

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

**Site ID:** Site 20 Detail      **Site Name:** Strangeways Research Laboratory, 2 Worts Causeway  
**Map ID:** 020  
**Ward:** Queen Edith's  
**Site Area in Hectares:** 0.74  
**Number of units (unconstrained using density multiplier):** 48  
**Owner:** Unconfirmed

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Yes - research laboratory	a
<b>Buildings In Use:</b> Yes - laboratories that are in full use	a
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

Site Assessment Criteria	Score
<b>In Green Belt:</b> No (although the site is close to the edge of the Green belt)	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 (although given the significant number of trees on the site there may be potential for roosting bats, which would need early investigation)	a
<b>Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:</b> No (although the site is identified in the Employment Land Review as being worthy of Protection)	g
<b>Protected Trees on site:</b> There are a significant number of trees on the site with TPOs, which could significantly constrain development of the site	a
<b>Relevant Planning History:</b> C/78/0097-Erection of one single storey detached dwelling unit.	g
<b>Level 2 Conclusion:</b> Given the significant number of trees on the site and their potential to provide roosting for bats, early consideration would need to be given to the impact of development on the trees. The number of TPOs on the site could significantly constrain the development potential of the site	

in terms of capacity but would not necessarily render the site undevelopable	
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## 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 (occupied by Research Labs)	a
<b>Any potential noise problems ?</b> Refer to EH traffic noise to frontage	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Site is not within an AQMA	g
<b>Access &amp; Transport Considerations</b>	
<b>Issues with car parking in local area</b> There is quite a lot of pressure on surrounding residential streets for car parking for patients and visitors attending Addenbrookes Hospital. Site not in CPZ.	a
<b>Access meets highway standards</b> No known issues	a
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes, the C1 service (stops at Addenbrookes)	g
<b>Design &amp; Impact Considerations</b>	
<b>Nearby buildings overlook site</b> Overlooking is not considered to be an issue with the site as it is well screened by mature trees	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 29 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> Development of this site should integrate quite well with the surrounding residential development	g
<b>Access to Services &amp; Facilities</b>	
<b>Site within 400m of City Centre:</b> No	g
<b>Site within 400m of Local Centre:</b> No	a

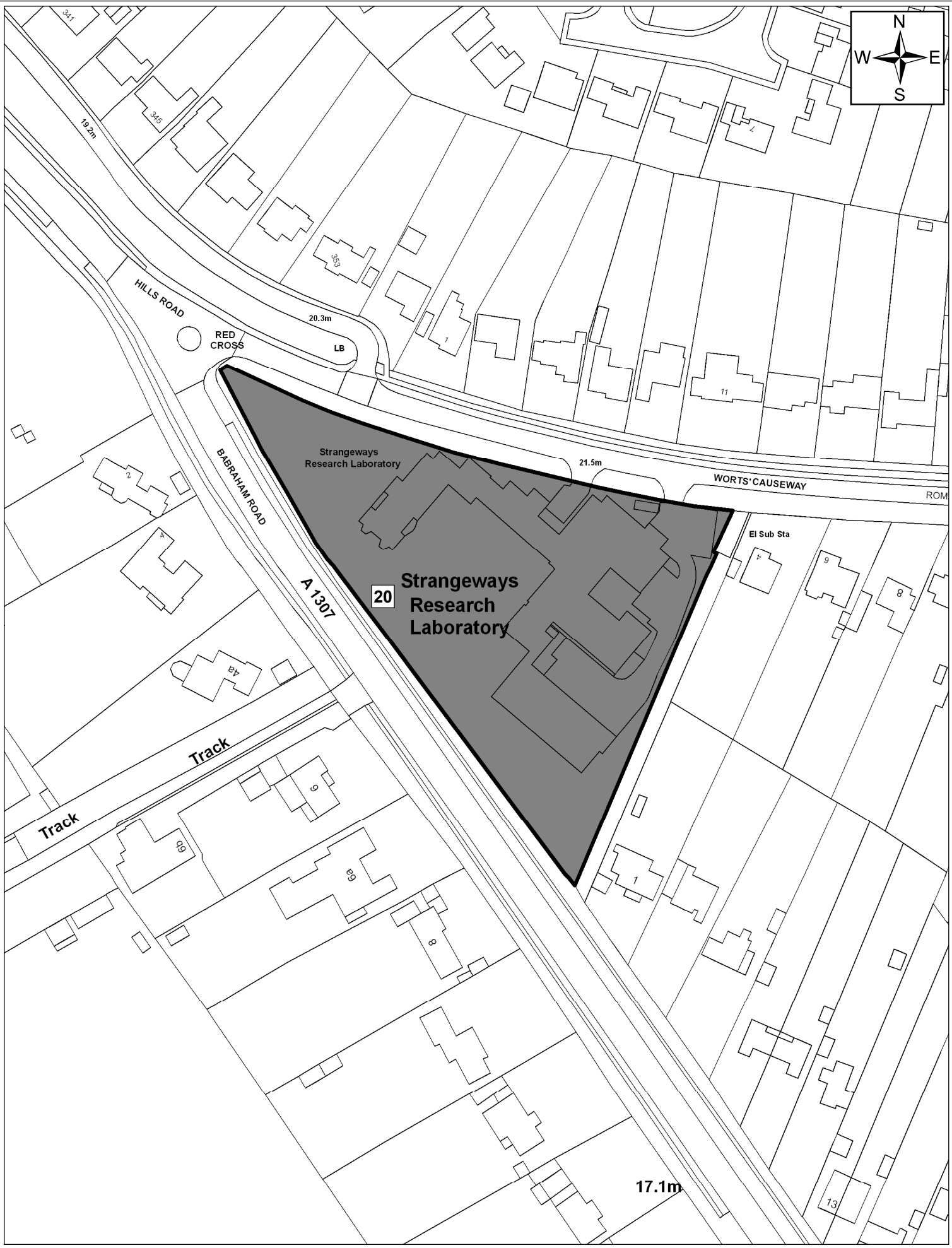
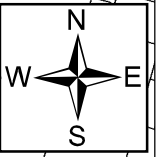
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility: No</b>	a
<b>Planning 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> It is on the edge of the Southern Fringe	a
<b>Will development be on previously developed land: Yes</b>	g
<b>Is site identified in the Council's Employment Land Review:</b> Yes - the ELR identifies this site as worthy of protection for research.	r
<b>Other Considerations</b> <b>Any other constraints on site: No</b>	g
<b>Level 3 Conclusion:</b> While the site scores a number of amber scores against the Level 3 criteria, these do not necessarily render the site undevelopable. While the site is noted as being worthy for protection in the ELR, there is currently no policy basis for doing so. Further information would be required to ensure that any development was justified.	

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

Site 20 can be considered to be suitable for development, subject to consideration of a number of issues raised in this assessment including impact of development on the TPOs and loss of an established research facility. However it is a protected employment site in the ELR

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

Site is an established research employment use and is recommended to be retained in the Employment Land Review



# Site 20

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Date:	28/06/10
Produced by:	Myles Greensmith
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 836    **Site Name:** Garages behind Lady Jane Court, Cavendish Avenue    **Map**  
**ID:** 836  
**Ward:** Queen Edith's  
**Site Area in Hectares:** 0.21  
**Number of units (unconstrained using density multiplier):** 14  
**Owner:** Not Known

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Garages and parking area.	a
<b>Buildings In Use:</b> 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> No	g
<b>Protected Trees on site:</b> Trees on site are the subject of various TPO's.	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 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> Yes - (potential contamination from parking area and lock-up garages).	a

<b>Any potential noise problems ?</b> No known issues (although site is within close proximity to Hills Road)	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> The site provides well-used private residential parking area. There are on-street parking restrictions in the area along Hills Road. Site not in CPZ.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> Yes - flats at 1 - 15 Lady Jane Court.	a
<b>Within 400m of high quality public transport route:</b> Yes - the C3 service	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> Yes - from adjoining flats at 1 - 21 Lady Jane Court.	a
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 22 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
<b>Site shape impacts on developability</b> No	g
<b>Sites integration with existing communities</b> The site is poorly related to the adjoining 3-storey flats to the south at 1 - 21 Lady Jane Court. Any new development would result in overlooking and a loss of amenity between occupants of the new and existing buildings; the loss of a lot of surrounding tree cover; and, would be harmful to the character of the area.	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	No
<b>Site within 400m of Primary School</b>	Yes
<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> No	g

<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site posts a number of amber scores against Level 2 and Level 3 criteria. The site is poorly related to the adjoining 3-storey flats to the south at 1 - 21 Lady Jane Court. Any new development would result in overlooking and a loss of amenity between occupants of the new and existing buildings; the loss of a lot of surrounding tree cover; and, would be harmful to the character of the area.	

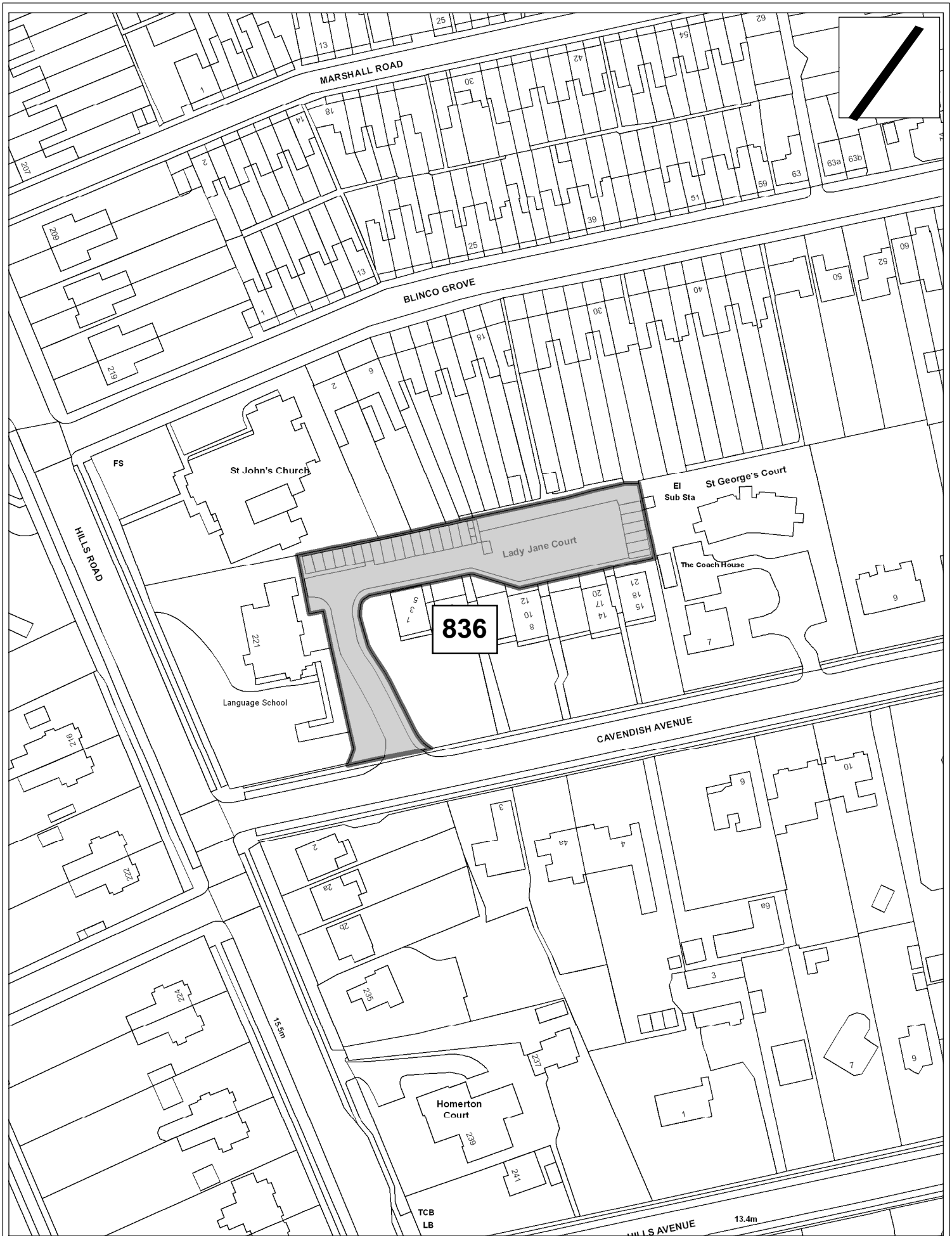
#### **Desktop Suitability Assessment Conclusion:**

Site 836 is considered to be unsuitable for development because: The site is poorly related to the adjoining 3-storey flats to the south at 1 - 21 Lady Jane Court. Any new development would result in overlooking and a loss of amenity between occupants of the new and existing buildings; the loss of a lot of surrounding tree cover; and, would be harmful to the character of the area.

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

Site 836 is considered to be unsuitable for development because: The site is poorly related to the adjoining 3-storey flats to the south at 1 - 21 Lady Jane Court. Any new development would result in overlooking and a loss of amenity between occupants of the new and existing buildings; the loss of a lot of surrounding tree cover; and, would be harmful to the character of the area. Also loss of parking for existing residents.





# Site 836



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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250



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

**Site ID:** Site 850 **Site Name:** Play area north of 25 to 37 Godwin Way **Map ID:** 850

**Ward:** Queen Edith's

**Site Area in Hectares:** 0.32

**Number of units (unconstrained using density multiplier):** 24

**Owner:** Cambridge City Council

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Recreation Ground.	a
<b>Buildings In Use:</b> Yes - fixed play equipment.	a
<b>Any Legal Issues:</b> Unknown	

**Suitability**

**Level 1 Strategic Considerations**

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

**Does the Site Warrant further assessment?**

**Level 2: Significant Local Considerations**

Site Assessment Criteria	Score
<b>Site designated Protected OS or criteria:</b> Will 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> Mature trees around the site boundaries. Not 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> Play area - 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> Not within an AQMA	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> No known issues - site is public open space/formal playspace in a residential area. Site not in CPZ.	g
<b>Access meets highway standards</b> There is no direct access to the site from the public highway. (Access is via a track from Gunhild Close; and, via a footpath link from Godwin Close).	a
<b>Does site provide access to other properties/highway</b> Yes - footpath links from Recreation Ground to adjoining residential development.	a
<b>Within 400m of high quality public transport route:</b> Yes - the C2 service	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 5 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> The site forms a formal recreation area and playspace, and is recognised as a Community Facility. There is no road access link to the site from the public highway - access is via two footpaths. These issues aside, any new development of this site should integrate well with surrounding residential development. Although the potential loss of the Community Facility and lack of access preclude its development.	a
<b>Access to Services &amp; Facilities</b> <b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> Yes	g
<b>Site within 400m of Doctors/School/POS:</b>	Yes
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	Yes
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	No

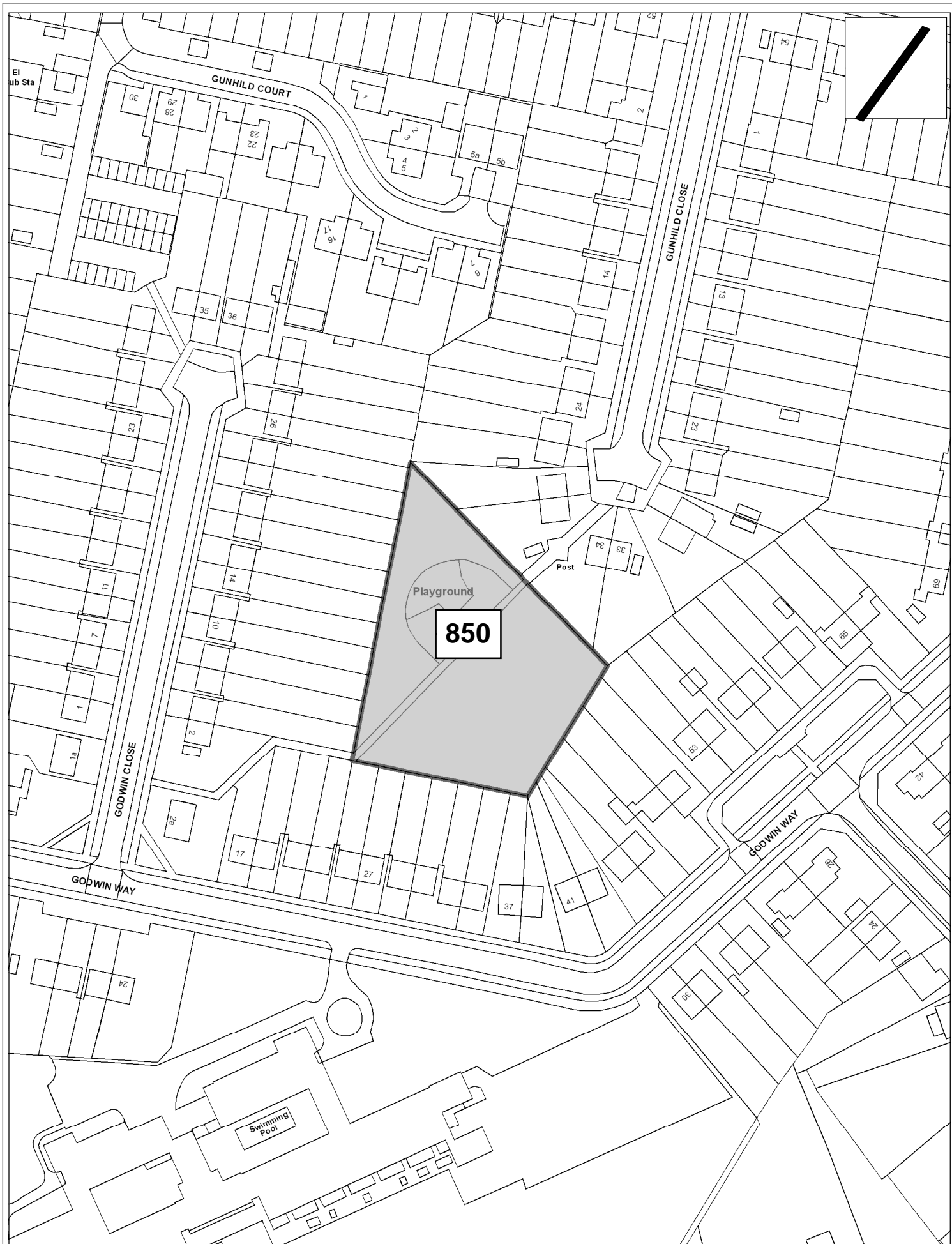
<b>Use of site associated with a community facility:</b> Yes - Gunhild Close formal recreation area and playspace.	r
<b>Planning Policy Considerations</b> <b>What is site allocated for in Local Plan:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals 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 forms a formal recreation area and playspace, and is recognised as a Community Facility. There is no road access link to the site from the public highway - access is via two footpaths. These issues aside, any new development of this site should integrate well with surrounding residential development. Although the potential loss of the Community Facility and lack of access preclude its development.	

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

Development of the site is considered to be unacceptable because it forms a formal recreation area and playspace, and is recognised as a Community Facility. There is no road access link to the site from the public highway - access is via two footpaths. These issues aside, any new development of this site should integrate well with surrounding residential development. Although the potential loss of the Community Facility and lack of access preclude its development.

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

Development of the site is considered to be unacceptable because it forms a formal recreation area and playspace, and is recognised as a Community Facility. There is no road access link to the site from the public highway - access is via two footpaths. These issues aside, any new development of this site should integrate well with surrounding residential development. Although the potential loss of the Community Facility and lack of access preclude its development. Site meets the criteria in Local Plan to be designated as Protected Open Space



## Site 850



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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

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

**Site ID:** Site 852    **Site Name:** Car park H, Addenbrookes, Hills Road    **Map ID:** 852

**Ward:** Queen Edith's

**Site Area in Hectares:** 0.45

**Number of units (unconstrained using density multiplier):** 29

**Owner:** Owner Known

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Hospital car parking area.	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> 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> No	g
<b>Protected Trees on site:</b> Mature trees around the site boundaries to Hills Road. Not TPO'd.	a
<b>Relevant Planning History:</b> No	g
<b>Level 2 Conclusion:</b> Development of this site shouldn't have a negative impact on any of the Level 2 considerations, although early consideration would need to be given to trees adjacent to the site	

**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> Yes - (potential contamination from parking	a

area).	
<b>Any potential noise problems ?</b> Site is a car park serving Addenbrookes Hospital - sited adjacent to Fendon Road/Hills Road roundabout - Noise assessment required.	a
<b>Could topography constrain development?</b> No	g
<b>Affected by Air Quality Management Area</b> Not within an 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.	g
<b>Access &amp; Transport Considerations</b> <b>Issues with car parking in local area</b> The site provides well-used Hospital car parking area. Site not in CPZ.	a
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes - the C1, C2 & C7 Services	g
<b>Design &amp; Impact Considerations</b> <b>Nearby buildings overlook site</b> No	g
<b>Site part of larger site or prejudice strategic site development</b> Site is part of Addenbrookes Hospital site. It lies immediately adjacent to Strategic Allocation 9.02 - Addenbrooke's - in the Local Plan 2006.	a
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 18 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> the site forms part of Addenbrookes Hospital complex and is used as a public car park. The Hospital has a long history of parking issues and the loss of any parking serving it would have an adverse effect on the surrounding area whilst placing additional pressure on its other car parks. Any new housing on the site would appear out of keeping with its surroundings and would have a low level of amenity due to	a



traffic noise from the very busy Hills Road/Fendon Road roundabout.	
<b>Access to Services &amp; Facilities</b>	
<b>Site within 400m of City Centre:</b> No	a
<b>Site within 400m of Local Centre:</b> No	a
<b>Site within 400m of Doctors/School/POS:</b>	No
<b>Site within 400m of Nursery School</b>	Yes
<b>Site within 400m of Primary School</b>	No
<b>Site within 400m of Secondary School</b>	No
<b>Site within 400m of Public Open Space</b>	Yes
<b>Use of site associated with a community facility:</b> Yes - The car park serves Addenbrookes Hospital - which is a regional community facility - parking issues are prevalent at the hospital, with car parking spaces at a premium.	r
<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> Yes - within the Southern Fringe Area of Major Change.	a
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> No	g
<b>Other Considerations</b>	
<b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site posts a number of amber scores against Level 3 criteria. The site forms part of Addenbrookes Hospital complex and is used as a public car park. The Hospital has a long history of parking issues and the loss of any parking serving it would have an adverse effect on the surrounding area whilst placing additional pressure on its other car parks. Any new housing on the site would appear out of keeping with its surroundings and would have a low level of amenity due to traffic noise from the very busy Hills Road/Fendon Road roundabout.	

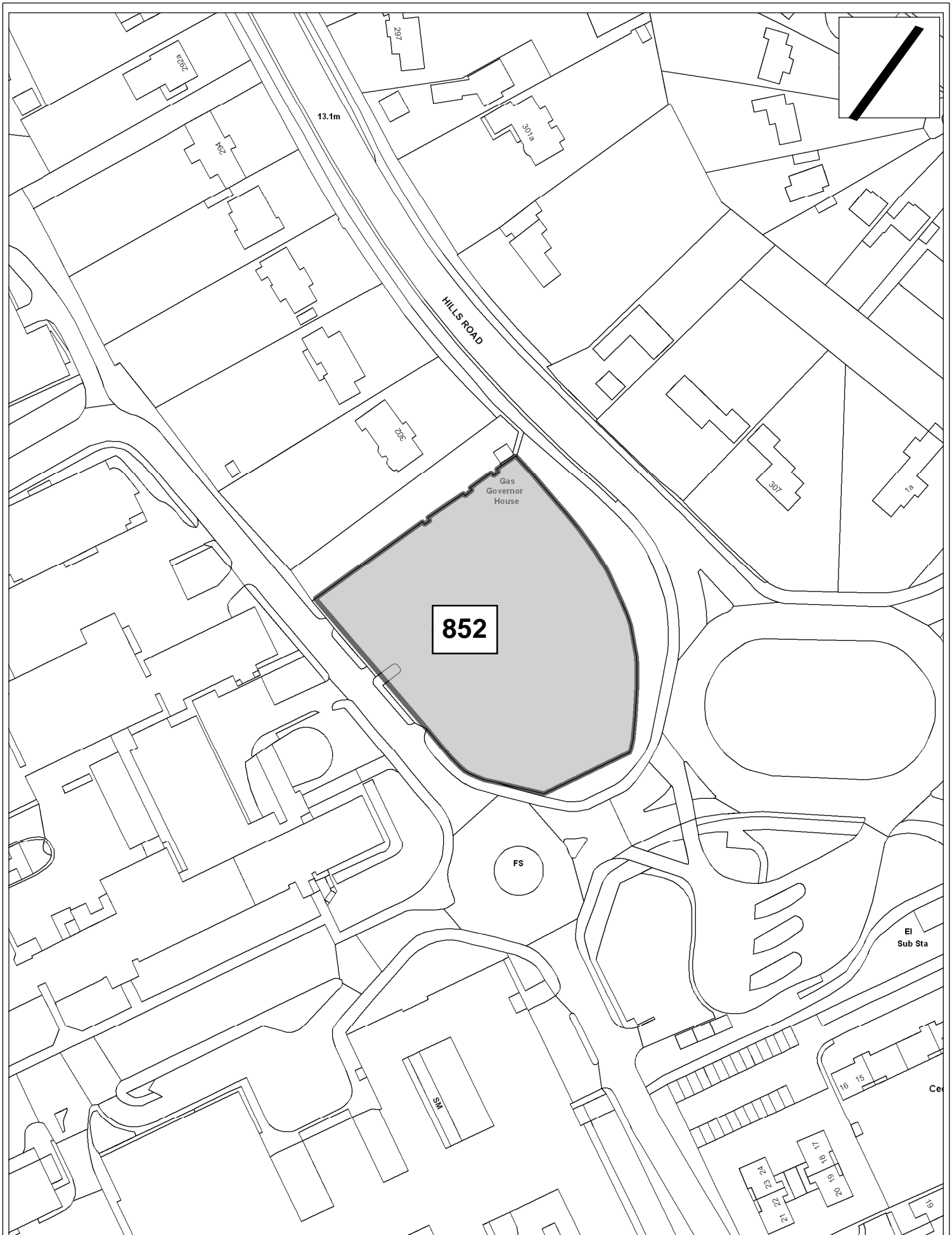
### **Desktop Suitability Assessment Conclusion:**

Development of the site is considered to be unacceptable because it forms part of Addenbrookes Hospital complex and is used as a public car park. The Hospital has a long history of parking issues and the loss of any parking serving it would have an adverse effect on the surrounding area whilst placing additional pressure on its other car parks. Any new housing

on the site would appear out of keeping with its surroundings and would have a low level of amenity due to traffic noise from the very busy Hills Road/Fendon Road roundabout.

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

Development of the site is considered to be unacceptable because it forms part of Addenbrookes Hospital complex and is used as a public car park. The Hospital has a long history of parking issues and the loss of any parking serving it would have an adverse effect on the surrounding area whilst placing additional pressure on its other car parks. Any new housing on the site would appear out of keeping with its surroundings and would have a low level of amenity due to traffic noise from the very busy Hills Road/Fendon Road roundabout.



# Site 852

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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

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

**Site ID:** Site 853    **Site Name:** Michael Young Centre    **Map ID:** 853

**Ward:** Queen Edith's

**Site Area in Hectares:** 1.26

**Number of units (unconstrained using density multiplier):** 82

**Owner:** Not Known

**Availability**

Site Assessment Criteria	Score (green,amber, red)
<b>Site in use:</b> Employment site.	a
<b>Buildings In Use:</b> Workplace buildings/landscaping/parking areas.	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 allocated in the Local Plan as being a Protected Industrial Site and in accordance with Policy 7/3. Its use falls within Use Classes B1(c),B2 and B8, and the site should be retained as such.	r
<b>Protected Trees on site:</b> Formal landscaped area with some mature trees, and shrubs on site.	a
<b>Relevant Planning History:</b> C/86/0837 - Outline application for the erection of Builders' Depot/ Yard with Related Offices and Research and Development Building. (Amended by letter and drawing dated 16/9/86). Purbeck Road, Cambridge. Approved 5/11/86. C/99/0668 - Change of use of a builders and stonemasons yard with extensive offices (a sui generis use), to a Class B1 Business use comprising offices and light industry with ancillary storage and training facilities. Approved - 8/9/99.	g
<b>Level 2 Conclusion:</b> Development of this site would have a	

negative impact on the retention of the site in industrial use as outlined in No. 14 of the Level 2 considerations.	
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## 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> Yes - (potential contamination from industrial uses and parking area).	a
<b>Any potential noise problems ?</b> Site is located adjacent to the Cambridge - London Railway Line - Noise Assessment required.	a
<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>	a
<b>Issues with car parking in local area</b> The site provides well-used Workplace car parking area. Site is close to CPZ boundary at junction of Hills Road/Cherry Hinton Road.	
<b>Access meets highway standards</b> No known issues	g
<b>Does site provide access to other properties/highway</b> No	g
<b>Within 400m of high quality public transport route:</b> Yes - the C1, & C7 Services	g
<b>Design &amp; Impact Considerations</b>	g
<b>Nearby buildings overlook site</b> Yes - from adjoining 3-storey office buildings to the east.	
<b>Site part of larger site or prejudice strategic site development</b> No	g
<b>Development would impact on setting of Listed Building</b> No	g
<b>Site in or adjacent to Conservation Area</b> No	g
<b>Development affect any Locally Listed Buildings</b> No	g
<b>Development affects archaeological remains</b> 25 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> The site is overlooked from adjoining workplace/office buildings to the east.	a
<b>Access to Services &amp; Facilities</b>	a
<b>Site within 400m of City Centre:</b> No	
<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:</b> No	g
<b>Is site allocated in Waste &amp; Minerals Local Plan:</b> Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
<b>Is the site in an area of major change:</b> No	g
<b>Will development be on previously developed land:</b> Yes	g
<b>Is site identified in the Council's Employment Land Review:</b> The recent Employment Land Review (ELR) identified this site as one to be protected for employment uses.	r
<b>Other Considerations</b> <b>Any other constraints on site:</b> No	g
<b>Level 3 Conclusion:</b> The site scores a RED score at Level 2 regarding the protection of its existing employment uses. It is a 'Nominated Sites with Potential for Sustainable Employment Development', in the Employment Land Review. It also scores 8 amber scores at Level 3. Given its protected employment land status, the site is considered to be unsuitable for residential development.	

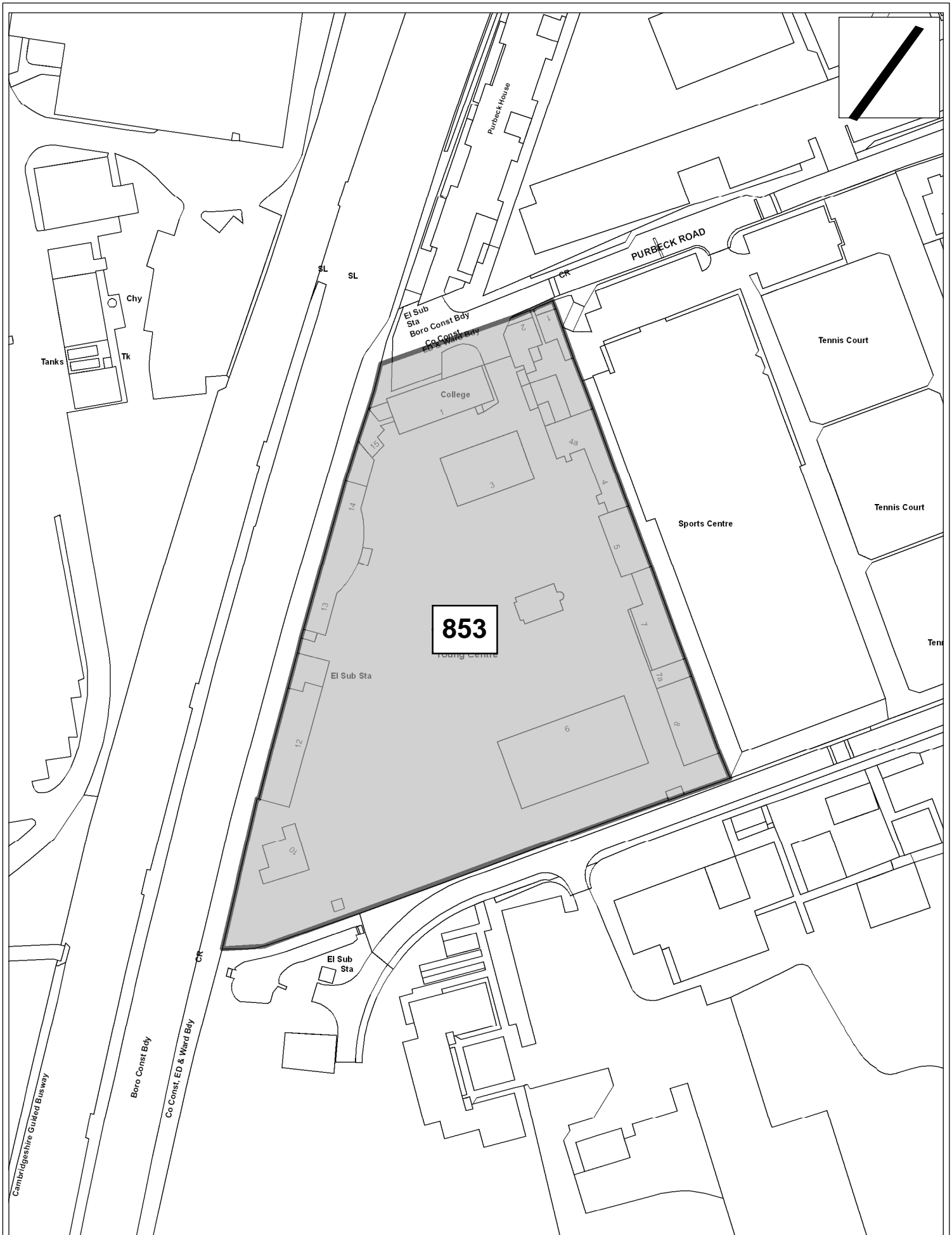
#### **Desktop Suitability Assessment Conclusion:**

The site is a 'Nominated Sites with Potential for Sustainable Employment Development', in the Employment Land Review. Given its protected employment land status, the site is considered to be unsuitable for residential development.

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

The site is a 'Nominated Sites with Potential for Sustainable Employment Development', in the Employment Land Review. Given its protected employment land status, the site is considered to be unsuitable for residential development.





## Site 853

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