

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

Site ID: Site 574 **Site Name:** Car park to rear of UCLES buildings, Hills Road **Map ID:** 574

Ward: Trumpington

Site Area in Hectares: 0.30

Number of units (unconstrained using density multiplier): 24

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - car parking	a
Buildings In Use: Yes - a few small-scale outbuildings	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 - there are two TPO trees. One on and one adjacent to the site.	a
Relevant Planning History: C/68/0111 - Erection of building for administration of Local Examinations Syndicate, site at 17 Harvey Road. Approved 31/7/68.	g
Level 2 Conclusion: Development of this site should avoid having a negative impact on any of the group TPO trees on and adjacent to the site.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	a

Potential contamination from car parking area.	
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. 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 No known issues	g
Does site provide access to other properties/highway Yes - Cambridge University Local Exams Syndicate Buildings immediately to the west.	a
Within 400m of high quality public transport route: Yes (C1, C2, C4 and C7 Services)	g
Design & Impact Considerations Nearby buildings overlook site Yes - Exam Syndicate Offices and dwellings at 13 Harvey Road; 1 - 4 Gonville Place, and parts of the Gonville Hotel back onto/overlook the site.	a
Site part of larger site or prejudice strategic site development Yes - site is part of the Cambridge University Exam Syndicate Offices.	a
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area Yes - the site is within the Central Conservation Area	a
Development affect any Locally Listed Buildings Yes - The Gonville Hotel is Locally Listed	a
Development affects archaeological remains 52 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

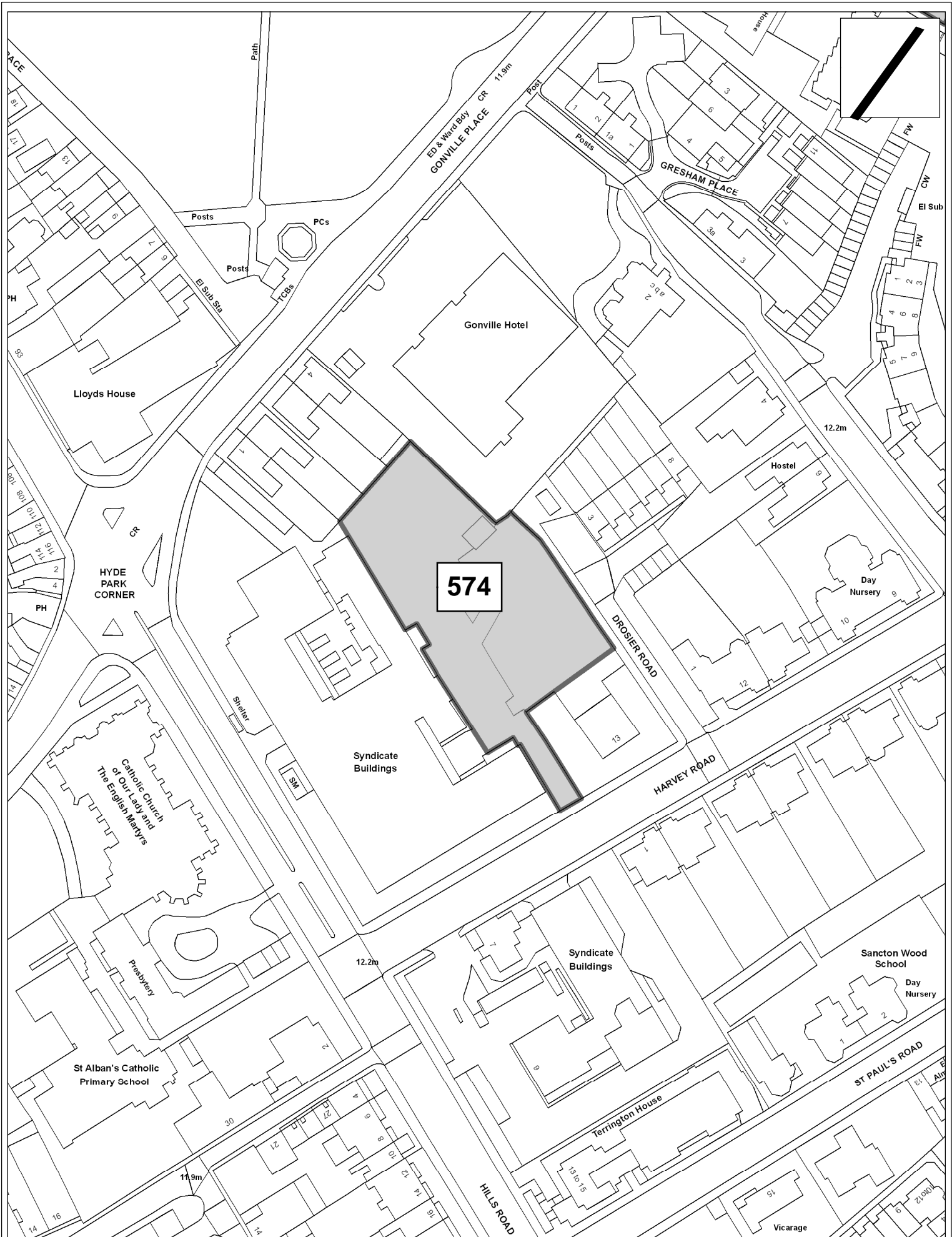
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site would be difficult to achieve given the size and scale of adjoining buildings to the north. The existing car parking serving the Fenner's Lawn flats would be lost as a result - this would be unacceptable within the Controlled Parking Zone.	a
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 part of protected office site in ELR	r
Other Considerations	
Any other constraints on site: No	g
Level 3 Conclusion: The site scores an amber score relating to TPO trees at Level 2, and a number of amber scores against the Level 3 criteria. It is considered that the retention of the site as a car park serving the Cambridge University Local Examination Syndicate's Offices is essential given its position within the Controlled Parking Zone. In addition, the proximity of neighbouring dwellings and the Gonville Hotel; and, the potential impact on TPO trees; render it unsuitable for residential development.	

Desktop Suitability Assessment Conclusion:

Site 574 is considered to be unsuitable for residential development due to the loss of office parking within the CPZ; impact on TPO trees; and, on neighbours amenities.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 574 is considered to be unsuitable for residential development due to the loss of office parking within the CPZ; impact on TPO trees; and, on neighbours amenities.



Site 574



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 576 **Score** **Site Name:** Car park west of Unilever House **Map ID:** 576

Ward: Trumpington

Site Area in Hectares: 0.24

Number of units (unconstrained using density multiplier): 20

Owner: Owner Known

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - 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: Yes - there are a number of trees with TPOs on and adjacent to the site, particularly adjacent to the northern and western site boundaries.	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	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination from car parking area.	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. 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 No known issues	g
Does site provide access to other properties/highway Yes - Unilever House to the south-east; and, Dept of Chemistry Buildings on Lensfield Road immediately to the east of the site.	a
Within 400m of high quality public transport route: Yes (C1, C2, C4 and C7 Services)	g
Design & Impact Considerations Nearby buildings overlook site Yes - forms part of a larger site containing Unilever House to the south-east; and, Dept of Chemistry Buildings on Lensfield Road immediately to the east.	a
Site part of larger site or prejudice strategic site development Yes - the site is controlled by the University of Cambridge and is part of Unilever House to the south-east; and, Dept of Chemistry Buildings on Lensfield Road immediately to the east.	a
Development would impact on setting of Listed Building Yes - site lies to the west of a row of terraced dwellings at 41 - 51 Lensfield Road which are Grade II Listed.	a
Site in or adjacent to Conservation Area Parts of the site lie in the Central Conservation Area - boundary runs around the northern, southern and to the eastern site boundaries.	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological	a

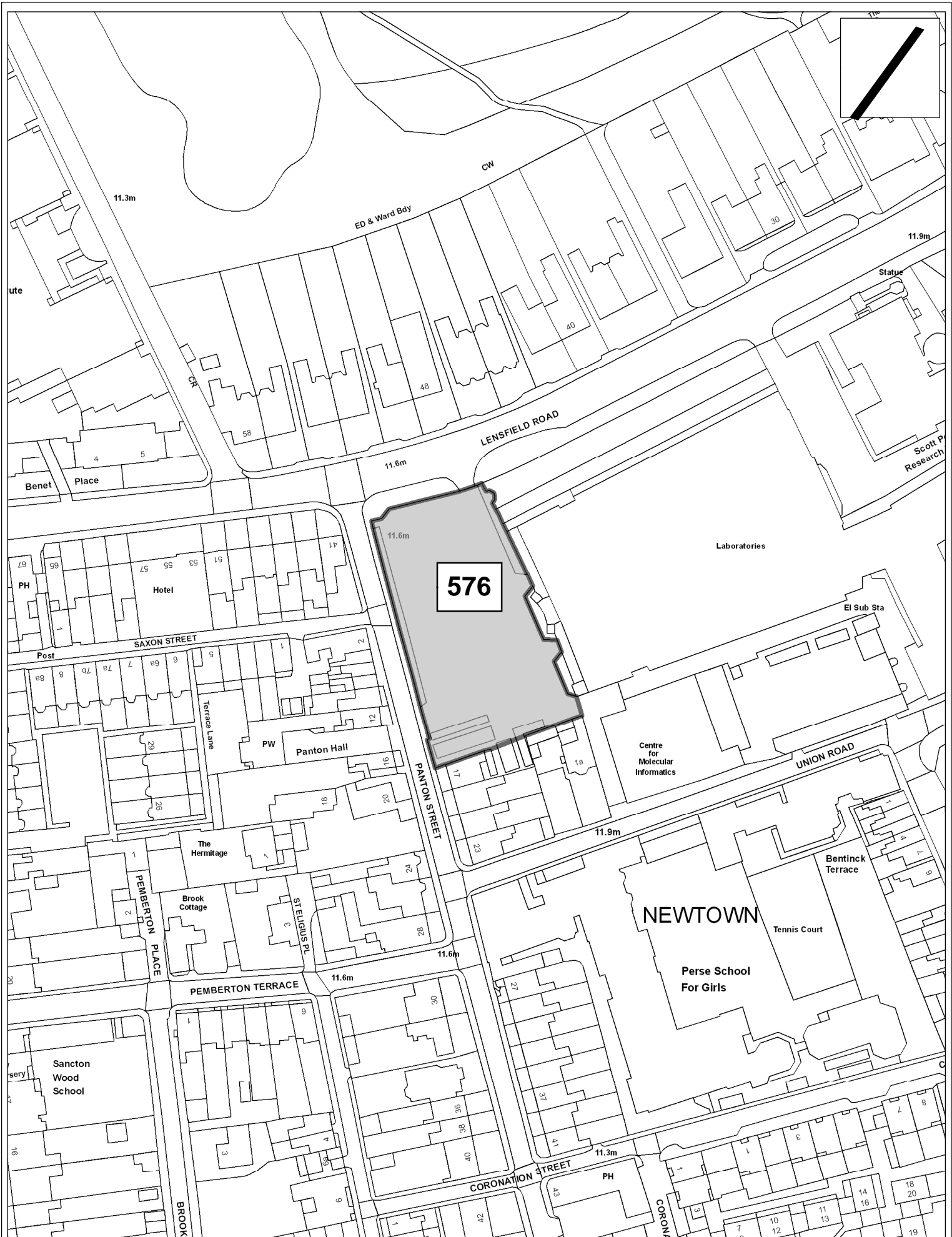
remains 60 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site would be difficult to achieve given the size and scale of the adjoining Dept of Chemistry and Unilever buildings that bound the site on its eastern and south-eastern sides. The existing car parking serving the Unilever Building would be lost - this would be unacceptable within the Controlled Parking Zone.	a
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: No	g
Other Considerations	
Any other constraints on site: No	g
Level 3 Conclusion: The site scores an amber score with regard to TPO trees at Level 2; and, a number of amber scores against the Level 3 criteria. It is considered that the retention of the site as a car park serving the Unilever and Dept. of Chemistry Buildings is essential given its position within the Controlled Parking Zone. In addition, the height, scale and proximity of these neighbouring buildings and potential impact on adjoining Listed dwellings and the character of the Conservation Area render it unsuitable for residential development.	

Desktop Suitability Assessment Conclusion:

Site 576 is considered to be unsuitable for residential development due to the loss of office parking within the CPZ. In addition, the height, scale and proximity of neighbouring buildings and the potential impact on adjoining Listed dwellings and the character of the Conservation Area, render it unsuitable for residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

Site 576 is considered to be unsuitable for residential development due to the loss of office parking within the CPZ. In addition, the height, scale and proximity of neighbouring buildings and the potential impact on adjoining Listed dwellings and the character of the Conservation Area, render it unsuitable for residential development.



Site 576



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 582 **Site Name:** Car park and garages west of Southacre Park **Map ID:** 582**Ward:** Trumpington**Site Area in Hectares:** 0.22**Number of units (unconstrained using density multiplier):** 11**Owner:** Not Known**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - 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: TPO trees on site	a
Relevant Planning History: C/64/0558 - 30 three storey houses, 18 flats and 60 garages at Southacre Flats - Approved - 3/12/64. C/87/0896 - Erection of 42 no. 2/3 bedroomed flats and provision of associated car parking (amended by letter and drawings dated 23/10/87, 12/11/87, 18/11/87, 20/11/87, 18/02/88, at Southacre Park - Approved - 2/12/87. C/88/0052 - Erection of 12 Lock-up garages, land adj. Southacre - Approved - 26/2/88.	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees on and adjacent the site with TPOs	

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	g
Issues with car parking in local area No - The site lies outside the Controlled Parking Zone.	
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Site is used to provide vehicular access to residential houses/flats at Thriplow House, Chippenham House, Southacre Flats, Chesterford House and Hinxton House; and University Nursery all via Edwinstowe Close with access from Chaucer Road.	a
Within 400m of high quality public transport route: Yes - (C7 Service)	g
Design & Impact Considerations	a
Nearby buildings overlook site Residential flats/houses at Thriplow House, Chippenham House overlook the site.	
Site part of larger site or prejudice strategic site development Yes - part of the private access road /turning head/garages serving the residential flats/houses at Thriplow House, Chippenham House, Southacre Flats, Chesterford House and Hinxton House.	a
Development would impact on setting of Listed Building Yes - Dwelling at 10 Latham Road - Grade II	a
Site in or adjacent to Conservation Area Yes - the site is within the Southacre Conservation Area	a
Development affect any Locally Listed Buildings No	g
Development affects archaeological remains 34 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 fairly narrow	a
Sites integration with existing communities The site forms part of the private access road /turning head/garages	a

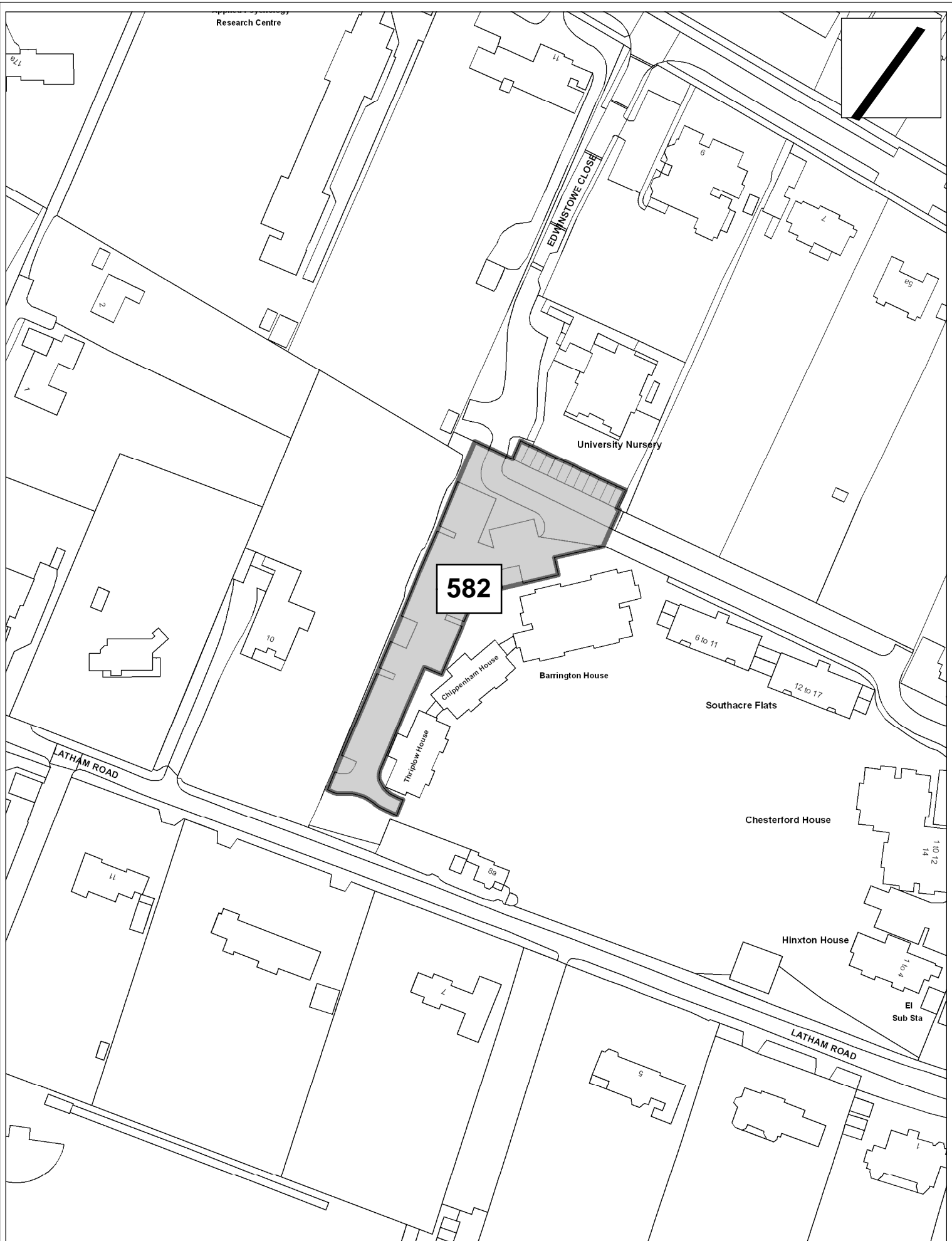
<p>serving the residential flats/houses at Thriplow House, Chippenham House, Southacre Flats, Chesterford House and Hinxton House - it is poorly related to these adjoining residential properties.</p>	
<p>Access to Services & Facilities Site within 400m of City Centre: No</p>	a
<p>Site within 400m of Local Centre: No</p>	a
<p>Site within 400m of Doctors/School/POS:</p>	No
<p>Site within 400m of Nursery School</p>	Yes
<p>Site within 400m of Primary School</p>	No
<p>Site within 400m of Secondary School</p>	No
<p>Site within 400m of Public Open Space</p>	Yes
<p>Use of site associated with a community facility: No</p>	g
<p>Planning Policy Considerations What is site allocated for in Local Plan: No</p>	g
<p>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).</p>	g
<p>Is the site in an area of major change: No</p>	g
<p>Will development be on previously developed land: Yes</p>	g
<p>Is site identified in the Council's Employment Land Review: No</p>	g
<p>Other Considerations Any other constraints on site: No</p>	g
<p>Level 3 Conclusion: The site scores a number of amber scores against the Level 3 criteria. It is considered that given the sites primary function as a garage court/car park, and access road serving adjoining existing housing, it is unsuitable for residential development.</p>	

Desktop Suitability Assessment Conclusion:

It is considered that given the Site 582's primary function as a garage court/car park, and access road serving adjoining existing housing, it is unsuitable for residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

It is considered that given the Site 582's primary function as a garage court/car park, and access road serving adjoining existing housing, it is unsuitable for residential development.



Site 582

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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 587 **Site Name:** Car park south and east of Eastbrook **Map ID:** 587**Ward:** Trumpington**Site Area in Hectares:** 0.41**Number of units (unconstrained using density multiplier):** 20**Owner:** Not Known**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - car parking and access road	a
Buildings In Use: 4 x Bicycle 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: 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/02/0999 - Approval of siting design and external appearance, and landscaping relating to the redevelopment of 9.45 hectares of land for residential development pursuant to condition 3 of the outline pp C/00/1175 (Approved 10/10/01) - Approved - 14/5/03.	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?	a

Potential contamination (Car park)	
Any potential noise problems ? No	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 The site provides workplace car parking for adjoining land uses. It lies just outside the Controlled Parking Zone.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - The site provides workplace car parking for adjoining land uses.	a
Within 400m of high quality public transport route: Yes (C7 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - 4-storey office block wraps around the site on its east, west and northern sides.	a
Site part of larger site or prejudice strategic site development Yes - part of a larger site - see PP Refs: C/00/1175; C/01/1085; and C/02/0999.	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 24 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 comprises a car park serving adjoining offices. Its shape follows that of the office buildings footprint. This would render it very difficult to develop for residential purposes.	a
Sites integration with existing communities Residential development of this site would be poorly related to its surroundings which comprise office accommodation.	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

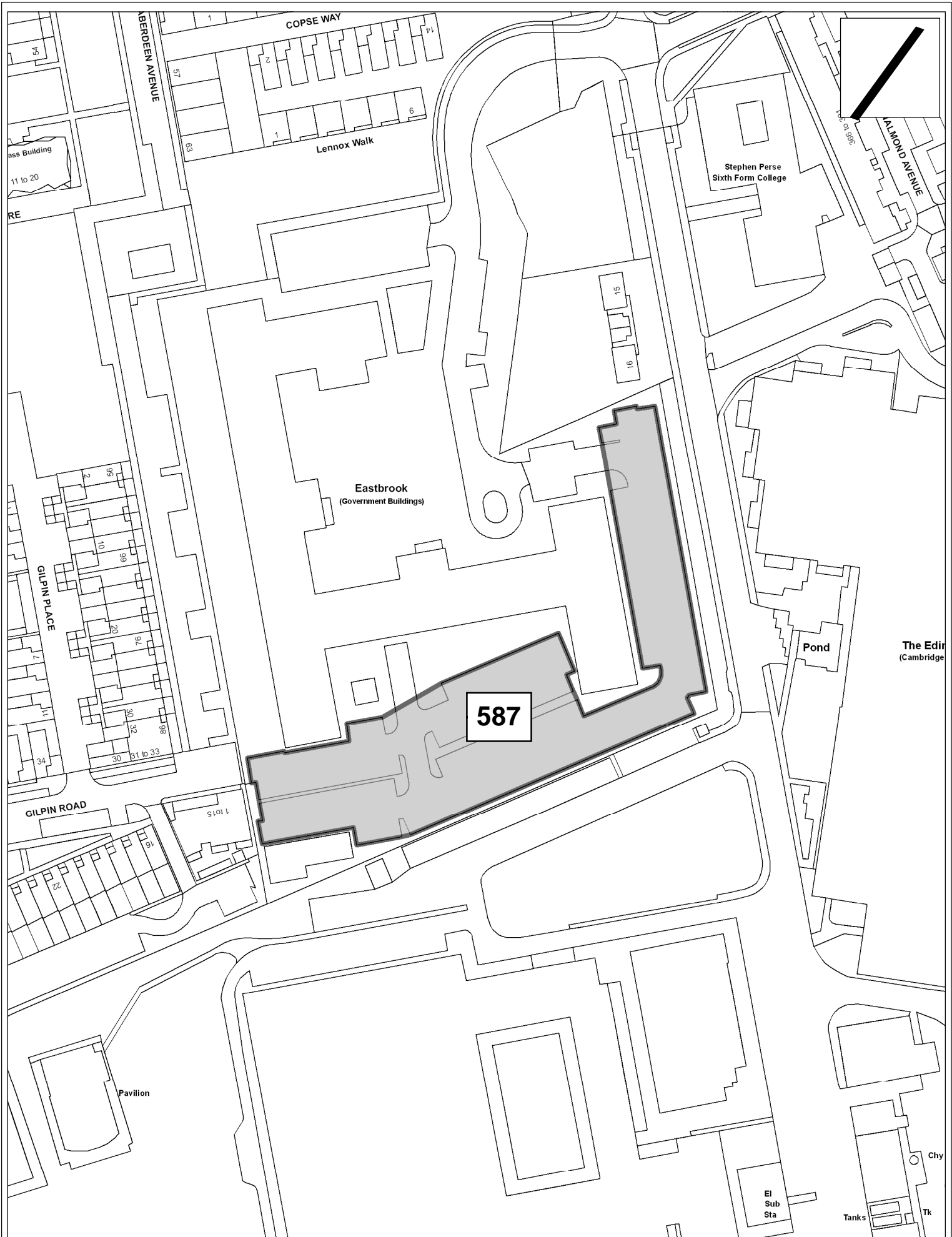
Site within 400m of Public Open Space	No
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough 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 - protected office site in ELR	r
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 sites primary function as a car parking area serving adjoining office accommodation; its close proximity to the office buildings, and the loss of workplace car parking that would arise in an area close to the Controlled Parking Zone, it would be unsuitable for residential development.	

Desktop Suitability Assessment Conclusion:

It is considered that given the Site 585's primary function as a car parking area serving adjoining office accommodation; its close proximity to the office buildings, and the loss of workplace car parking that would arise in an area close to the Controlled Parking Zone, it would be unsuitable for residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

It is considered that given the Site 585's primary function as a car parking area serving adjoining office accommodation; its close proximity to the office buildings, and the loss of workplace car parking that would arise in an area close to the Controlled Parking Zone, it would be unsuitable for residential development.



Site 587

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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 592 **Site Name:** Savill's car park **Map ID:** 592**Ward:** Trumpington**Site Area in Hectares:** 0.22**Number of units (unconstrained using density multiplier):** 14**Owner:** Unconfirmed**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - 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: C/09/1165/EXP - Extension of time for implementation of 06/0653/FUL (erection of office development with associated car parking). Car park at Unex House, Hills Road - Decision pending. C/09/0120/FUL - Extension of time for implementation of 06/0653/FUL (erection of office development with associated car parking). Approved - 7/4/09. Adjoining site (Proposal Site 5.01) C/03/0611 - Outline application for residential development (3.14 ha), including the demolition of No's 18-22 (evens) Fitzwilliam Road. Approved - 15/11/05.	a
Level 2 Conclusion: Development of the site will prejudice an existing permission for office development and car parking; and, may prejudice the residential development of the adjoining site - Site 5.01 as identified by Policy 5/1 of the Local Plan 2006.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Potential contamination from vehicles of parking area	a
Any potential noise problems ? Yes - potential for noise disturbance from the railway and safeguarded route for the guided busway - both run adjacent to the sites south-eastern boundary. Traffic 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 Yes - The site lies within the Controlled Parking Zone.	a
Access meets highway standards Access to the site is via a service road running the length of the western side of Savill's office building. No other points of access from the public highway area available.	a
Does site provide access to other properties/highway Yes - adjoining offices.	a
Within 400m of high quality public transport route: Yes (C1, C3 and C7 Services)	g
Design & Impact Considerations Nearby buildings overlook site Yes - Savill's office building immediately to the north	a
Site part of larger site or prejudice strategic site development Site is immediately to the east of Proposal Site 5.01 which is 3.04 ha of land allocated for housing - (See Local Plan 2006, Policy 5/1).	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 30 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 Site adjacent to railway line, and the former Cambridge - Bedford railway that is safeguarded for the guided bus route - See Policy 8/8 of the Local Plan 2006	a
Sites integration with existing communities Office development of the site has been approved. See Refs: C/09/1165/EXP and C/06/0653/FUL	a
Access to Services & Facilities	a
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	No
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: Office development of the site has been approved. See Refs: C/09/1165/EXP and C/06/0653/FUL	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 - However, the site is adjacent to the Cambridge Railway Station Area of Major Change - See Policy 9/9 of the Local Plan 2006.	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: Adjoins protected office site in ELR	r
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: The site scores an amber score for approved development at Level 2, and 14 amber scores at Level 3. Development of the site is likely to prove difficult due to its poor relationship to adjoining commercial property to the north, proximity to noise sources (railway/guided bus route), and restricted access. The site	

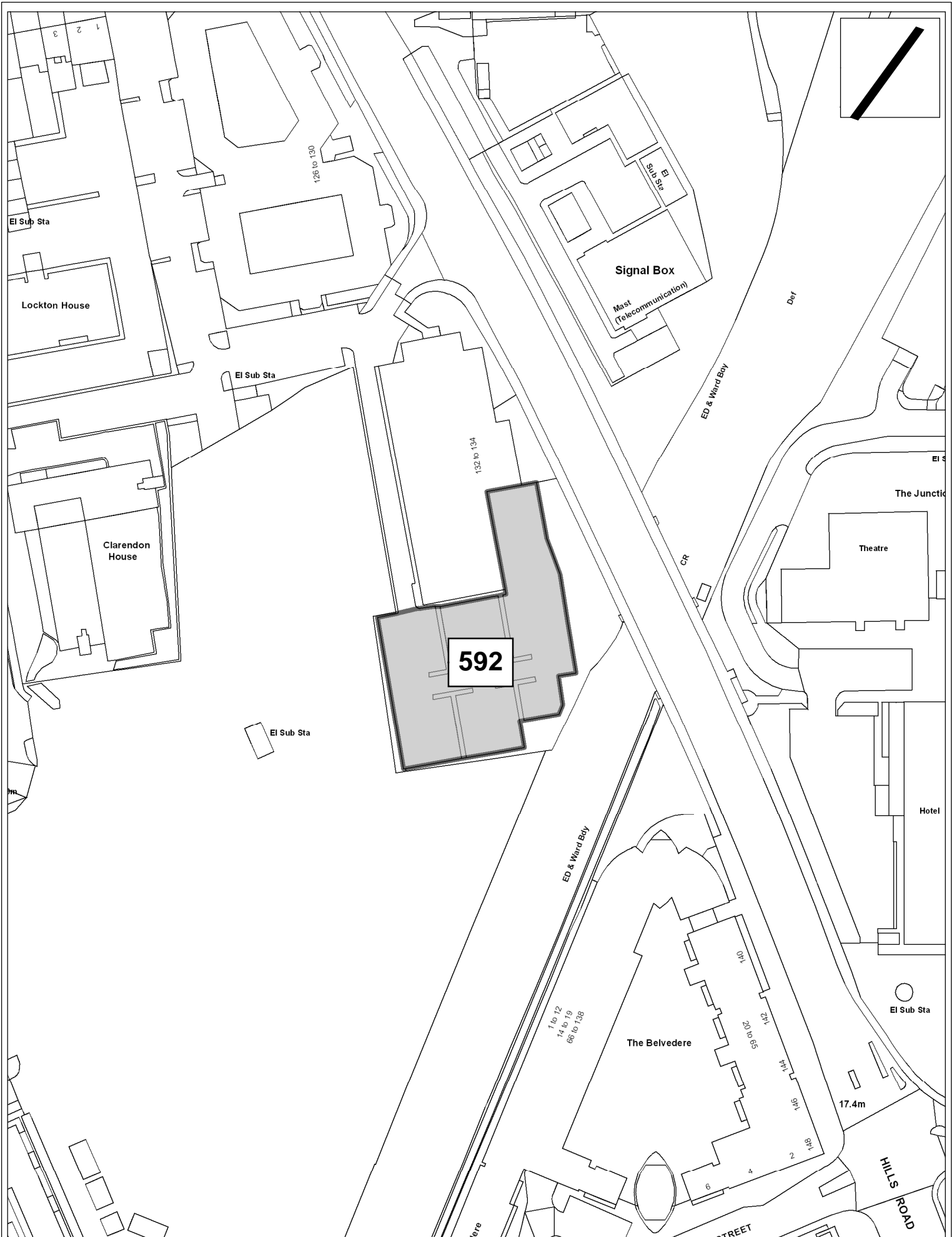
benefits from an extant consent for office and car parking which would be a more suitable use than residential.	
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Desktop Suitability Assessment Conclusion:

Development of the site is likely to prove difficult due to its poor relationship to adjoining commercial property to the north, proximity to noise sources (railway/guided bus route), and restricted access. The site benefits from an extant consent for office and car parking which would be a more suitable use than residential.

Overall Suitability Assessment Conclusion (Planning Policy)

Development of the site is likely to prove difficult due to its poor relationship to adjoining commercial property to the north, proximity to noise sources (railway/guided bus route), and restricted access. The site benefits from an extant consent for office and car parking which would be a more suitable use than residential.



Site 592

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 606 **Site Name:** Car park west of 48 to 58 High Street, Trumpington **Map ID:** 606

Ward: Trumpington

Site Area in Hectares: 0.36

Number of units (unconstrained using density multiplier): 20

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green, amber, red)
Site in use: Yes - well used office 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 (although there is a tree onsite)	g
Relevant Planning History: C/09/1173/FUL - Erection of a building for either Use Class B1 offices or Use Class D1 fertility centre with associated landscaping and car parking following demolition of existing building. Kefford House - Not yet registered - decision awaited. Main use of site is Use Class B1 - Offices	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 ? 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 comprises an office car park located close to the centre of Trumpington. The High Street is a busy through route from the M11 and the Trumpington Park and Ride site into the centre of Cambridge. There are parking restrictions on the High Street in this area. Site not in CPZ.	a
Access meets highway standards Access to the site is via a service road from Maris Lane - runs close to existing office buildings to reach the site.	a
Does site provide access to other properties/highway Yes - adjoining office buildings	a
Within 400m of high quality public transport route: Yes (C7 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - adjoining office buildings which are served by the car park.	a
Site part of larger site or prejudice strategic site development Yes - part of an office complex containing a number of offices.	a
Development would impact on setting of Listed Building No	g
Site in or adjacent to Conservation Area Yes - the site is within Trumpington Conservation Area	a
Development affect any Locally Listed Buildings Yes	a
Development affects archaeological remains 28 CHER finds within 500m of the site. The implications of this for the development of this site need to be interpreted by county archaeology staff	a
Site shape impacts on developability Yes - the site is irregular in shape and would prove challenging to develop.	a
Sites integration with existing communities Integrating the development of this site into the surrounding residential development may be difficult - the site is faced onto by properties on two sides. It is also bounded by a Grade II LB 'The Old House in Church Lane to the west; and, a	g

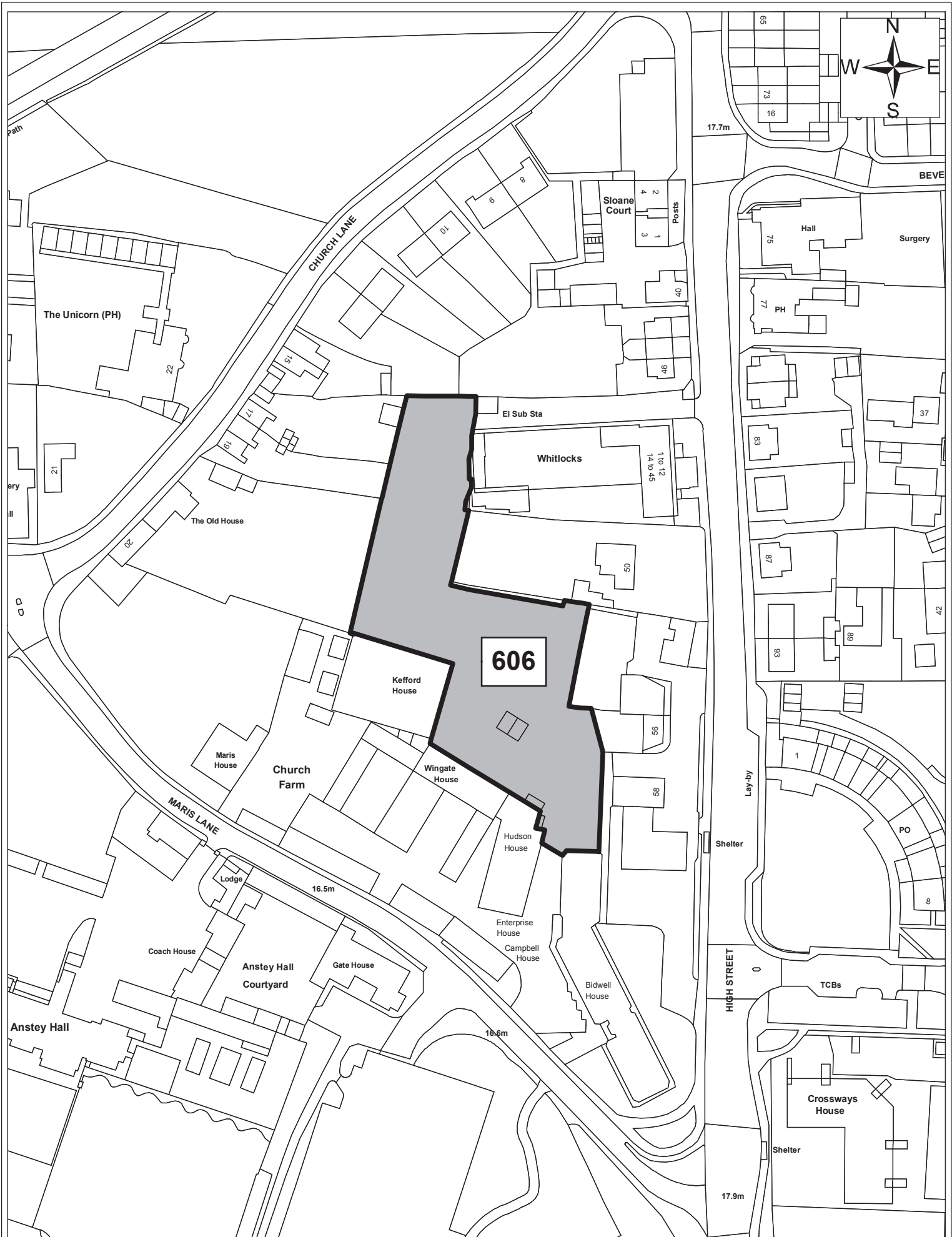
Locally Listed Building No. 50 High Street, to the east.	
Access to Services & Facilities	
Site within 400m of City Centre: No	a
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors/School/POS:	Yes
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	No
Site within 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 - however, an as yet un-registered/undetermined planning application, Ref: C/09/1173/FUL affects part of the site.	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: Yes - the site is within the Southern Fringe area of major change	g
Will development be on previously developed land: Yes	g
Is site identified in the Council's Employment Land Review: Yes part of protected office site in ELR	r
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. However, it is considered that the site forms part of a larger planning unit and that residential development of the sites car park would be incompatible with adjoining office uses. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion:

While the amber scores suggest the site would be a poor candidate for residential development on its own, it is considered that these do not necessarily render it undevelopable. It is considered that the site forms part of a larger planning unit and that residential development of the sites car park would be incompatible with adjoining office uses. Further information would be required to ensure that development of the site would be justified. This is likely to include the existing offices. Sufficient access; the proximity of Listed Buildings and the impact on the character and appearance of the CA would also need to be taken into account.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is constrained by the adjoining office building and there would be a considerable loss of parking. Allocation of the site would be inconsistent with treatment of other protected office sites in the ELR.



Site 606

Date: 31/03/11

Produced by: Matthew Merry

Section/Department:
Policy & Projects, Environment & Planning

Scale: 1:1,250



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Draft SHLAA Sites – UNDEVELOPABLE: As At June 28th 2011**Site ID:** Site 609 **Site Name:** Waitrose car park **Map ID:** 609**Ward:** Trumpington**Site Area in Hectares:** 0.68**Number of units (unconstrained using density multiplier):** 51**Owner:** Owner Known**Availability**

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - 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: 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/94/0737 - Erection of foodstore (3906sqm gross floorspace) with formation of new access, car parking and landscaping. Land At Hauxton Road/Maris Lane, Trumpington - Approved	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 ? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Not within the AQMA	g
Access & Transport Considerations Issues with car parking in local area Yes - the site is a dedicated supermarket car park. It is located close to the centre of Trumpington. The High Street/Hauxton Road is a busy through route from the M11 and the Trumpington Park and Ride site into the centre of Cambridge. Surrounding uses are mixed commercial/residential/industrial.	a
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Yes - Waitrose Supermarket	g
Within 400m of high quality public transport route: Yes (C7 Service)	g
Design & Impact Considerations Nearby buildings overlook site Yes - Waitrose Supermarket	a
Site part of larger site or prejudice strategic site development Yes - The site comprises the car park serving the adjoining Waitrose Supermarket	a
Development would impact on setting of Listed Building Yes - site abuts the rear boundary of the pair of Grade II Listed Dwellings at 60 - 62 High Street.	a
Site in or adjacent to Conservation Area Yes - the site is within Trumpington 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 Any relationship with the existing community would be poor as the site forms the car park serving the Waitrose Supermarket, and apart from the two Grade II Listed dwellings at 60-62 High Street, there is no other residential development within the vicinity of the site.	r
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

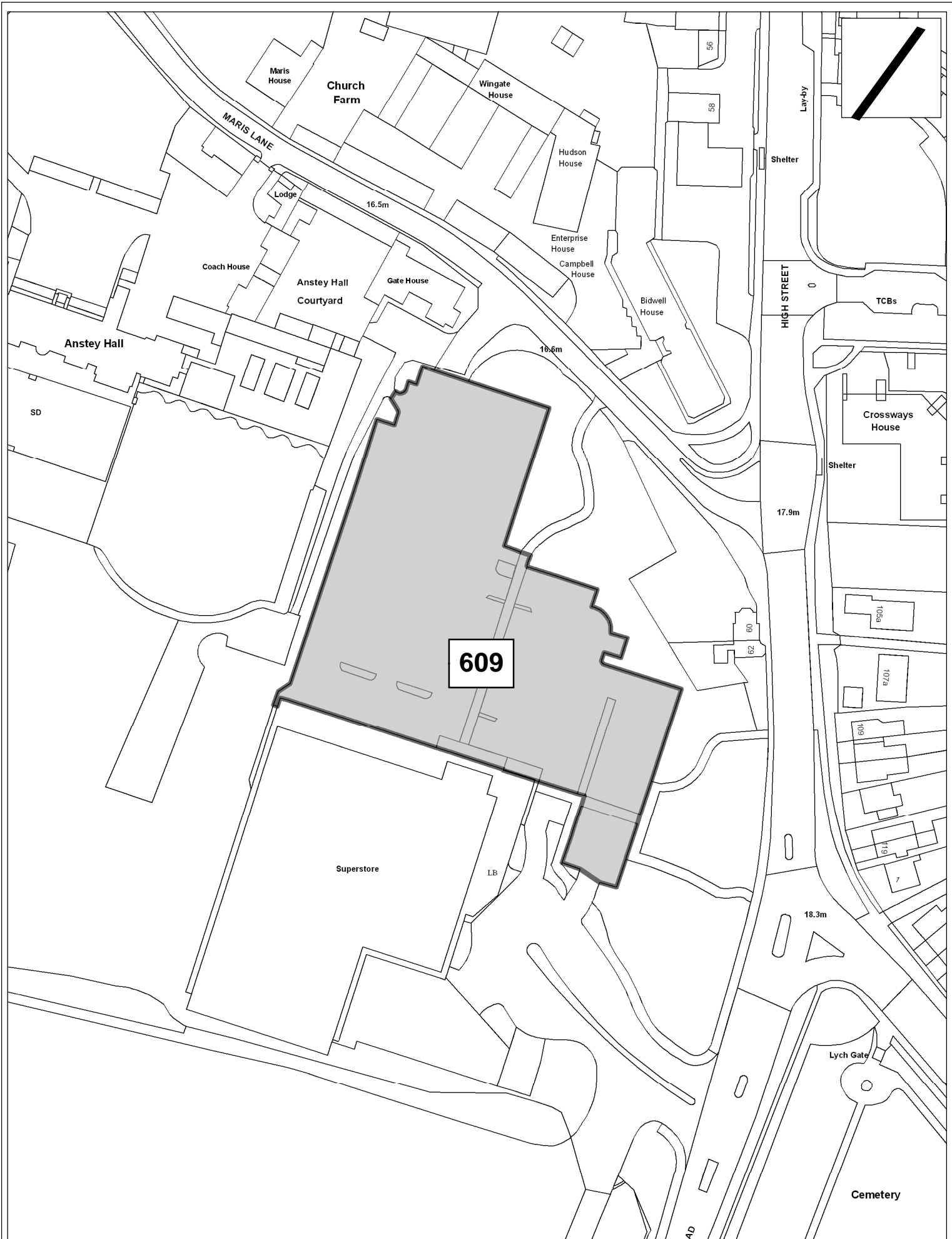
Site within 400m of Nursery School	Yes
Site within 400m of Primary School	No
Site within 400m of Secondary School	No
Site within 400m of Public Open Space	Yes
Use of site associated with a community facility: No	g
Planning Policy Considerations What is site allocated for in Local Plan: No	g
Is site allocated 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: Yes - the site is within the Southern Fringe 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 the Level 3 criteria. It is considered that given the sites primary function as a car parking/garaging serving the adjoining Waitrose Supermarket, any housing erected on the site would have a poor relationship to its surroundings. It is unsuitable for residential development.	

Desktop Suitability Assessment Conclusion:

It is considered that given the sites primary function as a car parking/garaging serving the adjoining Waitrose Supermarket, any housing erected on the site would have a poor relationship to its surroundings. It is unsuitable for residential development.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is not suitable for development by virtue of it existing use which is required for the supermarket to operate.



Site 609

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