

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

Site ID: Site 95 Detail **Site Name:** Former Cambridge Regional College/Ragged School site, Young Street **Map ID:** 095
Ward: Petersfield
Site Area in Hectares: 0.35
Number of units (unconstrained using density multiplier): 28
Owner: Owner Known

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: The site is not currently in use but does have permission for site accommodation for ARU while their East Road Campus is being redeveloped	a
Buildings In Use: Yes - the old CRC buildings the locally listed Ragged School building	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: C/09/0678/FUL - site accommodation at Young Street in relation to redevelopment of ARU campus - application permitted. C/08/0205/FUL - redevelopment to form 208 student beds including retention of the Old Ragged School - refused. C/04/0745 - erection of 70 new homes incl. 14 houses and 56 flats/studios and cafe - granted permission	g
Level 2 Conclusion: Development of the 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? Site could have contamination issues (previously occupied by crc buildings)	a
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 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.	a
Access & Transport Considerations Issues with car parking in local area There is a reliance on on-street car parking in this area. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Not as defined but the site is within 400m of the Grafton Centre bus station which is served by a number of bus services that connect the site to other parts of the City	a
Design & Impact Considerations Nearby buildings overlook site Would be overlooking with the houses to the south of the site on Young Street, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area The site falls within the Central Conservation Area and as such early consideration would need to be given to the impact of proposals on the setting and character of the Conservation Area	a
Development affect any Locally Listed Buildings The Ragged School is a BLI	a
Development affects archaeological remains 40 CHER finds within 500m of the	a

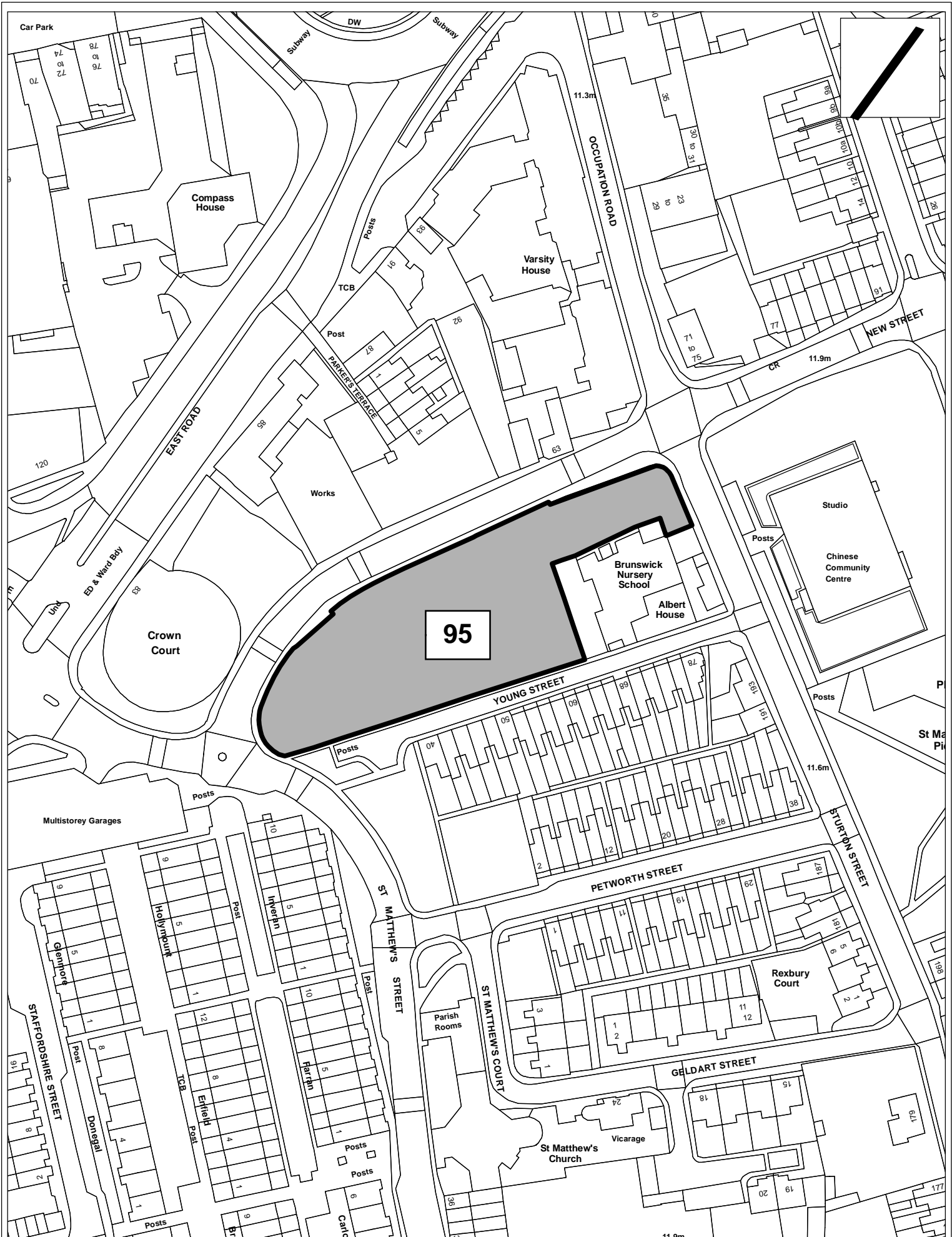
site. The implications of this for the development of this site need to be interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate quite well with the surrounding community	g
Access to Services & Facilities	
Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: The sites former use would have been classed as a community facility but the principle of its loss has been established through the planning history for the site	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: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

Desktop Suitability Assessment Conclusion:

Site 95 is not considered to be developable as the site has been acquired by Anglia Ruskin University who intend to develop the site for educational use.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 95 is not considered to be developable as the site has been acquired by Anglia Ruskin University who intend to develop the site for educational use.



95



Site 95

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 111 Detail **Site Name:** Queen Anne Multi-storey Car Park, Gonville Place
Map ID: 111
Ward: Petersfield
Site Area in Hectares: 0.38
Number of units (unconstrained using density multiplier): 30
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 Parkside Pool and Kelsey Kerridge Leisure Centre as well as the City Centre. Part of the building is also the Kelsey Kerridge Leisure Centre	a
Buildings In Use: Yes - multi-storey car park and leisure 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, although the site is adjacent to Protected Open Space and development would have to not be harmful to the character of this open space.	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: no	g
Level 2 Conclusion: While early consideration would need to be given to the impact of any development proposals on the setting of Parkers Piece, this does not render the site undevelopable.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

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 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 provides car parking for the City Centre, as well as Parkside Pools and Kelsey Kerridge leisure centre. Loss of this car parking could impact on the viability of the uses that the car park serves as well as impacting on the viability of the City Centre. 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 50 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: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: Redevelopment of this site would result in the loss of a significant leisure facility and would be contrary to Policy 5/11. It is felt that it would difficult to relocate this facility to a location of equal accessibility	r
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 it would result in the loss of a community facility, which it would be difficult to relocate to a site of equal accessibility, and because the loss of the car parking would have a detrimental impact	

Desktop Suitability Assessment Conclusion:

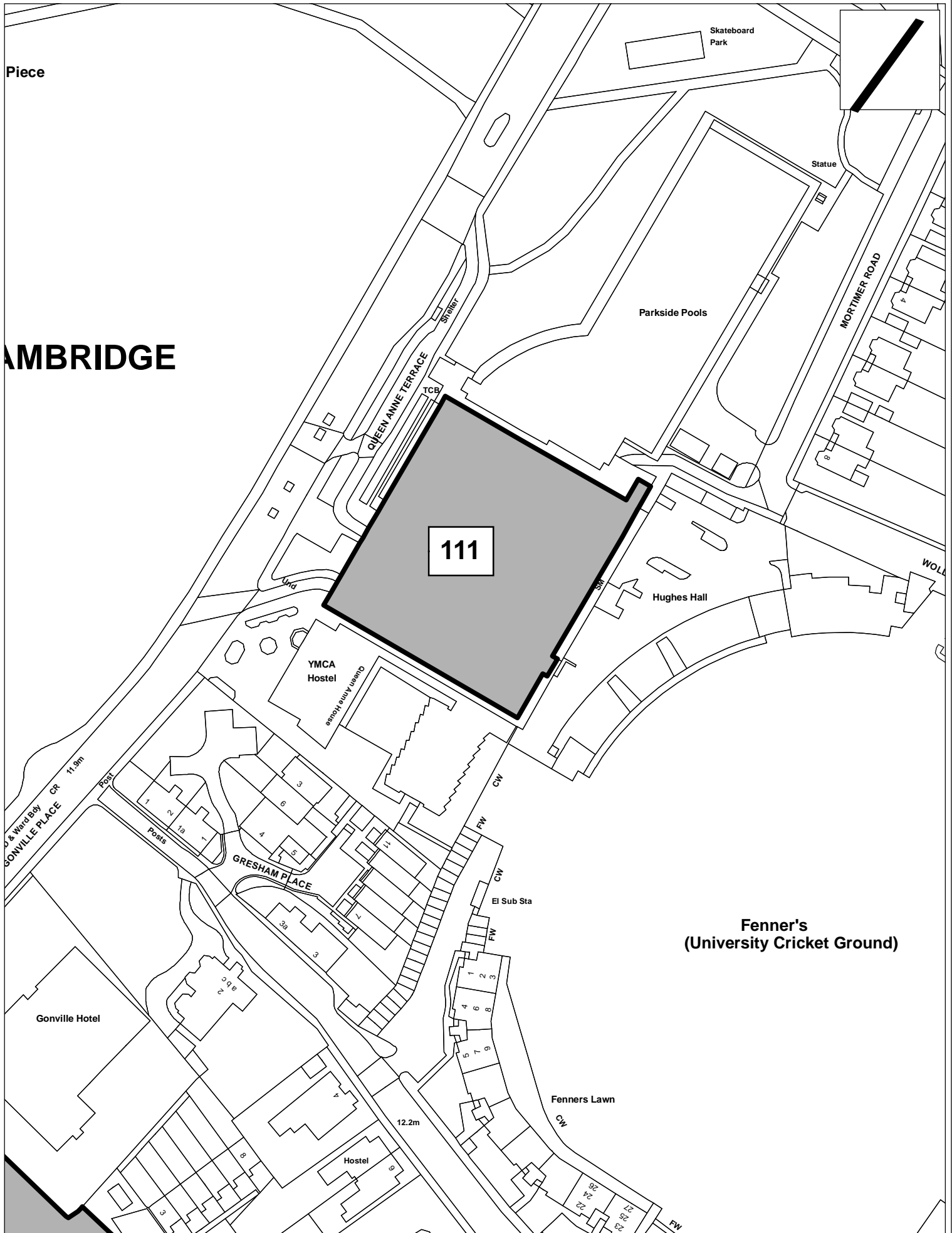
Site 111 is not considered to be developable due to the loss of a community facility and the detrimental impact that would result from the loss of car parking

Overall Suitability Assessment Conclusion (Planning Policy)

The site provides car parking for the City Centre, as well as Parkside Pools and Kelsey Kerridge leisure centre. Loss of this car parking could impact on the viability of the uses that the car park serves as well as impacting on the viability of the City Centre. Site is in the CPZ.

Piece

AMBRIDGE



**Fenner's
(University Cricket Ground)**



Site 111

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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 522 **Site Name:** Communal open space in the centre of St Matthew's Gardens
Map ID: 522
Ward: Petersfield
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)
Site in use: Open space in the centre of St Matthew's Gardens	a
Buildings In Use: Yes - associated shelters	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: Site will be allocated for Protected Open Space	r
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No	g
Relevant Planning History: C/98/0592 - Residential development (outline application). Approved 3/12/99. C/01/0257 - Erection of 88 houses and 122 flats including 38 affordable housing units in 2/4 storey form incorporating some basements, underground car parking, open space, access and ancillary - Approved 4/2/02.	g
Level 2 Conclusion: To be Protected Open Space.	

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	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 is just outside the CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 27 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 plays a central, integral part of the structural landscaping of the St Matthew's Gardens residential development, and its location and openness provide important views from surrounding dwellings. It is fundamental to the visual quality of the 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:	Yes
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	No

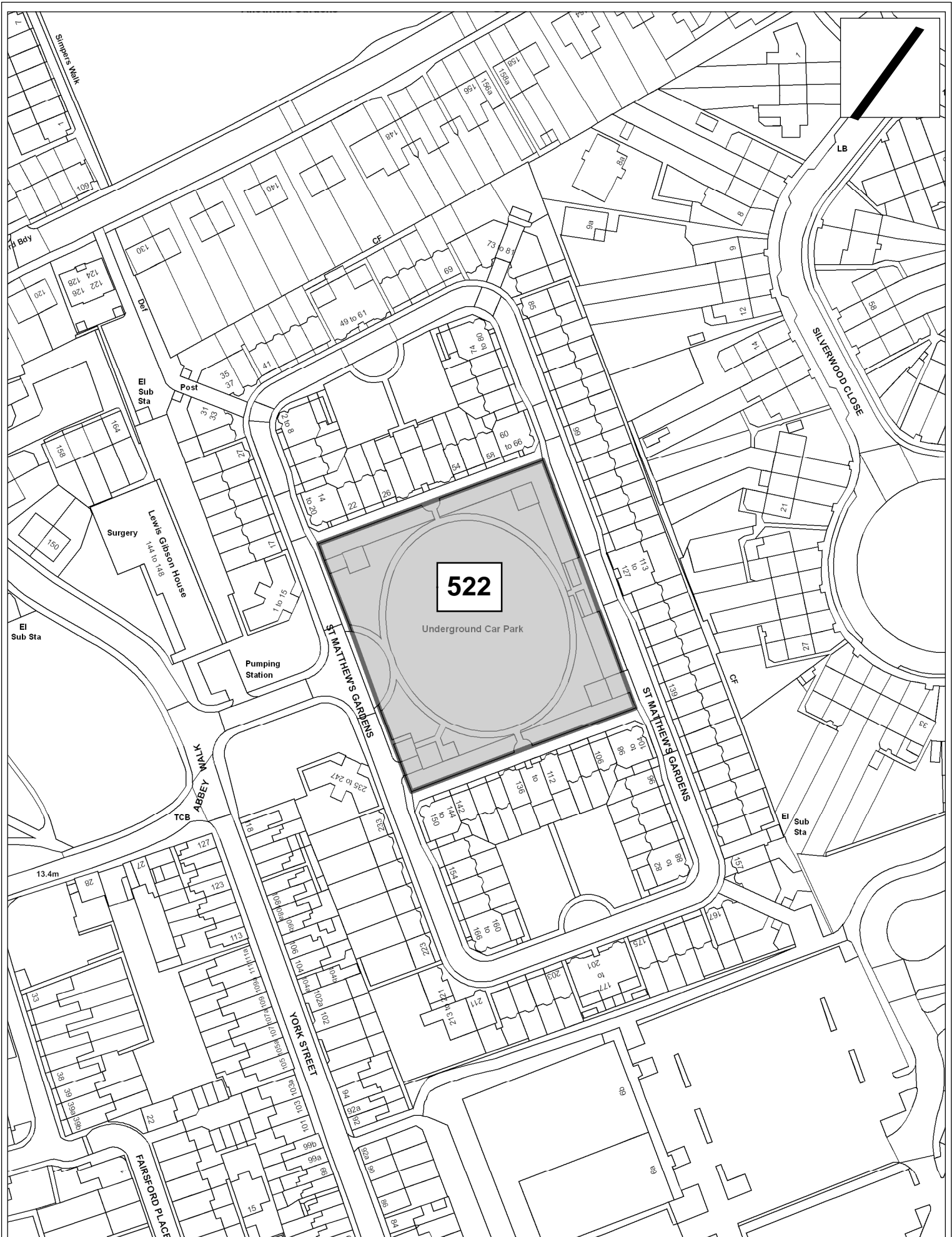
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals 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 an amber score against Q. 12 of the Level 2 criteria, and a number of amber scores against the Level 3 criteria, given its function as a strategically fundamental landscaped area serving the St Matthew's Gardens development, it is considered that the site is unsuitable for development.	

Desktop Suitability Assessment Conclusion:

The site is considered to be unsuitable for development given its primary function as a strategically important formal landscaped amenity area serving the adjoining St Matthew's Gardens development.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is considered to be unsuitable for development given its primary function as a strategically important formal landscaped amenity area serving the adjoining St Matthew's Gardens development.



Site 522

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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 527 **Site Name:** Offices, warehouse/industrial buildings and car parking west of 13 to 37 Gwydir Street **Map ID:** 527

Ward: Petersfield

Site Area in Hectares: 0.23

Number of units (unconstrained using density multiplier): 18

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - Offices, warehouse and car parking	a
Buildings In Use: Two large buildings used for small-scale employment uses/use by small firms..	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 Site of local nature conservation interest to the west	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: Yes - the site is used for offices, Use Class B1(a); and, workshops, Use Class B1(c). a. The Council's Employment Land Review indicates that there is a shortfall in land supply in use Classes B1(c), B2 and B8; b. Residential development would not generate any jobs onsite;	a
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have a negative impact on the retention of Use Class B1(c) employment uses, which is contrary to No. 14 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, car parking area and industrial buildings.	a
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is within or adjacent to the AQMA and therefore will require an air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent to the AQMA.	a
Access & Transport Considerations Issues with car parking in local area The site provides car parking for adjoining business units on it. It is well used. Lies outside the Controlled Parking Zone.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Site 529 provides access to this site.	a
Within 400m of high quality public transport route: Yes (C2 and C4 Services)	g
Design & Impact Considerations Nearby buildings overlook site Yes - residential dwellings at 15a-37 Gwydir Street back onto/overlook the site.	g
Site part of larger site or prejudice strategic site development Yes - part of a larger site (See Site 529)	a
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area Yes - the site is within the Mill Road and St Matthews Area Conservation Area	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 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
Site shape impacts on developability No	g
Sites integration with existing communities The site relates closely to adjoining residential properties and provides	a

employment and associated car parking area for existing properties on site. If developed, any car parking requirement generated would need to be contained within the site without increasing the level of on-street parking in the vicinity of the site. An increase in on-street parking in the Controlled Parking Zone would be unacceptable.	
Access to Services & Facilities	
Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: 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- Employment land review safeguards for continuation of existing use as provides much needed B1(c) B8 space for small firms.	r
Other Considerations	
Any other constraints on site: No	g
Level 3 Conclusion: Although the site scores an amber score at Level 2, and a number of amber scores against Level 3 criteria, these do not render the site undevelopable. Residential development of the site would, however, result in the loss of the existing employment /business uses associated with the site. Consideration should be given to their retention.	

Desktop Suitability Assessment Conclusion:

It is considered that given the sites primary function for employment/business uses, with associated car parking, and the close relationship of the site to housing in Gwydir Street, the site is likely to prove suitable for residential development. It would, however, need to be developed in conjunction with Site 529. However site is safeguarded for employment use in the ELR

Overall Suitability Assessment Conclusion (Planning Policy)

It is considered that given the sites primary function for employment/business uses, with associated car parking, it is desirable to safeguard it for employment use given the shortage of this space in the City



Site 527

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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 540 **Site Name:** Tree belt and service road east of York Street **Map ID:** 540

Ward: Petersfield

Site Area in Hectares: 0.28

Number of units (unconstrained using density multiplier): 17

Owner: Part of site owned by Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Tree belt and service road - accessed from York Street	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/99/1051 - Construction of new replacement retail foodstore unit (Class A1)(6529 sq. m gross [70 252 sq. ft]) following demolition of two retail units at the Beehive Centre, including new car park layout and access. Approved - 30/8/00.	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? No known issues	g
Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is within or adjacent to the AQMA and therefore will require an air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent to the AQMA.	a
Access & Transport Considerations Issues with car parking in local area Site provides a rear access/service road to the Beehive Shopping Centre and landscaped tree belt to screen the site from the adjoining residential area. (York Street). The site lies close to the Controlled Parking Zone to the west on Sturton Street.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Adjoining business and retail units at the Beehive Shopping Centre, and footpath access to Sleaford Street, York Street, and Coldhams Lane.	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - Overlooked by rear aspects of dwellings at 2 - 92 York Street to west of the site.	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area Yes - the site is adjacent to the Mill Road and St Matthews Area Conservation Area - boundary to the west of the site runs along the rear gardens of 2 - 90 York Street.	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 20 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability Yes - the site is long and narrow comprising a	a

service road and landscape/tree belt to the east of the shop units on site.	
Sites integration with existing communities Integrating the development of this site into the surrounding residential development would be very difficult as it would result in the loss of the service road to the shop units, and the tree belt. Existing dwellings in York Road would be left unscreened through the loss of the tree belt, and any new dwellings erected on site would be too close to the shop units and would have no amenity space.	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 number of amber scores against the Level 3 criteria. It is considered that given the narrowness of the site; its use as a service road and tree/landscape belt serving retail units on a busy retail park, it is unsuitable for residential development.	

Desktop Suitability Assessment Conclusion:

It is considered that given the narrowness of the site; its use as a service road serving retail units on a busy retail park, and for a tree/landscape belt screening the retail units from adjoining dwellings in York Road, it is unsuitable for residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

It is considered that given the narrowness of the site; its use as a service road serving retail units on a busy retail park, and for a tree/landscape belt screening the retail units from adjoining dwellings in York St, it is unsuitable for residential development.



Site 540



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 541 **Site Name:** The Beehive Centre **Map ID:** 541

Ward: Petersfield

Site Area in Hectares: 6.86

Number of units (unconstrained using density multiplier): 549

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Out of town centre retail park with car parking.	a
Buildings In Use: Yes - retail units and Petrol Filling Station	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. However, the site is of significant importance to the retail economy of Cambridge, and as such a significant number of jobs would be lost if the site were developed for housing.	g
Protected Trees on site: No - however, there are a number of trees and shrubs planted on the site as part of its structural landscaping.	g
Relevant Planning History: C/99/1051 - Construction of new replacement retail foodstore unit (Class A1)(6529 sq. m gross [70 252 sq. ft]) following demolition of two retail units at the Beehive Centre, including new car park layout and access. Approved - 30/8/00.	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? Site with multiple industrial uses. Could have significant contamination.	3
Any potential noise problems ? Railway and highway noise assessment required	g
Could topography constrain development? No	g
Affected by Air Quality Management Area This site is within or adjacent to the AQMA and therefore will require an air quality assessment to be carried out as part of any planning application likely to increase parking capacity by 25 spaces or more. It should also be noted that installation of biomass boiler plant is not deemed appropriate for sites within or adjacent to the AQMA.	a
Access & Transport Considerations Issues with car parking in local area Site comprises a large shopping centre with multiple retail outlets, food supermarket - Asda - and a Petrol Filling Station. The site is of significant importance to the retail economy of Cambridge. Parts of this large site lie close to the Controlled Parking Zone to the west on Sturton Street; and, to the north on Newmarket Road.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Adjoining business and retail units at the Beehive Shopping Centre, and footpath access to Sleaford Street and York Street.	g
Within 400m of high quality public transport route: Yes (C3 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - Overlooked by rear aspects of dwellings at 2 - 92 York Street to west of the site, and of dwellings at 30 - 65 Silverwood Close.	g
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area Yes - the site is adjacent to the Mill Road and St Matthews Area Conservation Area - boundary to the west of the site runs along the rear gardens of 2 - 90 York Street.	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological	a

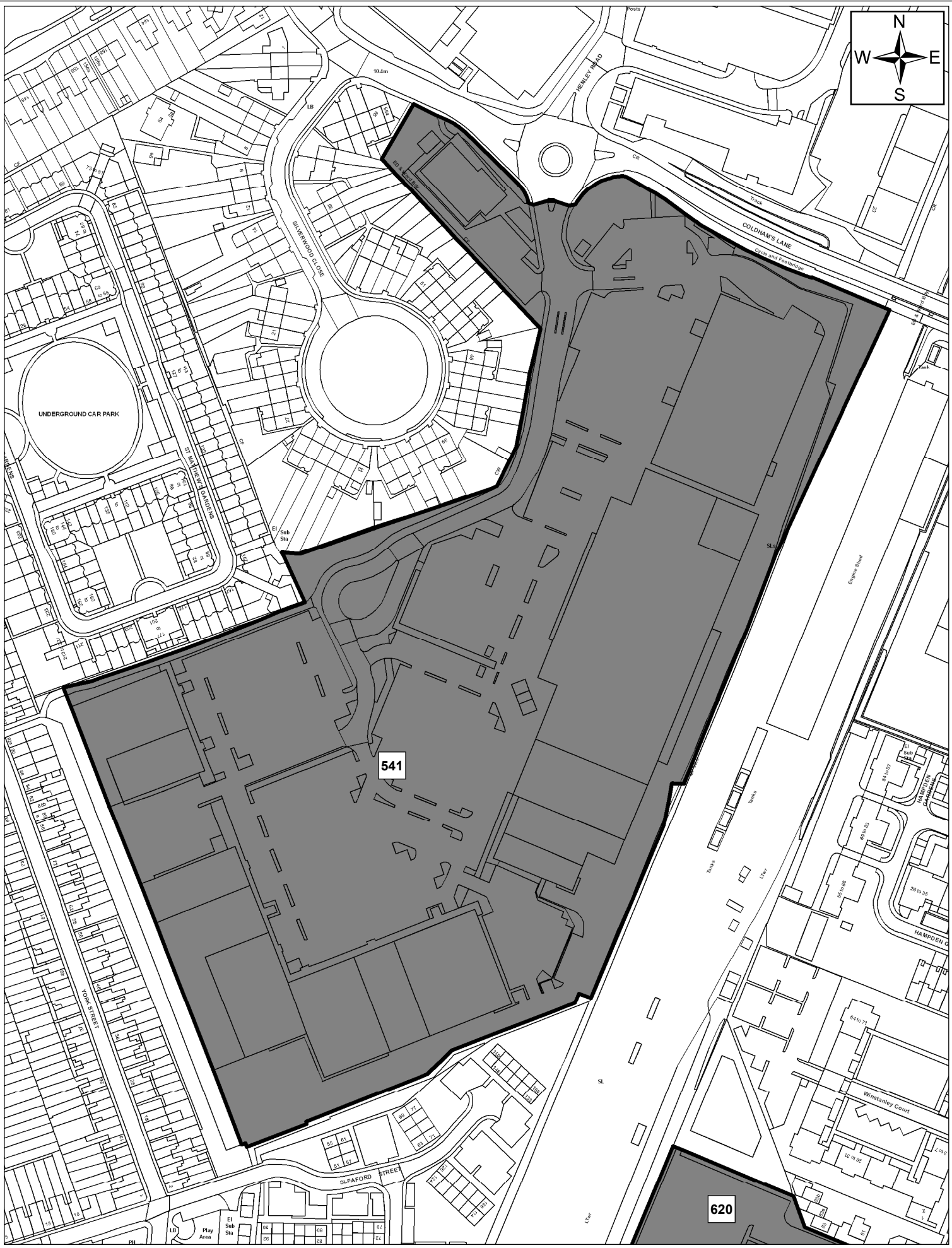
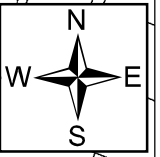
remains 26 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with surrounding 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:	Yes
Site within 400m of Nursery School	No
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations	
What is site allocated for in Local Plan: No	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 number of amber scores against the Level 3 criteria. It is considered that it is suitable for residential development, however, this would result in the loss of a significant retail site, with consequent impact on Cambridge's retail economy.	

Desktop Suitability Assessment Conclusion:

It is considered that it is suitable for residential development, however, this would result in the loss of a significant retail site, with consequent impact on Cambridge's retail economy.

Overall Suitability Assessment Conclusion (Planning Policy)

It is considered that it is suitable for residential development, however, this would result in the loss of a significant retail site, with consequent impact on Cambridge's retail economy.



541

620



Site 541

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Date:	25/06/10
Produced by:	Matthew Merry
Section/Department:	Policy & Projects, Environment & Planning
Scale:	1:2,000

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

Site ID: Site 551 **Site Name:** Area with trees west of 55 to 67 Highsett **Map ID:** 551

Ward: Petersfield

Site Area in Hectares: 0.30

Number of units (unconstrained using density multiplier): 12

Owner: Not Known

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - private communal gardens/open space as part of the Highsett residential development.	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: Will not designated as Protected Open Space	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: Trees on site are protected by TPO's.	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site is likely to have a negative impact on mature trees subject to TPO legislation; and, to the open character and quality of the site.	

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. 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 Access to the site is restricted as it does not front onto a public right of way.	a
Does site provide access to other properties/highway Yes, provides access to existing dwellings at Highsett as part of the wider amenity area serving this residential development.	a
Within 400m of high quality public transport route: Yes. (C1, and C2 Services that serve the Railway Station)	g
Design & Impact Considerations Nearby buildings overlook site Yes, overlooked by front aspects of existing dwellings situated in the main 'block' of Highsett.	a
Site part of larger site or prejudice strategic site development No	g
Development would impact on setting of Listed Building Yes - Highsett is an important Grade II Listed Building dating from the 1960's. It is Listed for its architectural merit which is enhanced by its landscaped grounds/setting.	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 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

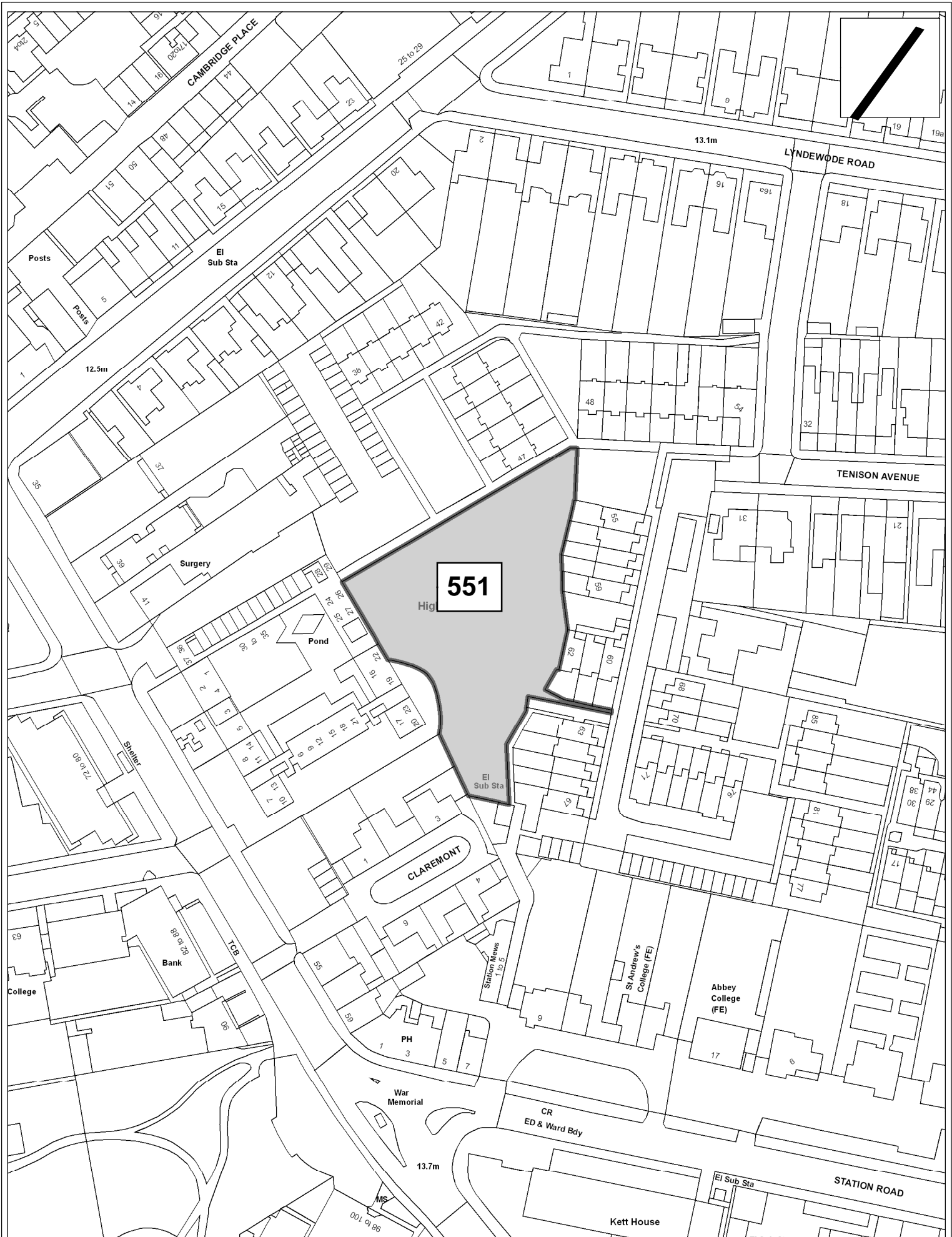
Site shape impacts on developability No	g
Sites integration with existing communities Yes - Highsett is an important Grade II Listed Building dating from the 1960's. It is Listed for its architectural merit. Its setting (landscaped grounds) adds to this importance. Any new development would adversely affect this setting and would thus be poorly related to it.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: No	a
Site within 400m of Doctors/School/POS:	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: 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 number of amber scores against the Level 3 criteria. Highsett is an important Grade II Listed Building dating from the 1960's. It is Listed for its architectural merit alone (not Group Value). Its setting (landscaped grounds) adds to this importance. Any new development would adversely affect this setting and would be poorly related to it, thus the site is unsuitable for any further residential development.	

Desktop Suitability Assessment Conclusion:

Site 551, Highsett is an important Grade II Listed Building dating from the 1960's. It is Listed for its architectural merit alone (not Group Value). Its setting (landscaped grounds) adds to this importance. It is Listed for its architectural merit alone (not Group Value). Its setting (landscaped grounds), including the garages and parking provision - which were a feature of its design - adds to this importance. Any new development would adversely affect this setting and would be poorly related to it and the main Highsett building, thus the site is unsuitable for any further residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

The site provides open space for Highsett, and residential development of the site would compromise the design of Highsett.



Site 551

Date: 05/05/11

Produced by: Matthew Merry

Section/Department:
Environment

Scale: 1:1250

