

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

**Site ID:** Site 140 Detail      **Site Name:** Lock-up garages to R/O 33 -56 Eltisley Avenue      **Map ID:** 140  
**Ward:** Newnham  
**Site Area in Hectares:** 0.39  
**Number of units (unconstrained using density multiplier):** 30  
**Owner:** Not Known

**Availability**

Site Assessment Criteria	Score (green, amber, red)
<b>Site in use:</b> Yes - car parking court and garages.	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> 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> The site is made up of a number of garages and is operated as a business use, including an MOT Testing Station - Trading as Eltisley Garage. Motor vehicle repair workshops and MOT Testing Stations fall within Use Class B2. The site is not allocated in the Local Plan as being a Protected Industrial Site and in accordance with Policy 7/3. However, it is used for Use Class B1(c) purposes. Policy 7/3 indicates that development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted.	a
<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 Criteria	

**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> Potential contamination from garages and parking area.	a
<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b>	g
<b>Issues with car parking in local area</b> No - although there are on-street parking restrictions on nearby residential streets and the part of Barton Road nearest Newnham Road. The site is close to the CPZ, and generally, it is hard to find a vacant on-street parking space in this area.	
<b>Access meets highway standards</b> No - there is a narrow access serving the site from Eltisley Avenue which runs to the side and rear of houses in Merton Street and Eltisley Avenue.	a
<b>Does site provide access to other properties/highway</b> Yes - the site is occupied by Eltisley Garage.	a
<b>Within 400m of high quality public transport route:</b> No	a
<b>Design &amp; Impact Considerations</b>	a
<b>Nearby buildings overlook site</b> Yes - from the rear aspects of terraced dwellings that adjoin the site to: the south-east in Eltisley Avenue; and, the south-west in Marlowe Road.	
<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> The site is in the Newnham Conservation Area.	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 28 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 could be designed to integrate quite well with the surrounding community. Issues of	g

contamination, archaeology, overlooking, and access would need to first be resolved.	
<b>Access to Services &amp; Facilities</b>	a
<b>Site within 400m of City Centre: No</b>	
<b>Site within 400m of Local Centre: Yes</b>	g
<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: No</b>	g
<b>Planning Policy Considerations</b>	g
<b>What is site allocated for in Local Plan: No</b>	
<b>Is site allocated in Waste &amp; 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).</b>	g
<b>Is the site in an area of major change: No</b>	g
<b>Will development be on previously developed land: Yes</b>	g
<b>Is site identified in the Council's Employment Land Review: No</b>	g
<b>Other Considerations</b>	g
<b>Any other constraints on site: No</b>	
<b>Level 3 Conclusion:</b> Development of this site could be designed to integrate quite well with the surrounding community. Issues of contamination, archaeology, overlooking, and access would need to first be resolved. However, is used for Use Class B2 purposes - Motor vehicle repair workshops and MOT Testing Stations. Policy 7/3 indicates that development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless residential more appropriate	

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

The site may be considered to be unsuitable for development because, it is used for Use Class B1 purposes - Motor vehicle repair workshops and MOT Testing Stations. Policy 7/3 indicates that development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless residential more appropriate

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

The site may be considered to be unsuitable for development because, it is used for Use Class B1 purposes - Motor vehicle repair workshops and MOT Testing Stations. Policy 7/3 indicates that development that results in the loss of floorspace within Use Classes B1(c), B2 and B8 will not be permitted unless residential more appropriate



## Site 140

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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 142 Detail      **Site Name:** Land to R/O St Marks Vicarage, Barton Road      **Map ID:** 142

**Ward:** Newnham

**Site Area in Hectares:** 0.17

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

**Owner:** Not Known

**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Private garden/amenity land	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: There are a number of TPO'd trees on the site that would be lost through any new residential development.	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will result in an unacceptable loss of TPO'd trees as outlined in the Level 2 Local Criteria.	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

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

No known issues	
<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No - although there are on-street parking restrictions on nearby residential streets and the part of Barton Road nearest Newnham Road. The site is close to the CPZ, and generally, it is hard to find a vacant on-street parking space in this area.	g
<b>Access meets highway standards</b> The site is landlocked with no direct vehicular access to the public highway.	a
<b>Does site provide access to other properties/highway</b> No - although the site can only be accessed from The Vicarage directly to the north.	g
<b>Within 400m of high quality public transport route:</b> No	a
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - from The Vicarage, to the north; from terraced dwellings to the east in Hardwick Street; and, from the adjoining detached dwelling to the west in Millington Road.	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> The site is in the West Conservation Area.	a
<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> Any development of this site would result in the loss of its TPO'd trees and would give rise to a hard edge to the road junction which would be at odds with the present soft, green character and appearance of the site and surroundings.	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>	Yes

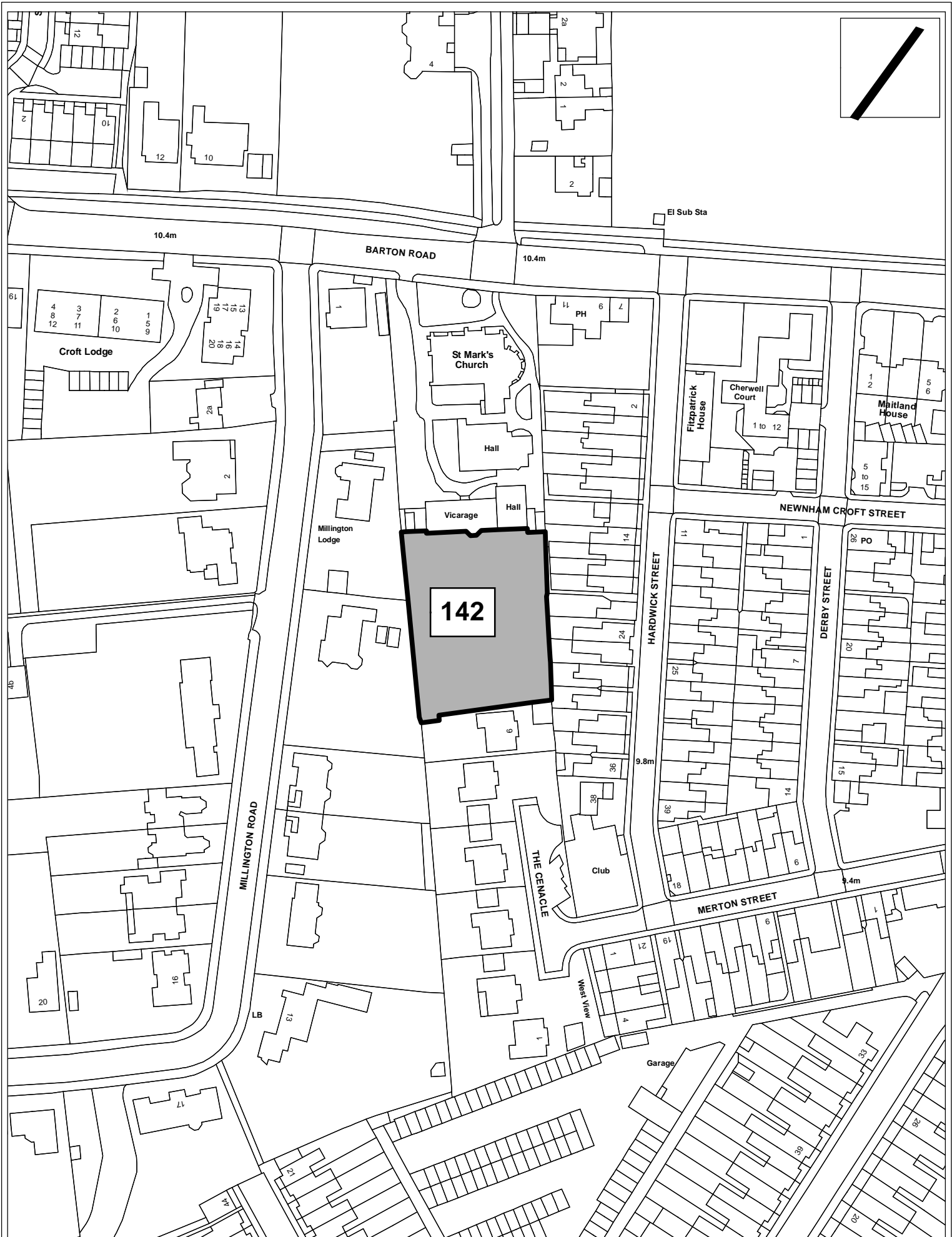
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility: No</b>	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan: No</b>	g
<b>Is site allocated in Waste &amp; 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).</b>	g
<b>Is the site in an area of major change: No</b>	g
<b>Will development be on previously developed land: Yes</b>	g
<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: The site scores 8 amber scores against Level 3 considerations. The site is landlocked with no direct vehicular access to the public highway. It is directly overlooked from 3 sides, and features a number of TPO'd trees which would be lost as a result of any development.</b>	

**Desktop Suitability Assessment Conclusion:**

The site is considered to be unsuitable for development because: Any development of this site would result in the loss of its TPO'd trees.

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

The site is considered to be unsuitable for development because: Any development of this site would result in the loss of its TPO'd trees.



## Site 142

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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 190 Detail     **Site Name:** Hockey Ground at Cranmer Road     **Map ID:** 190

**Ward:** Newnham

**Site Area in Hectares:** 0.35

**Number of units (unconstrained using density multiplier):** 14

**Owner:** Owner Known

**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - football pitch/playing field	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: Yes	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	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have a negative impact on Level 2 Local Criteria	

**Does the Site Warrant further assessment?**

**Level 3: Other Considerations**

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

<b>development?</b> No	
<b>Affected by Air Quality Management Area</b> Not within 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> No - the C4 Service runs along Grange Road within 400m to the east of the site, however, its peak frequency is only once every 20 mins, and not every 10 mins as required.	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> Yes - the site comprises one half of a playing field.	a
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> The site lies within the West Conservation Area	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 31 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 well with the surrounding community provided it is undertaken to a high standard reflecting the character of the site and surroundings and its position within the West Conservation Area. The loss of the playing field (sports pitch) will need to be considered.	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>	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>	No
<b>Use of site associated with a community facility:</b> Yes - sports pitch	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> 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 site posts a number of amber scores against Level 3 criteria. It comprises half of a sports pitch/playing field which is a community facility. Whilst any new development should be able to incorporated comfortably into its surroundings, the issue of the loss of this community facility will need to be addressed.	

**Desktop Suitability Assessment Conclusion:**

The site comprises half of a sports pitch/playing field which is a community facility. Whilst any new development should be able to incorporated comfortably into its surroundings, the issue of the loss of this community facility will need to be addressed.

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

Site is unsuitable for development because it meets the criteria in Local Plan to be designated as Protected Open Space .



## Site 190

Date: 24/06/10

Produced by: Myles Greensmith

Section/Department:  
Policy & Projects, Environment & Planning

Scale:  
1:1,250



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

**Site ID:** Site 484    **Site Name:** Car parks at Thirkill Court    **Map ID:** 484

**Ward:** Newnham

**Site Area in Hectares:** 0.44

**Number of units (unconstrained using density multiplier):** 35

**Owner:** Not Known

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> College car parks/landscaping.	a
<b>Buildings In Use:</b> No	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> Yes - the site forms part of Kings College historic park/garden - any development of the car park is likely to adversely affect its setting.	a
<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 - although the site meets the criteria for, and adjoins Protected Open Space to the south. It is also within the area covered by the Kings College historic park/garden.	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> Some mature trees in the central part of the site - Not TPO'd.	a
<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> No known issues	g
<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> 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
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues. Site is just outside the CPZ.	g
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> current access to numerous college buildings	g
<b>Within 400m of high quality public transport route:</b> Yes - The C4 Service which runs along Queens Road, although this does not quite meet the high frequency criteria.	a
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - the site is overlooked by the surrounding College buildings to the north, south and east.	a
<b>Site part of larger site or prejudice strategic site development</b> Yes - part of the University Library site; Thirkill Court; and, Kings College Garden Hostel.	a
<b>Development would impact on setting of Listed Building</b> Yes - University Library to the north of the site is Grade II Listed.	a
<b>Site in or adjacent to Conservation Area</b> The site lies within the West Cambridge Conservation Area.	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 81 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 would be isolated from any surrounding	a

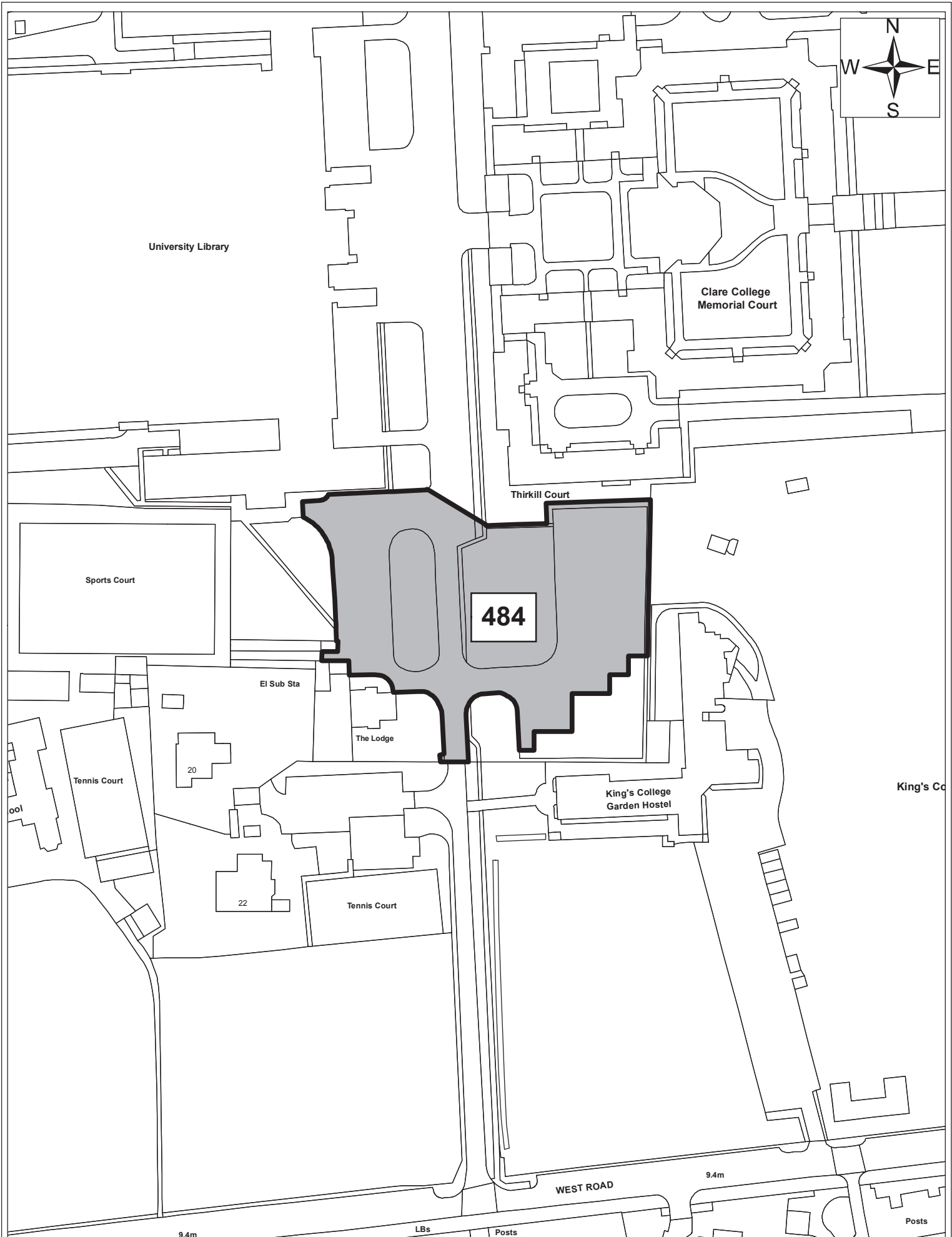
residential development, and would be poorly related to the College buildings and grounds.	
<b>Access to Services &amp; Facilities</b>	
<b>Site within 400m of City Centre: Yes</b>	g
<b>Site within 400m of Local Centre: No</b>	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	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: 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 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: No</b>	g
<b>Will development be on previously developed land: Yes</b>	g
<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> Development of this site would be isolated from any surrounding residential development, and would be poorly related to the College buildings and grounds.	

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

Development of this site would be isolated from any surrounding residential development, and would be poorly related to the College buildings and grounds.

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

Any development would not sit well with the surrounding University uses. Access would be down a private access road. Currently in use for parking.



## Site 484

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Date:	31/03/11
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 489     **Site Name:** Car parks in front of Manor Court and Grange Court     **Map ID:** 489

**Ward:** Newnham

**Site Area in Hectares:** 0.27

**Number of units (unconstrained using density multiplier):** 11

**Owner:** Unconfirmed

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Yes - car parking	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> Will not be designated as 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> There area a number of mature trees on site that are the subject of individual TPO's.	a
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Development of this site will have to be careful not to have a negative impact on the numerous significant trees on site including those subject to TPOs.	

**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>	a

Potential contamination (Car park)	
<b>Any potential noise problems ?</b> No known issues	g
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> 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
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site provides a well-used car parking area. Site is close to the CPZ boundary which is marked by West Road Grange Road.	a
<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> No	a
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - site is directly overlooked by the adjoining 5-storey blocks of flats at Manor Court and Grange Court immediately to the south.	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> The site lies within the West Cambridge Conservation Area.	a
<b>Development affect any Locally Listed Buildings</b> No	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> No	g
<b>Sites integration with existing communities</b> Development of this site would integrate poorly with surrounding residential development. The site is directly overlooked by the adjoining 5-storey blocks of flats at Manor Court and Grange Court immediately to the south. The TPO'd trees on site would be lost, as would the car parking area serving the adjoining flats. Overall, there would be harmful visual	a

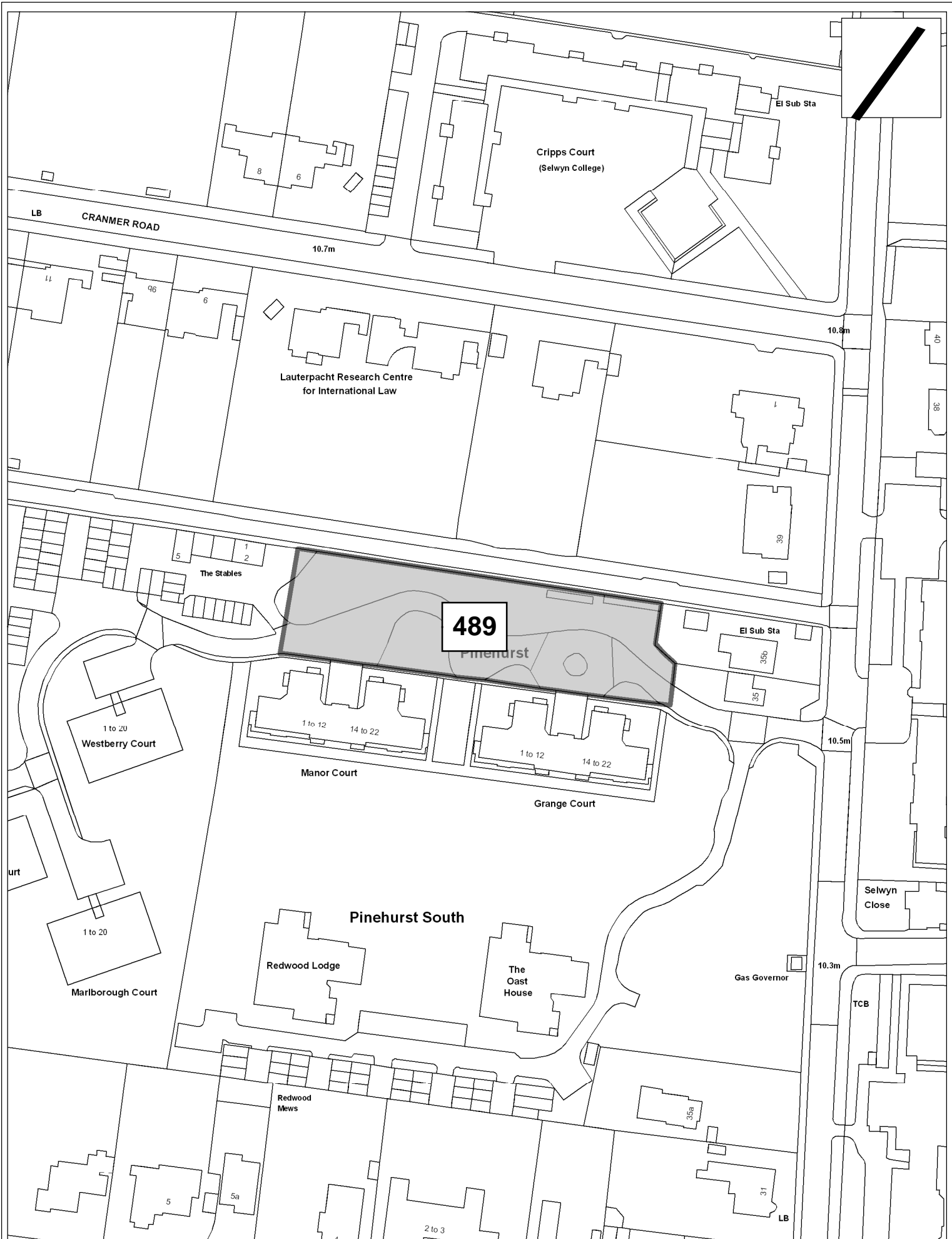
impact on the character and appearance of the Conservation Area.	
<b>Access to Services &amp; Facilities</b>	a
<b>Site within 400m of City Centre: No</b>	
<b>Site within 400m of Local Centre: No</b>	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site 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>	No
<b>Use of site associated with a community facility: No</b>	g
<b>Planning Policy Considerations</b>	g
<b>What is site allocated for in Local Plan: No</b>	
<b>Is site allocated in Waste &amp; 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).</b>	g
<b>Is the site in an area of major change: No</b>	g
<b>Will development be on previously developed land: Yes</b>	g
<b>Is site identified in the Council's Employment Land Review: No</b>	g
<b>Other Considerations</b>	g
<b>Any other constraints on site: No</b>	
<b>Level 3 Conclusion:</b> Development of this site would integrate poorly with surrounding residential development. The site is directly overlooked by the adjoining 5-storey blocks of flats at Manor Court and Grange Court immediately to the south. The TPO'd trees on site would be lost, as would the car parking area serving the adjoining flats. Overall, there would be harmful visual impact on the character and appearance of the Conservation Area.	

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

Development of Site 489 is considered to be unacceptable because it would integrate poorly with surrounding residential development. The site is directly overlooked by the adjoining 5-storey blocks of flats at Manor Court and Grange Court immediately to the south. The TPO'd trees on site would be lost, as would the car parking area serving the adjoining flats. Overall, there would be harmful visual impact on the character and appearance of the Conservation Area.

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

Development of Site 489 is considered to be unacceptable because it would integrate poorly with surrounding residential development. The site is directly overlooked by the adjoining 5-storey blocks of flats at Manor Court and Grange Court immediately to the south. The TPO'd trees on site would be lost, as would the car parking area serving the adjoining flats. Overall, there would be harmful visual impact on the character and appearance of the Conservation Area.



# Site 489

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 490    **Site Name:** Area of trees east of Pinehurst    **Map ID:** 490

**Ward:** Newnham

**Site Area in Hectares:** 0.29

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

**Owner:** Unconfirmed

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Open space & trees.	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> Two mature trees on site in the northern corner are TPO'd.	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> No known issues	g
<b>Any potential noise problems ?</b> Site lies	a

directly to the west of the junction of Sidgwick Avenue and Grange Road. Noise Assessment required in respect of traffic noise.	
<b>Could topography constrain development? No</b>	g
<b>Affected by Air Quality Management Area</b> 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
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> Site is within the CPZ.	a
<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> No	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> Yes - Selwyn College and Newnham College to the west of the site. These are both Grade II Listed.	a
<b>Site in or adjacent to Conservation Area</b> The site lies within the West Cambridge Conservation Area.	a
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 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
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of 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>	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>	No

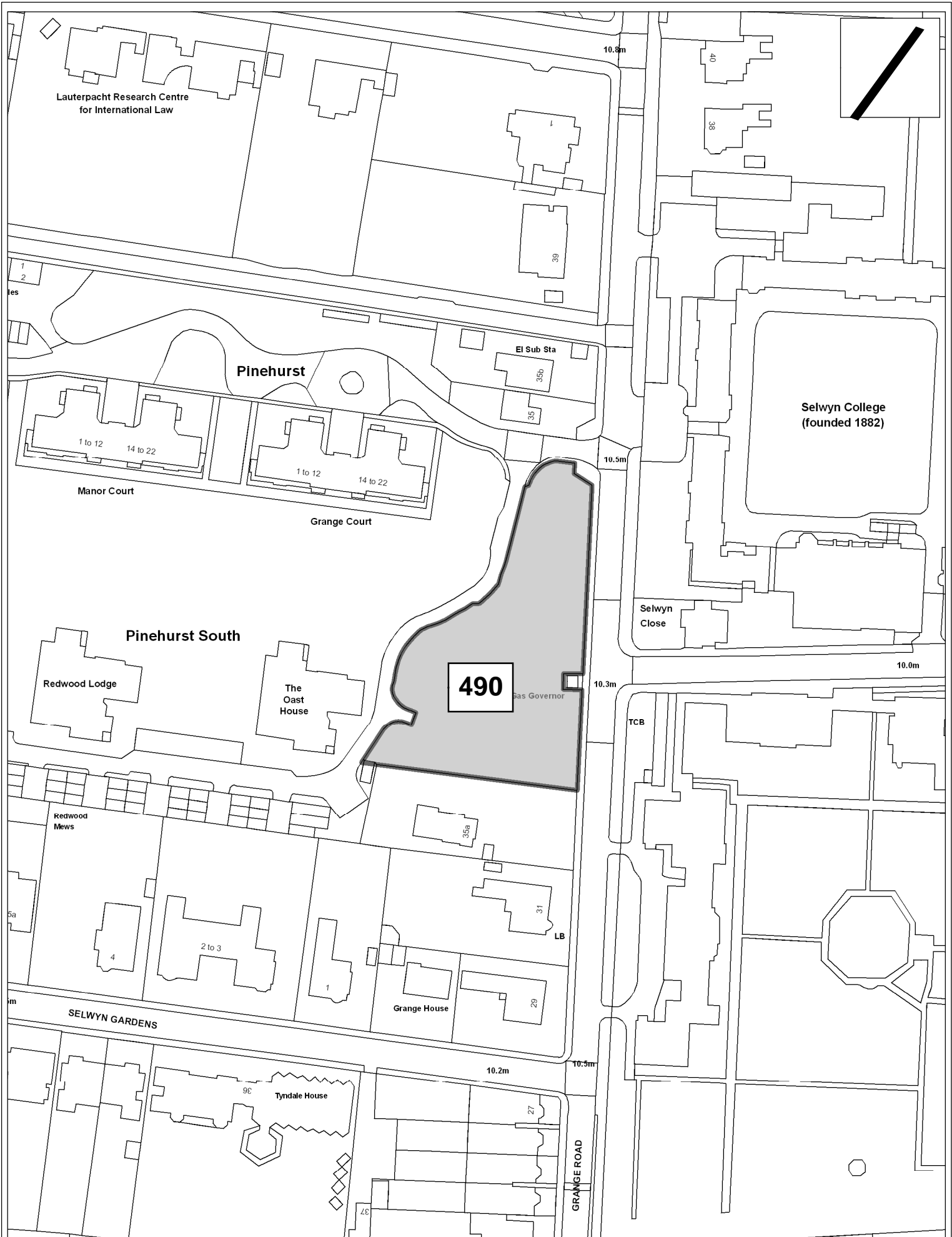
<b>Use of site associated with a community facility: No</b>	g
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan: No</b>	g
<b>Is site allocated in Waste &amp; Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).</b>	g
<b>Is the site in an area of major change: No</b>	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: The site posts a score of 11 against Level 3 criteria. Development of the site would result in the loss of a substantial number of mature trees. This would be harmful to the character and appearance of the Conservation Area and to the spacious quality of the adjoining development to the west which forms the larger part of the site.</b>	

**Desktop Suitability Assessment Conclusion:**

Development of Site 489 is considered to be unacceptable because it would result in the loss of a substantial number of mature trees. This would be harmful to the character and appearance of the Conservation Area and to the spacious quality of the adjoining development to the west which forms the larger part of the site.

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

Development of Site 490 is considered to be unacceptable because it would result in the loss of a substantial number of mature trees. This would be harmful to the character and appearance of the Conservation Area and to the spacious quality of the adjoining development to the west which forms the larger part of the site.



# Site 490

Date:	05/05/11
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Scale:	1:1250