

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

Site ID: Site 617 **Site Name:** Various warehouses, car parks etc at Cambridge Retail Park, east of the railway **Map ID:** 617

Ward: Romsey

Site Area in Hectares: 3.86

Number of units (unconstrained using density multiplier): 207

Owner:

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Various warehouses, car parks et	a
Buildings In Use: Yes - factory units, retail units and commercial/workshop buildings	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No - although the land to the east comprising Coldhams Common and land to the north of the site and east of the railway is Green Belt; and, a Site of Local Nature Conservation Importance.	a
In Area Flood Risk: Significant parts of the site is in functional floodplain (3b) and is therefore unsuitable for development.	r
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: Significant parts of the site is in functional floodplain (3b) and is therefore unsuitable for development.	

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 east	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: 0.35 ha of the northernmost part of the site is allocated as Protected Industrial site for B1(c) and B2 uses. See Policies 7/1 and 7/2 of the Local Plan 2006.	a
Protected Trees on site: No	g
Relevant Planning History: Long history on this site for permissions for Class B1, B2 and B8 Uses, interspersed with occasional D1 and A3 uses.	a
Level 2 Conclusion: Development of this site will have a negative impact on existing Class B1 (c); B2 and B8 Uses.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria Environmental Considerations	Score
<p>Is there potential contamination on site? Significant contamination possible from a variety of industrial uses/processes. Information about potential contamination would be required at the pre application stage</p>	a
<p>Any potential noise problems ? Noise from Cambridge - Ely, and Cambridge - Newmarket railway lines. Noise assessment required.</p>	a
<p>Could topography constrain development? No</p>	g
<p>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.</p>	a
<p>Access & Transport Considerations Issues with car parking in local area Yes - the site lies just outside the Controlled Parking Zone, and close to the Beehive Retail Centre to the west. The railway bridge at Coldhams Lane, which is contiguous with the sites southern boundary, provides access to the Centre and other Newmarket Road retail facilities. Site not in CPZ.</p>	a
<p>Access meets highway standards There is only one access to the site - Coldhams Road - which joins Coldhams Lane to the south. There are issues of traffic generation/congestion along Coldhams Lane, especially at peak periods, and especially the closer to its junction with Newmarket Road and the associated retail outlets in that area. Coldhams Road is bisected by the Cambridge - Newmarket railway. A bridge over the railway connects the northern and southern parts of the site. This feature is a further limit on the sites accessibility by road.</p>	a
<p>Does site provide access to other properties/highway Yes - Business premises on Coldhams Road.</p>	a
<p>Within 400m of high quality public transport route: Yes C3 Service on Newmarket Road. However, this only applies to business on the site that are close</p>	a

to Coldhams Lane. Anything north of the Cambridge-Newmarket railway on the site would be more than 400m as the railway bridge on Coldhams Lane is the nearest accessible bridging point across the Cambridge - Ely railway line that provides a link to Newmarket Road.	
Design & Impact Considerations Nearby buildings overlook site No	g
Site part of larger site or prejudice strategic site development The site is a large site (38.6ha) that includes 0.35 ha of the northernmost part of the site which is allocated as a Protected Industrial site for B1(c) and B2 uses. See Policies 7/1 and 7/2 of the Local Plan 2006.	a
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 21 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 relationship of any new development with the community it adjoins would be poor.	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:	No
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: 0.35 ha of the northernmost part of the site is allocated as Protected Industrial site for B1(c) and B2 uses. See Policies 7/1 and 7/2 of the Local Plan 2006	a
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

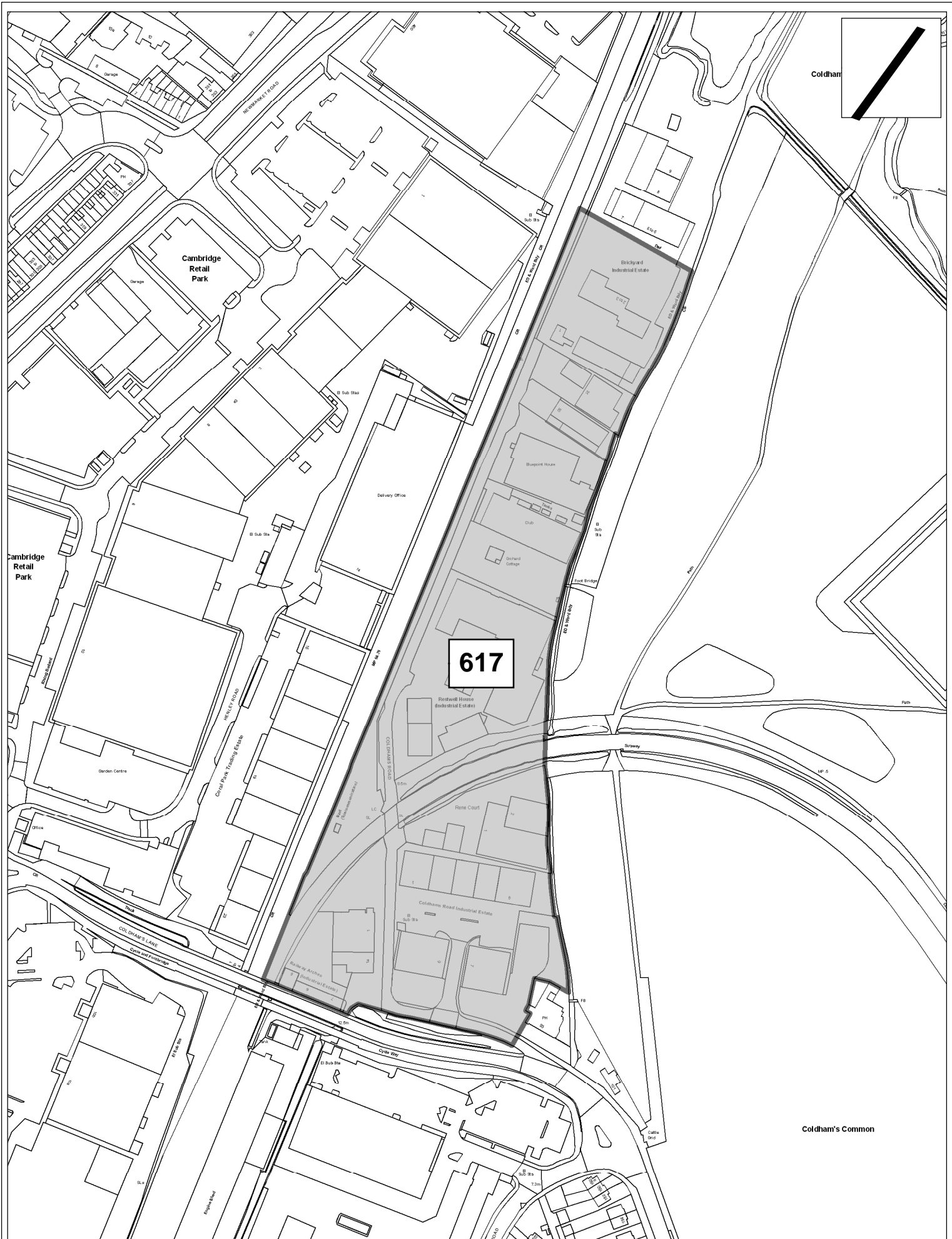
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: yes- Employment land review safeguards for continuation of existing use as provides much needed B1(c) B8 space for small firms.	r
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site scores a number of amber criteria at Levels 1, 2 and 3. It is mainly in Class B1, B2 and B8 uses, and access to it from Coldhams Lane is restricted. It is also bisected by a railway line that further restricts access, and is bounded by Green Belt land to the north and east. its size (38.6 ha), and inclusion of a 0.35ha Protected Industrial Site/allocation for Class B1 (c) Uses, amongst other criteria, renders it unsuitable for residential development.	

Desktop Suitability Assessment Conclusion:

The site is unsuitable for residential development because it parts lie in the floodplain. In addition, the loss of existing employment uses would be unacceptable. (Size - 38.6ha; its existing uses of Class B1, B2 and B8 activities; poor access; constraints by Green Belt; distance from schools and GP Surgery; and proximity to 2 railway lines with potential for adverse noise generation).

Overall Suitability Assessment Conclusion (Planning Policy)

The site is unsuitable for residential development because sections lie in the floodplain. In addition, the loss of existing employment uses would be unacceptable. (Size - 38.6ha; its existing uses of Class B1, B2 and B8 activities; poor access; constraints by Green Belt; distance from schools and GP Surgery; and proximity to 2 railway lines with potential for adverse noise generation).



Site 617

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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 618 **Site Name:** Green's Health and Fitness, Coldhams Lane **Map ID:** 618

Ward: Romsey

Site Area in Hectares: 0.86

Number of units (unconstrained using density multiplier): 56

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Gym and associated parking.	a
Buildings In Use: Yes - Gym 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: Yes - TPO'd trees along northern site boundary with Coldhams Lane.	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to ensure that it does not impact on TPO'd trees.	

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 park)	a
Any potential noise problems ? Noise from traffic on Coldhams Lane. Noise	a

assessment required.	
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within AMQA - however, air quality assessment would be appropriate due to the proximity and elevated nature of Coldhams Lane at this point as it rises to the railway bridge crossing the Cambridge - Ely railway to the west.	a
Access & Transport Considerations Issues with car parking in local area Not within CPZ - Site provides car parking for adjoining Gym. This would be lost, and further on-street parking in the locality would be likely to arise. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Health & Fitness Studio on site.	a
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 Yes - part of the Health & Fitness Studio on site.	a
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 11 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 Integrating the development of this site into the surrounding residential development may be difficult - the site is isolated from surrounding residential development	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:	No
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: Yes - Green Health and Fitness	a

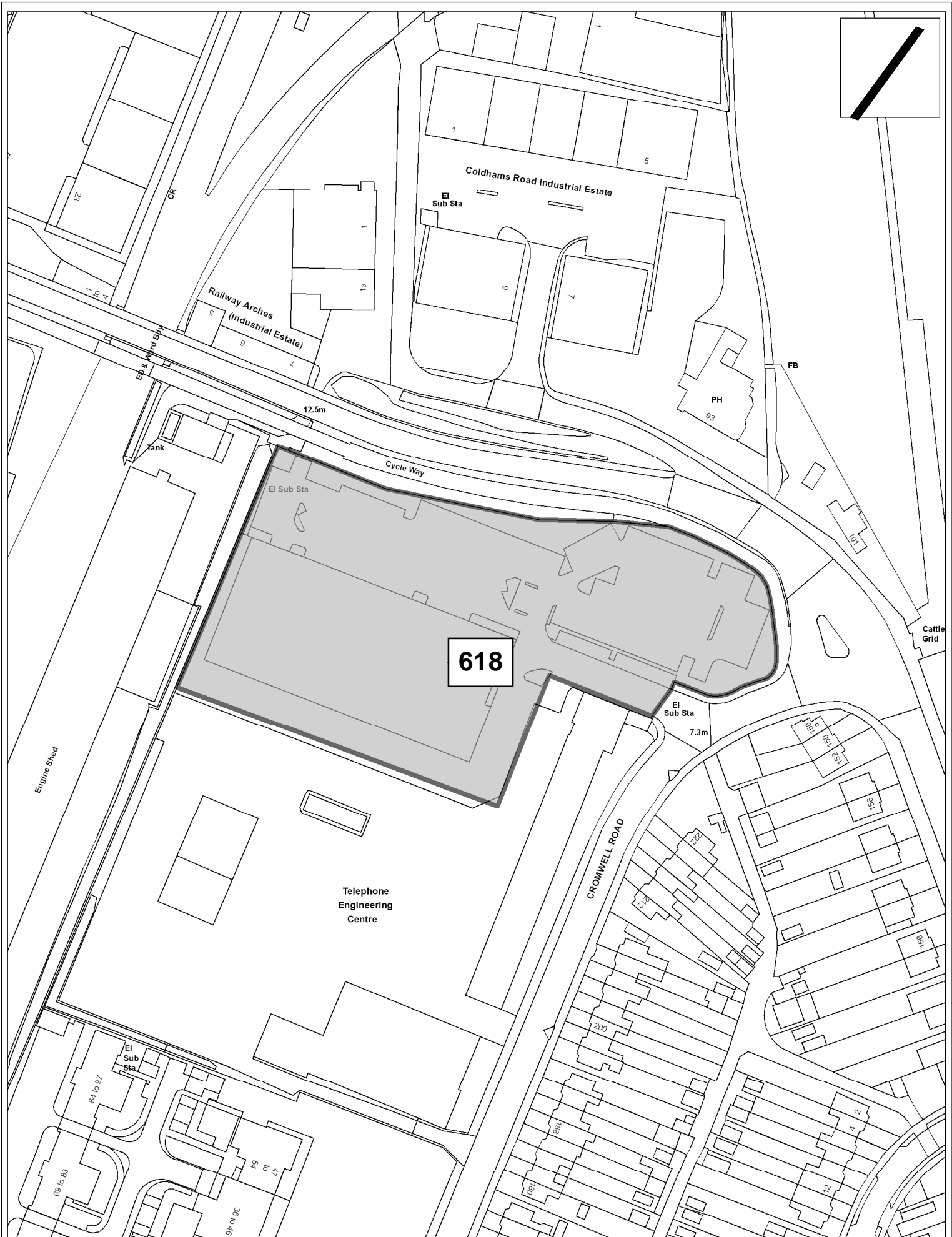
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (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. The Community Use of the site as a Health and Fitness Centre, its proximity to Coldhams Lane railway bridge render it unsuitable for residential development.	

Desktop Suitability Assessment Conclusion:

The Community Use of the site as a Health and Fitness Centre, its proximity to Coldhams Lane railway bridge render it unsuitable for residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

The Community Use of the site as a Health and Fitness Centre, its proximity to Coldhams Lane railway bridge render it unsuitable for residential development.



618

Site 618



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 619 **Site Name:** Car park and open space west of Winstanley Court **Map ID:** 619**Ward:** Romsey**Site Area in Hectares:** 0.37**Number of units (unconstrained using density multiplier):** 28**Owner:** Unconfirmed**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Car Park	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/99/1160 - Proposed housing development of 84 flats (including 25 affordable units) comprising 4 studio flats, 29 one bedroom flats and 51 two bedroom flats, together with formation of new vehicular access, land At 79-85 Cromwell Road. Approved - 13/7/01. Plus associated permissions for de-contamination of former Esso Oil Storage Depot site.	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (Car park)	a
Any potential noise problems ? Noise from Cambridge - Ely, and Cambridge - Newmarket railway lines. Noise assessment required.	a
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 Not within CPZ - Site provides car parking for adjoining flats. This would be lost, and further on-street parking in the locality would be likely to arise.	a
Access meets highway standards Poor access to site from main road network - through residential area.	a
Does site provide access to other properties/highway Yes - adjoining Flats	a
Within 400m of high quality public transport route: No	a
Design & Impact Considerations	
Nearby buildings overlook site Yes - 4 - storey Flats to the east at Winstanley Court	a
Site part of larger site or prejudice strategic site development Yes - site is part of a larger development of residential flats at Winstanley Court to the east.	a
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 10 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site would be difficult to integrate well with	a

surrounding residential development due to the height scale and proximity of the adjoining Winstanley Court Flats complex.	
Access to Services & Facilities Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	No
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. The proximity of the site, and its use as a car park in connection with adjoining housing mean that it is unlikely to prove suitable for residential development.	

Desktop Suitability Assessment Conclusion:

The shape of the site; its small size, and its relationship to adjoining housing mean that it is unlikely to prove suitable for residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is not suitable for development because of its shape; its small size, and its relationship to adjoining housing mean that it is unlikely to prove suitable for residential development. Site is also used for car parking.



Site 619

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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 637 **Site Name:** Car park. **Map ID:** 637

Ward: Romsey

Site Area in Hectares: 0.18

Number of units (unconstrained using density multiplier): 14

Owner: Not Known

Availability

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

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No	g
In Area Flood Risk: Part of the site falls inside of flood zone 2 and is therefore proposals must be subject to flood risk assessment.	a
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: A number of trees subject to individual TPO's are located on site.	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will not have a negative impact on any of the Level 2 Local Considerations although early consideration of the TPO trees on site should be undertaken.	

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 park)	a

Any potential noise problems ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area Site provides car parking for adjoining health care facilities. Site not in CPZ.	a
Access meets highway standards No direct access to the public highway	a
Does site provide access to other properties/highway Yes - part of care home/healthcare site.	a
Within 400m of high quality public transport route: Yes (C2 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - hospital/healthcare buildings to the north and west	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 No	g
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 13 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 Any development of this site would result in the loss of a car parking/servicing area for Brookfield Hospital with potential harm to TPO'd trees.	a
Access to Services & Facilities Site within 400m of City Centre: No	a
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

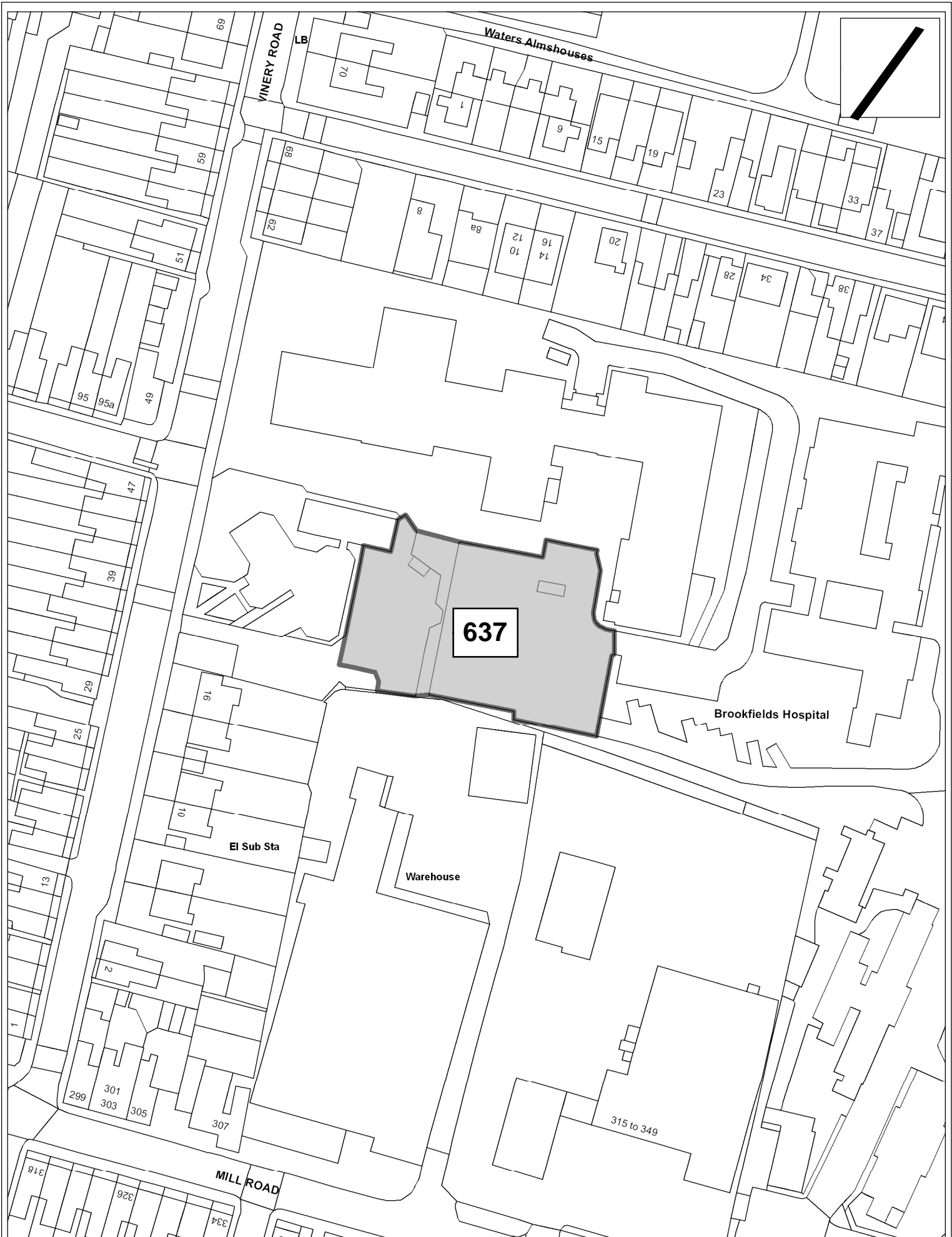
Planning Policy Considerations What is site allocated for in Local Plan: No - However, the site lies immediately to the north of Proposed Site 7.12 (1.1ha) allocated for mixed use housing development and community facilities. See policy 7/9 of the Local Plan 2006.	a
Is site allocated in Waste & Minerals 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 at Level 1, and a number of amber scores against the Level 3 criteria. It is considered that the loss of this access/parking/service area would be harmful to the proper functioning of Brook Hospital and its associated Healthcare facilities. There would be a threat to protected trees on the site. It is considered that residential development would be inappropriate in these surroundings, and may prejudice the future development of Site 7.12 as identified in the Local Plan 2006.	

Desktop Suitability Assessment Conclusion:

Any development of the site would be poorly related to the existing community. The site comprises a parking area serving the Hospital and associated Healthcare facilities. These spaces would be lost if the site were developed in a piecemeal manner. There would be a threat to protected trees on the site. It is considered that residential development would be inappropriate in these surroundings, and may prejudice the future development of Site 7.12 as identified in the Local Plan 2006.

Overall Suitability Assessment Conclusion (Planning Policy)

Any development of the site would be poorly related to the existing community. The site comprises a parking area serving the Brookfields Hospital and associated Healthcare facilities. These spaces would be lost if the site were developed in a piecemeal manner. There would be a threat to protected trees on the site. It is considered that residential development would be inappropriate in these surroundings, and may prejudice the future development of Site 7.12 as identified in the Local Plan 2006.



Site 637

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 646 **Site Name:** Sainsbury's car park **Map ID:** 646

Ward: Romsey

Site Area in Hectares: 1.60

Number of units (unconstrained using density multiplier): 104

Owner: Owner Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - well used supermarket car park	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: Part of the site falls inside of flood zone 2 and is therefore proposals must be subject to flood risk assessment.	a
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 - However, part of the site is adjacent to the Blue Circle Sites of Protected Open Space which lie to the south-west. Also designated as a 'City Wildlife Site'.	g
Local Nature Conservation importance City Wildlife Site - Cherry Hinton Brook crosses the site.	a
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: Yes - Row of individual TPO'd trees follows the line of Cherry Hinton Brook.	a
Relevant Planning History: C/72/079A - Erection of supermarket, preparation and storage facilities, staff amenities, 4 small shop units, petrol filling station and toilets car parking facilities for 401 cars at Coldhams Lane/Brooks Road. Approved - 26/11/73.	g
Level 2 Conclusion: Development of this site is likely to have a negative impact on TPO Trees; and, Cherry Hinton Brook - City Wildlife Site.	

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 park)	a
Any potential noise problems ? Yes - traffic noise from Brooks Lane/Coldhams Lane roads and roundabout junction. Poss. noise from Cambridge - Newmarket railway line - noise assessment required	a
Could topography constrain development? Yes - Cherry Hinton Brook runs through the middle of the site.	a
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations	
Issues with car parking in local area Site provides access/servicing and car parking for large Sainsbury's supermarket. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Sainsbury's supermarket immediately to the south and west of the site.	a
Within 400m of high quality public transport route: Yes (C2 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 10 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 Integrating the development of this site into the surrounding residential development may be difficult - the site is isolated from surrounding residential development	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

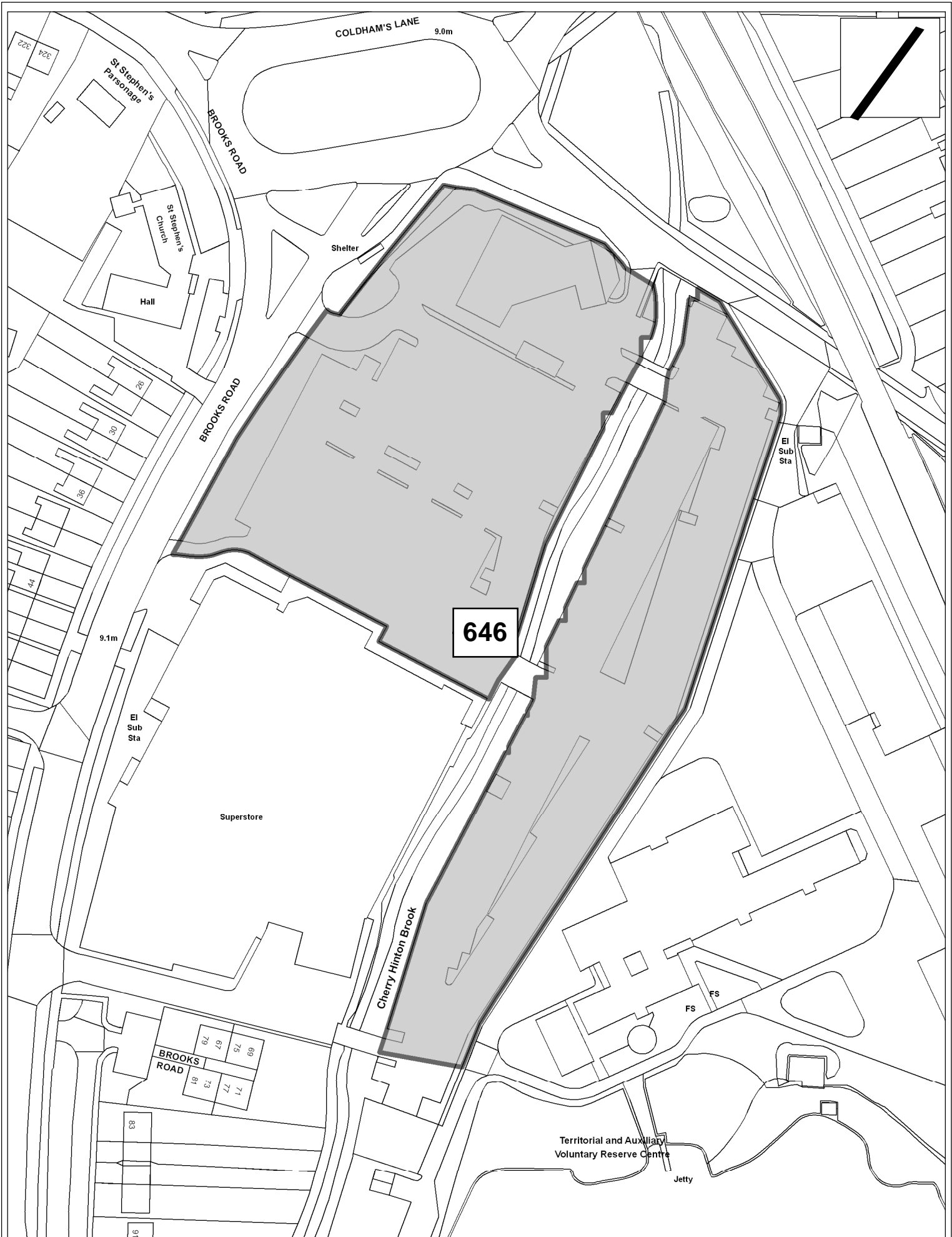
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No.	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site 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 - however, the site is adjacent to the Cambridge East Area of Major Change.	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 at Levels 1, 2 and 3. Any development of this site would result in the loss of the car parking area serving the adjoining Sainsbury's Supermarket; it would have an impact on TPO trees; and a City Wildlife Site. There are issues of flood risk; and, any new development is likely to be poorly related to its surroundings.	

Desktop Suitability Assessment Conclusion:

Any development of this site would result in the loss of the car parking area serving the adjoining Sainsbury's Supermarket; it would have an impact on TPO trees; and a City Wildlife Site. There are issues of flood risk; and, any new development is likely to be poorly related to its surroundings.

Overall Suitability Assessment Conclusion (Planning Policy)

Any development of this site would result in the loss of the car parking area serving the adjoining Sainsbury's Supermarket; it would have an impact on TPO trees; and a City Wildlife Site. There are issues of flood risk; and, any new development is likely to be poorly related to its surroundings.



646



Site 646

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 647 **Site Name:** Area of trees. **Map ID:** 647

Ward: Romsey

Site Area in Hectares: 0.29

Number of units (unconstrained using density multiplier): 14

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Trees/landscaping	
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

Site Assessment Criteria	Score
In Green Belt: No - However, the site adjoins the Green Belt - Coldhams Common to the north-west across Barnwell Road.	g
In Area Flood Risk: Part of the site falls within flood zone 3b and is therefore unsuitable for development.	r
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 - However, the site adjoins the Green Belt - Coldhams Common to the north-west across Barnwell Road.	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: Development of this site will not have a negative impact on any of the Level 2 Local Considerations	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (Railway)	a
Any potential noise problems ? Yes -	a

traffic noise from Brooks lane/Coldhams lane roads and roundabout junction. Poss. noise from Cambridge - Newmarket railway line - noise assessment required.	
Could topography constrain development? Yes - Cherry Hinton Brook runs through the middle of the site; site levels vary as site rises to meet railway forming an embankment prior to the railway crossing Barnwell Road by the railway over-bridge.	a
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area Site provides small area of public open space and forms part of railway infrastructure. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No, possible access to near roundabout?	g
Within 400m of high quality public transport route: Yes (C2 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 10 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 - irregular shape and limited depth.	a
Sites integration with existing communities Integrating the development of this site into the surrounding residential development may be difficult - the site is isolated from surrounding residential development, and variations in levels would also add to difficulties in developing 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:	No
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	Yes
Site within 400m of Secondary School	No

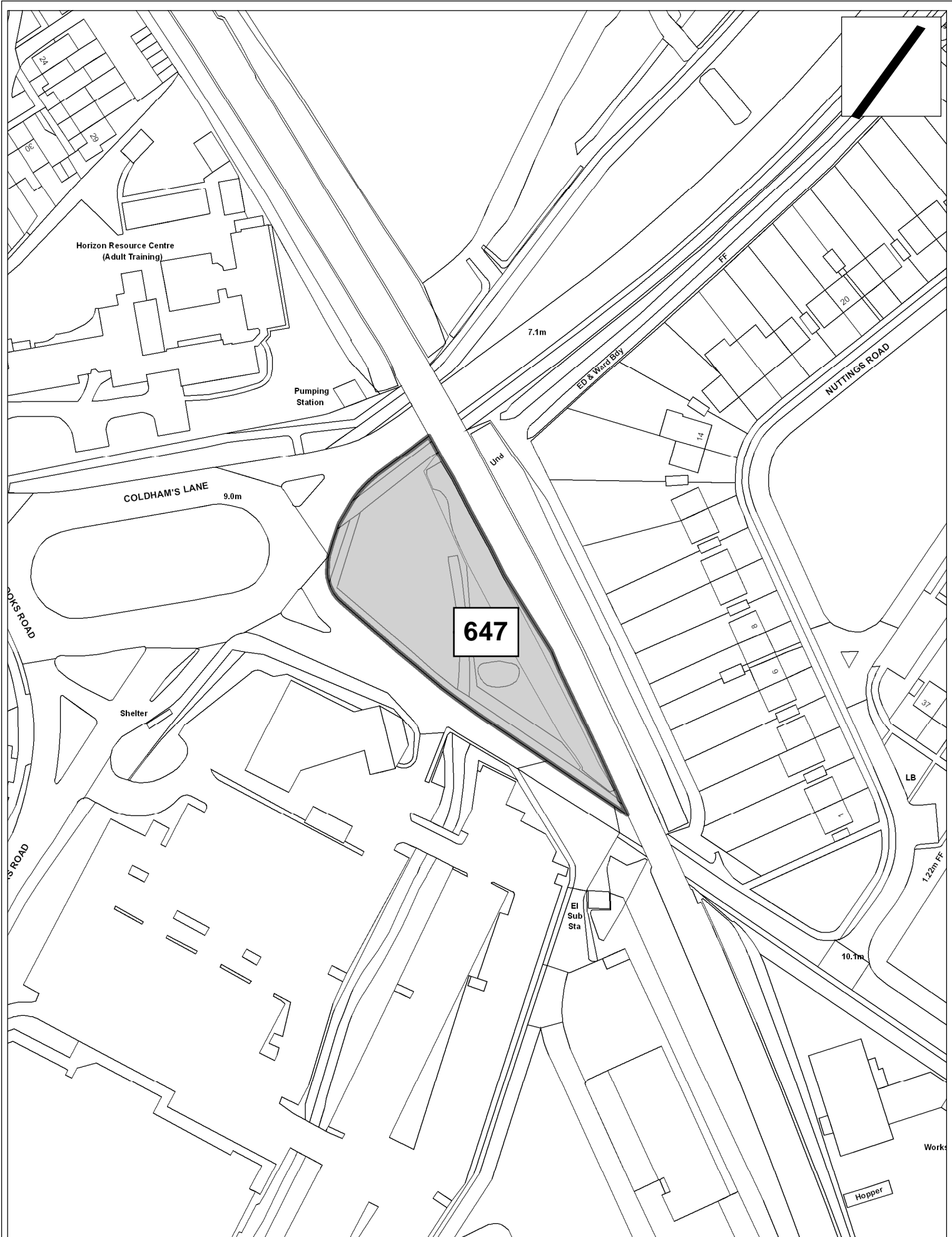
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and 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 - however, the site is adjacent to the Cambridge East Area of Major Change.	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: Site is within floodplain. The site scores a number of amber scores against the Level 3 criteria. Integrating the development of this site into the surrounding residential development may be difficult - the site is isolated from surrounding residential development. It has an irregular shape and is of limited depth; Cherry Hinton Brook runs through the middle of the site; site levels vary as site rises to meet railway forming an embankment prior to the railway crossing Barnwell Road by the railway over-bridge. The site provides small area of public open space and forms part of railway infrastructure.	

Desktop Suitability Assessment Conclusion:

Integrating the development of this site into the surrounding residential development may be difficult - the site is isolated from surrounding residential development. It has an irregular shape and is of limited depth; Cherry Hinton Brook runs through the middle of the site; site levels vary as site rises to meet railway forming an embankment prior to the railway crossing Barnwell Road by the railway over-bridge. The site provides small area of public open space and forms part of railway infrastructure.

Overall Suitability Assessment Conclusion (Planning Policy)

Site contains functional floodplain and contributes to the character and amenity of the local area. Integrating the development of this site into the surrounding residential development may be difficult - the site is isolated from surrounding residential development. It has an irregular shape and is of limited depth; Cherry Hinton Brook runs through the middle of the site; site levels vary as site rises to meet railway forming an embankment prior to the railway crossing Barnwell Road by the railway over-bridge. The site provides small area of public open space and forms part of railway infrastructure.



Site 647

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 648 **Site Name:** Territorial Army Centre - Car park. **Map ID:** 648**Ward:** Romsey**Site Area in Hectares:** 0.32**Number of units (unconstrained using density multiplier):** 21**Owner:** Not Known**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Car parking	a
Buildings In Use: No	g
Any Legal Issues: Unknown	

Suitability**Level 1 Strategic Considerations**

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

Does the Site Warrant further assessment?**Level 2: Significant Local Considerations**

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

Does the Site Warrant further assessment?**Level 3: Other Considerations**

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination (Car park)	a
Any potential noise problems ? Poss. noise from Cambridge - Newmarket railway line - noise assessment required.	a

Could topography constrain development? No	g
Affected by Air Quality Management Area Not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area Site provides access/servicing and car parking for the Cambridge Territorial Army Centre. Site not in CPZ.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Cambridge Territorial Army Centre.	a
Within 400m of high quality public transport route: Yes (C2 Service)	g
Design & Impact Considerations Nearby buildings overlook site Territorial Army Centre buildings.	a
Site part of larger site or prejudice strategic site development Yes - Part of the Cambridge Territorial Army Centre.	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 9 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 Integrating the development of this site into the surrounding residential development may be difficult - the site is isolated from surrounding residential development	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:	No
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	g

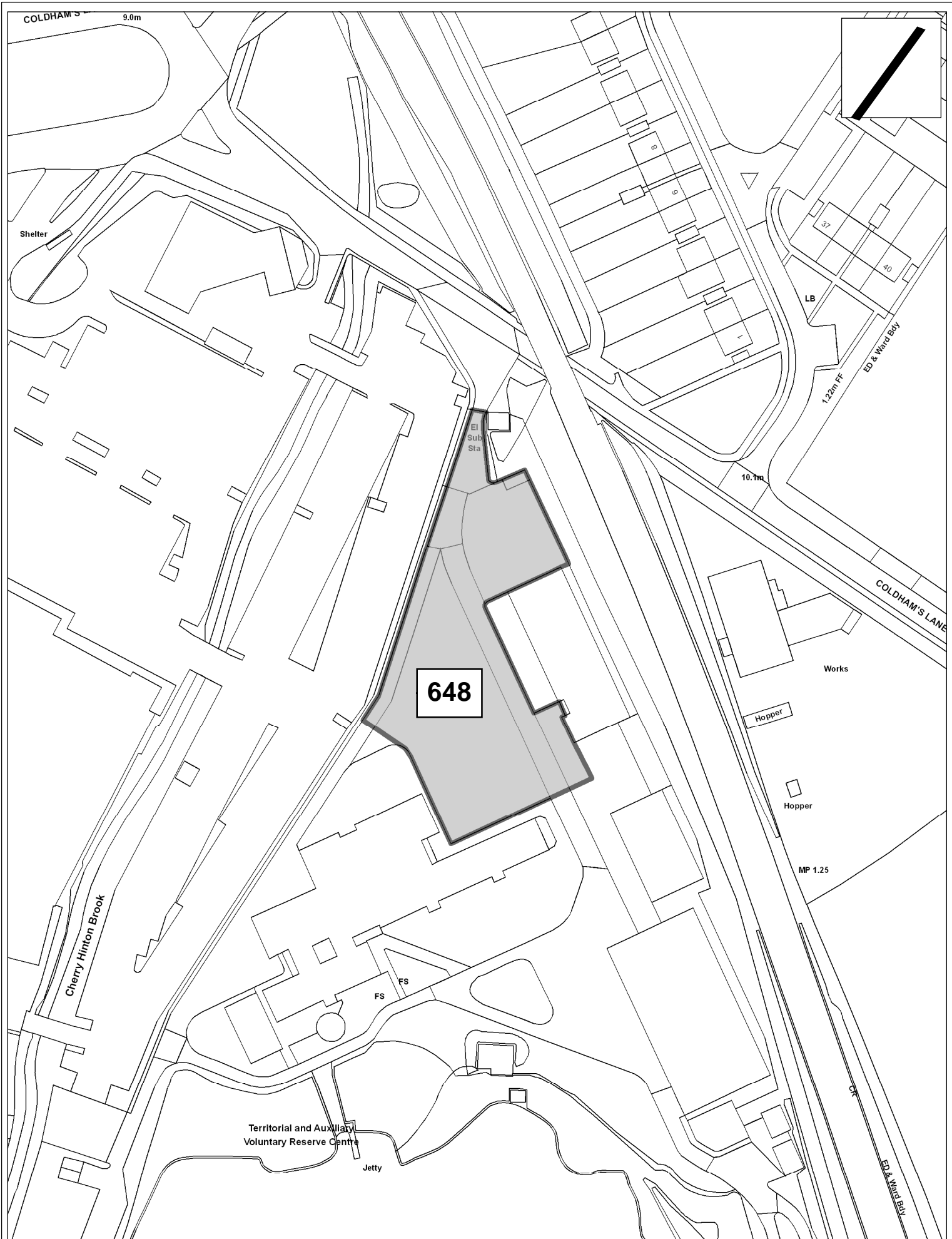
minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	
Is the site in an area of major change: No - however, the site is adjacent to the Cambridge East Area of Major Change.	g
Will development 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 Level 3 criteria. Its use as a car park serving the Cambridge TA centre, would render it inappropriate for residential development. Any new development is likely to be poorly related to its surroundings	

Desktop Suitability Assessment Conclusion:

The use of the site as a car park serving the Cambridge Territorial Army Centre; its proximity to the TA buildings; and, its separation from any existing residential development, means that any new development is likely to be mismatched in terms of adjoining land use, and divorced from any nearby housing. It is, therefore, considered to be unsuitable for residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

The use of the site as a car park serving the Cambridge Territorial Army Centre; its proximity to the TA buildings; and, its separation from any existing residential development, means that any new development is likely to be mismatched in terms of adjoining land use, and divorced from any nearby housing. It is, therefore, considered to be unsuitable for residential development.



Site 648

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Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:2333