant is not deemed	
appropriate for sites within or adjacent the	
AQMA. 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.	
Access & Transport Considerations	r
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.	
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	а
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	
Site shape impacts on developability	
Sites integration with existing	
communities	
Access to Services & Facilities	g
Site within 400m of City Centre: Yes	
Site within 400m of Local Centre:	а
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes

Use of site associated with a community facility:	
Planning Policy Considerations	
What is site allocated for in Local Plan:	
No	
Is site allocated in Waste & Minerals	g
Local Plan: Site is not allocated for a	
minerals or waste use in the Cambridgeshire	
and Peterborough Minerals and Waste Site	
Specific Proposals Development Plan	
Document Submission Plan (Submitted July	
2010).	
Is the site in an area of major change:	
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	

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 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	а
Buildings In Use: Multi-storey car park	а
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8	g
Use: No	
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a	
negative impact on any of the Level 2 Local considerations	

Does the Site Warrant further assessment?

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

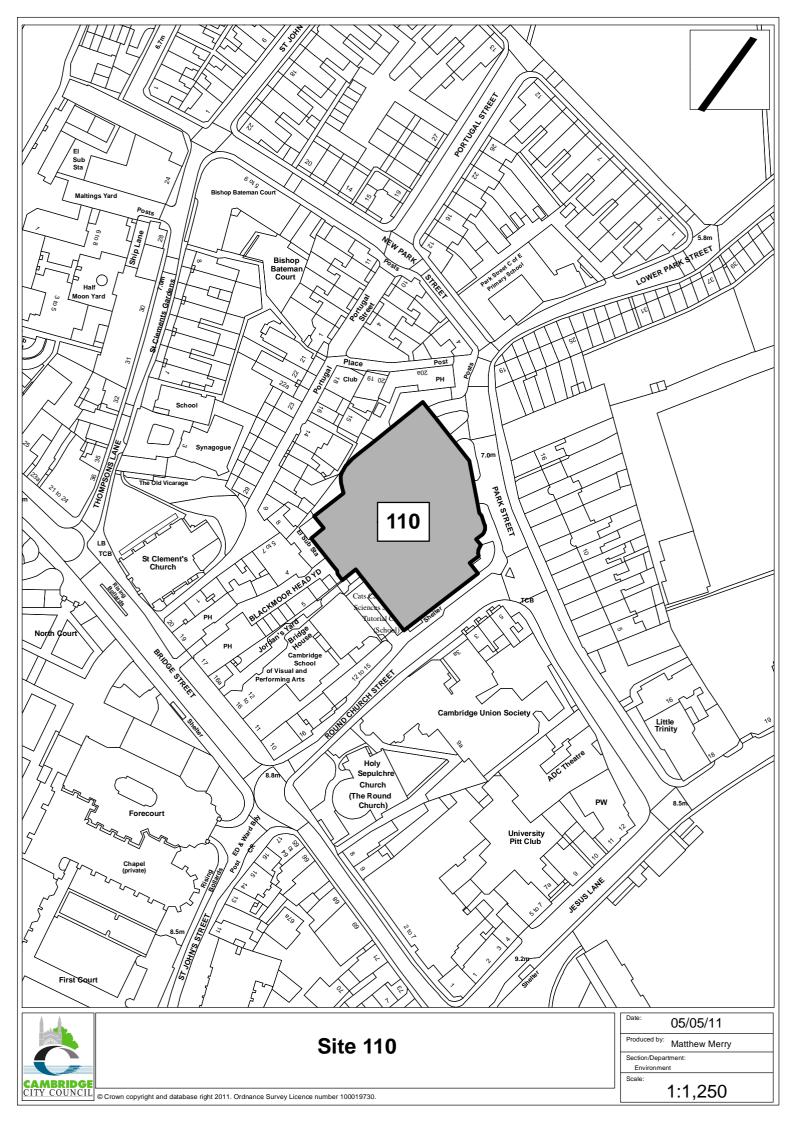
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is within or adjacent to the AQMA	а
and therefore will require and air quality assessment to be carried out as part of any	
planning application likely to increase	
parking capacity by 25 spaces or more. It	
should also be noted that installation of	
biomass boiler plant is not deemed appropriate for sites within or adjacent the	
AQMA.	
Access & Transport Considerations	r
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.	
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	а
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	
Site shape impacts on developability	
Sites integration with existing	
communities	
Access to Services & Facilities	g
Site within 400m of City Centre: Yes	
Site within 400m of Local Centre: No Site within 400m of Doctors/School/POS:	a 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	

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 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	а
Buildings In Use: Yes -Multi-storey car park above shopping centre	а
Any Legal Issues: Unknown	

Suitability Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8	g
Use: No	
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a	
negative impact on any of the Level 2 Local considerations	

Does the Site Warrant further assessment?

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

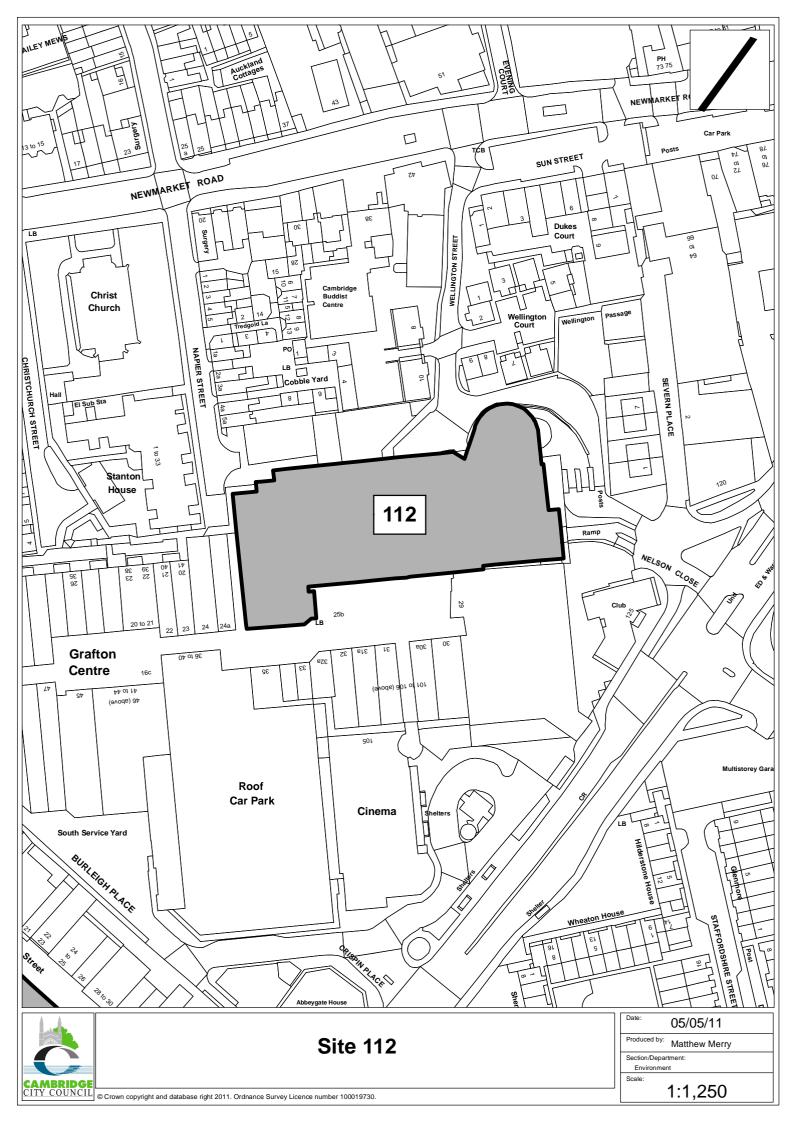
Any potential noise problems ? Refer to EH Could topography constrain g development? No a Affected by Air Quality Management Area a This site is within or adjacent to the AQMA a and therefore will require and air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent the AQMA. 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. Access & Transport Considerations r Issues with car parking in local area r Issues with car parking in local area r impact on the viability of the City Centre. As such, it is not considered to be suitable for development. Site is in the CPZ. Access meets highway standards Does site provide access to other properties/highway Within 400m of high quality public transport considerations Itransport foute: Design & Impact Considera	Puld topography constrain velopment? No fected by Air Quality Management Area is site is within or adjacent to the AQMA d therefore will require and air quality sessment to be carried out as part of any anning application likely to increase rking capacity by 25 spaces or more. It ould also be noted that installation of pmass boiler plant is not deemed propriate for sites within or adjacent the	
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Buildings		
Development affects archaeological a		а
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		
Site shape impacts on developability	a ali ana incorrecte de la contraction de la con	
communities	es integration with existing	
Access to Services & Facilities g	es integration with existing mmunities	g
Site within 400m of City Centre: Yes	es integration with existing mmunities cess to Services & Facilities	
Site within 400m of Local Centre: a	es integration with existing mmunities cess to Services & Facilities te within 400m of City Centre: Yes	
Site within 400m of Doctors/School/POS: Yes	es integration with existing mmunities cess to Services & Facilities e within 400m of City Centre: Yes e within 400m of Local Centre:	Yes
Site within 400m of Nursery School Yes	es integration with existing mmunities cess to Services & Facilities the within 400m of City Centre: Yes the within 400m of Local Centre: the within 400m of Doctors/School/POS:	
Site within 400m of Primary School Yes	es integration with existing mmunities cess to Services & Facilities the within 400m of City Centre: Yes the within 400m of Local Centre: the within 400m of Doctors/School/POS:	
Site within 400m of Secondary School No	tes integration with existing mmunities cess to Services & Facilities te within 400m of City Centre: Yes te within 400m of Local Centre: te within 400m of Doctors/School/POS: te within 400m of Nursery School	

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	g
Local Plan: Site is not allocated for a	
minerals or waste use in the Cambridgeshire	
and Peterborough Minerals and Waste Site	
Specific Proposals Development Plan	
Document Submission Plan (Submitted July	
2010).	
Is the site in an area of major change:	
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	

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 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	а
Buildings In Use: Underground car park	а
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8	g
Use: No	
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a	
negative impact on the Level 2 Local Considerations	

Does the Site Warrant further assessment?

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	
Could topography constrain development? No	g
Affected by Air Quality Management Area	а
This site is within or adjacent to the AQMA	α
and therefore will require and air quality	
assessment to be carried out as part of any	
planning application likely to increase	
parking capacity by 25 spaces or more. It	
should also be noted that installation of	
biomass boiler plant is not deemed	
appropriate for sites within or adjacent the	
AQMA. 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.	
Access & Transport Considerations	r
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.	
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	а
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	
Site shape impacts on developability	
Sites integration with existing communities	
Access to Services & Facilities	0
Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre:	a
Site within 400m of Doctors/School/POS:	a 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	1 60
USE OF SHE ASSOCIATED WITH A COMMUNITY	

facility:	
Planning Policy Considerations	
What is site allocated for in Local Plan:	
No	
Is site allocated in Waste & Minerals	g
Local Plan: Site is not allocated for a	
minerals or waste use in the Cambridgeshire	
and Peterborough Minerals and Waste Site	
Specific Proposals Development Plan	
Document Submission Plan (Submitted July	
2010).	
Is the site in an area of major change:	
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	

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 ID: Site 565Site Name: Car park behind 1 Regent StreetMap ID: 565Ward: MarketSite Area in Hectares: 0.19Number of units (unconstrained using density multiplier): 15

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - car parking	а
Buildings In Use: Yes - covered bicycle shelter	а
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No - although the	а
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.	
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8	g
Use: No	
Protected Trees on site: No	g
Relevant Planning History: C/95/0636 - Lawful use of premises	g
as Offices for more than 10 years (Class B1) for British Telecom	
- granted - 7/11/95.	
Level 2 Conclusion: Development of this site will not have a	
negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Site Assessment Criteria	Score
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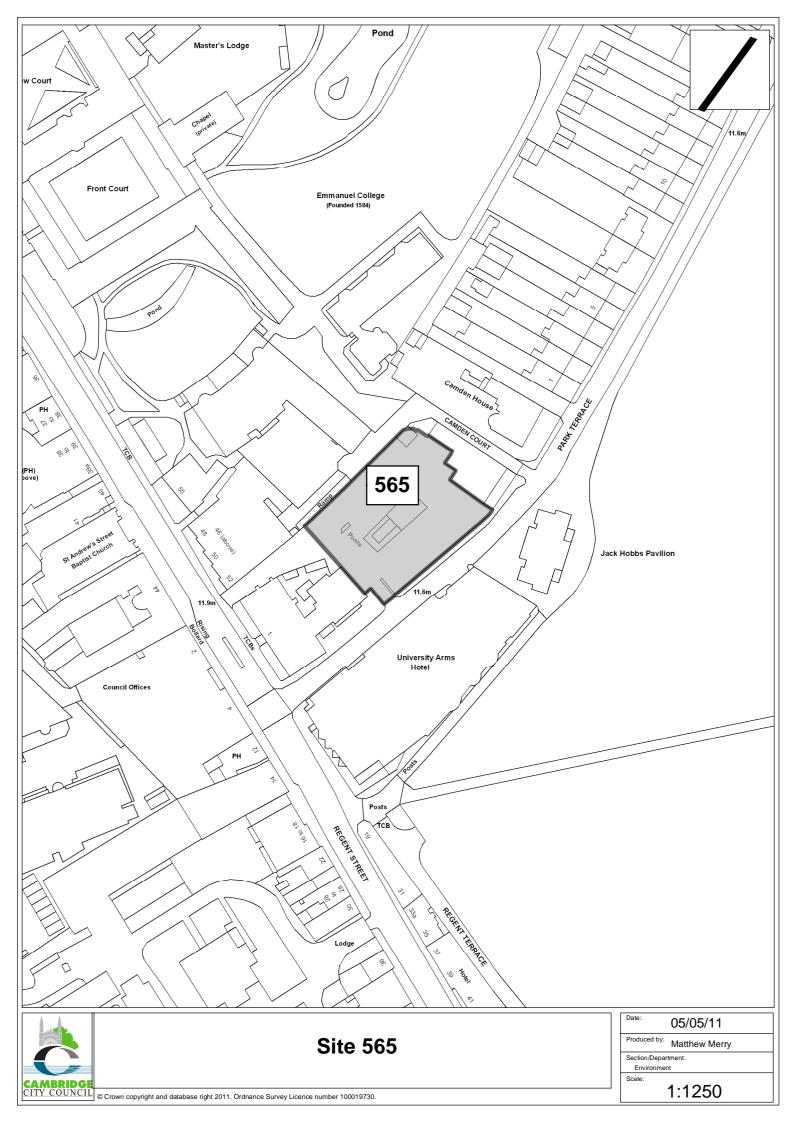
Is there potential contamination on site? a Potential contamination from car parking area. g Any potential noise problems ? No known issues g Could fopography constrain get endown issues g Affected by Air Quality Management Area This site is within or adjacent to the AQMA and therefore will require and air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent the AQMA. 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 gnomercial premises on Regent Street. g Within 400m of high quality public gnommercial premises on Regent Street. g Posing a. Impact Considerations Issaes area to service the such will need to represent the such and the such carge area parking 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 Deseign & Impact Considerations Near properties of the site is a car park for 1 Regent Street (former BT main Cambridge office). a <		
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Conservation Area Development affect any Locally Listed g		a
Development affect any Locally Listed g		
Buildings No		g
	Buildings No	

Development affects archaeological	а
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	
Site shape impacts on developability No	g
Sites integration with existing	g
communities Development of this site	
should integrate well with surrounding	
residential development	
Access to Services & Facilities	g
Site within 400m of City Centre: Yes	
Site within 400m of Local Centre: No	а
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	g
facility: No	Э
Planning Policy Considerations	
What is site allocated for in Local Plan:	g
No	
Is site allocated in Waste & Minerals	~
Local Plan: 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).	~
Is the site in an area of major change: No	g
Will development be on previously	g
developed land: Yes	
Is site identified in the Council's	r
Employment Land Review: Yes part of	
protected office site in ELR	
Other Considerations	g
Any other constraints on site: No	
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.	
Controlled Parking Zone.	

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 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.	а
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8	g
Use: No	
Protected Trees on site: 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 tithe 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?

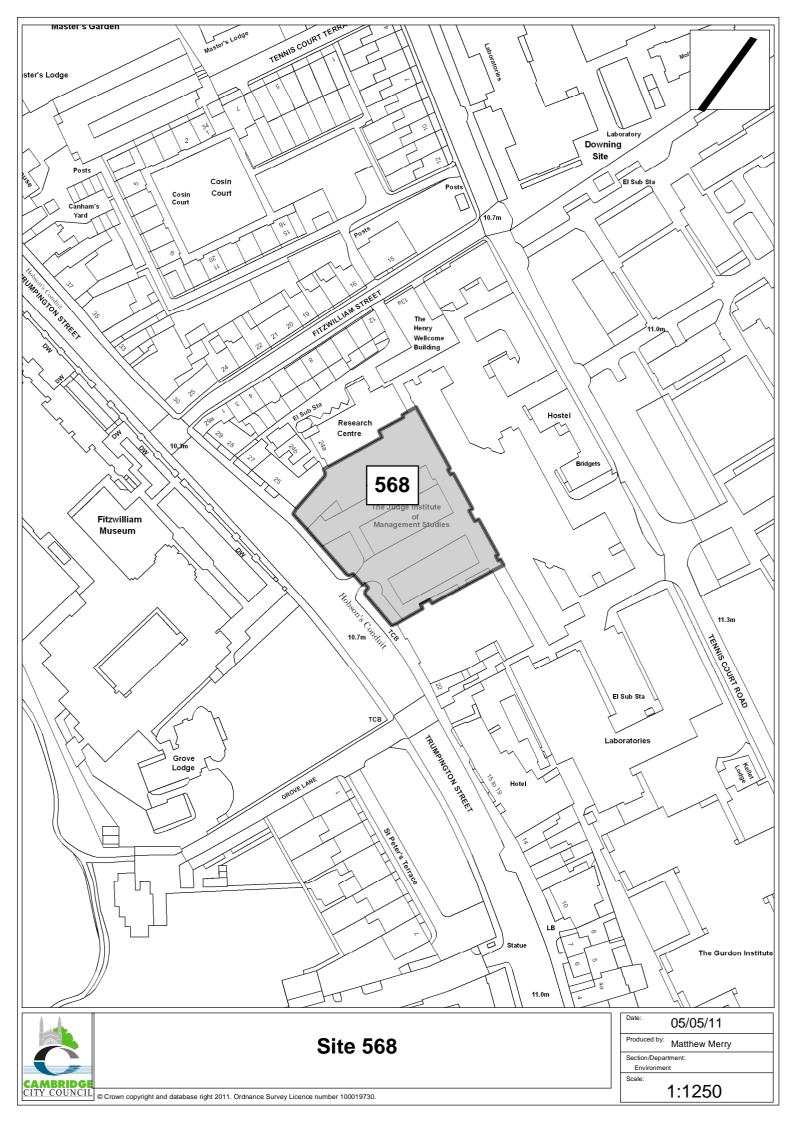
Level 3: Other Considerations Site Assessment Criteria Score **Environmental Considerations** Is there potential contamination on site? g No known issues Any potential noise problems ? No known g issues Could topography constrain g development? No known issues Affected by Air Quality Management Area а This site is within or adjacent to the AQMA and therefore will require and air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent the AQMA. Access & Transport Considerations а 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. Access meets highway standards No g known issues Does site provide access to other а properties/highway Yes - the Judge Institute of Management Studies and its associated buildings. Within 400m of high quality public q transport route: Yes - the site is located within the City Centre, with easy access to all regular bus services within the area. **Design & Impact Considerations** а Nearby buildings overlook site Yes - the Judge Institute of Management Studies and its associated buildings overlook the site. Site part of larger site or prejudice а 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. Development would impact on setting of а 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. Site in or adjacent to Conservation Area а Yes - the site is within the Central Conservation Area. **Development affect any Locally Listed** g

Duildings No	
Buildings No	
Development affects archaeological remains 157 CHER finds within 500m of the	а
site. The implications of this for the	
development of this site need to be	
interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing	g
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.	
Access to Services & Facilities	g
Site within 400m of City Centre: Yes	
Site within 400m of Local Centre: No	а
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	g
facility: No	
Planning Policy Considerations	g
What is site allocated for in Local Plan:	
No	
Is site allocated in Waste & Minerals	g
Local Plan: Site is not allocated for a	
minerals or waste use in the Cambridgeshire	
and Peterborough Minerals and Waste Site	
Specific Proposals Development Plan	
Document Submission Plan (Submitted July	
2010).	
Is the site in an area of major change: No	g
Will development be on previously	g
developed land: Yes	
Is site identified in the Council's	g
Employment Land Review: No	
Other Considerations	g
Any other constraints on site: No	
Level 3 Conclusion: The site 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.	

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 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	а
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according	g
to PPS25 and the site falls within EA flood zone 1 and is	
therefore at low risk of fluvial flooding	
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No	g
Affect Scheduled Ancient Monument: No	g
Affect Historic Park & Garden: No	g
Level 1 Conclusion:	

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: No	g
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8	g
Use: No	
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a	
negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Site Assessment Criteria Environmental Considerations	Score
Is there potential contamination on site? Potential contamination from car parking area.	а
Any potential noise problems ? No known issues	g
Could topography constrain	g

development? No	
Affected by Air Quality Management Area	а
This site is within or adjacent to the AQMA	
and therefore will require and air quality	
assessment to be carried out as part of any	
planning application likely to increase	
parking capacity by 25 spaces or more. It	
should also be noted that installation of	
biomass boiler plant is not deemed	
appropriate for sites within or adjacent the	
AQMA. 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.	
Access & Transport Considerations	a
Issues with car parking in local area The	~
site lies within the Controlled Parking Zone.	
· · · · · · · · · · · · · · · · · · ·	
Access meets highway standards No	g
known issues	-
Does site provide access to other	g
properties/highway Yes - The Royal	
Cambridge Hotel	
Within 400m of high quality public	g
transport route: Yes - the site is located	
within the City Centre, with easy access to	
all regular bus services within the area.	
Design & Impact Considerations	а
Nearby buildings overlook site Yes - The	
Royal Cambridge Hotel comprises a 3-	
storey hotel backing onto the site facing	
Trumpington Street.	
Site part of larger site or prejudice	g
strategic site development No	
Development would impact on setting of	а
Listed Building Yes - The Royal	
Cambridge Hotel - Grade II Listed, backs	
onto the site.	
Site in or adjacent to Conservation Area	а
Yes - the site is within the Central	
Conservation Area	
Development affect any Locally Listed	0
Buildings No	g
Development affects archaeological remains 76 CHER finds within 500m of the	а
site. The implications of this for the	
development of this site need to be	
interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing	r
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	
	1

within the Controlled Darking Zone	
within the Controlled Parking Zone.	
Access to Services & Facilities	g
Site within 400m of City Centre: Yes	
Site within 400m of Local Centre: No	а
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	g
facility: No	
Planning Policy Considerations	g
What is site allocated for in Local Plan:	
No	
Is site allocated in Waste & Minerals	g
Local Plan: Site is not allocated for a	
minerals or waste use in the Cambridgeshire	
and Peterborough Minerals and Waste Site	
Specific Proposals Development Plan	
Document Submission Plan (Submitted July	
2010).	
Is the site in an area of major change: No	g
Will development be on previously	g
developed land: Yes	
Is site identified in the Council's	g
Employment Land Review: No	
Other Considerations	g
Any other constraints on site: No	
Level 3 Conclusion: The 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.	

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.

