

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

Site ID: Site 8 Detail **Site Name:** Land to the rear of 29 & 31 Bateson Road **Map ID:** 008

Ward: West Chesterton

Site Area in Hectares: 0.31

Number of units (unconstrained using density multiplier): 23

Owner: Cambridge City Council

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - residential land and small allotments	a
Buildings In Use: Yes - 6 houses	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: Site will be allocated for Protected Open Space	r
Local Nature Conservation importance	
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use:	
Protected Trees on site:	
Relevant Planning History:	
Level 2 Conclusion: The site is considered only to be developable if it is not designated as Protected Open Space. Would also involve loss of an allotment.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site?	
Any potential noise problems ?	

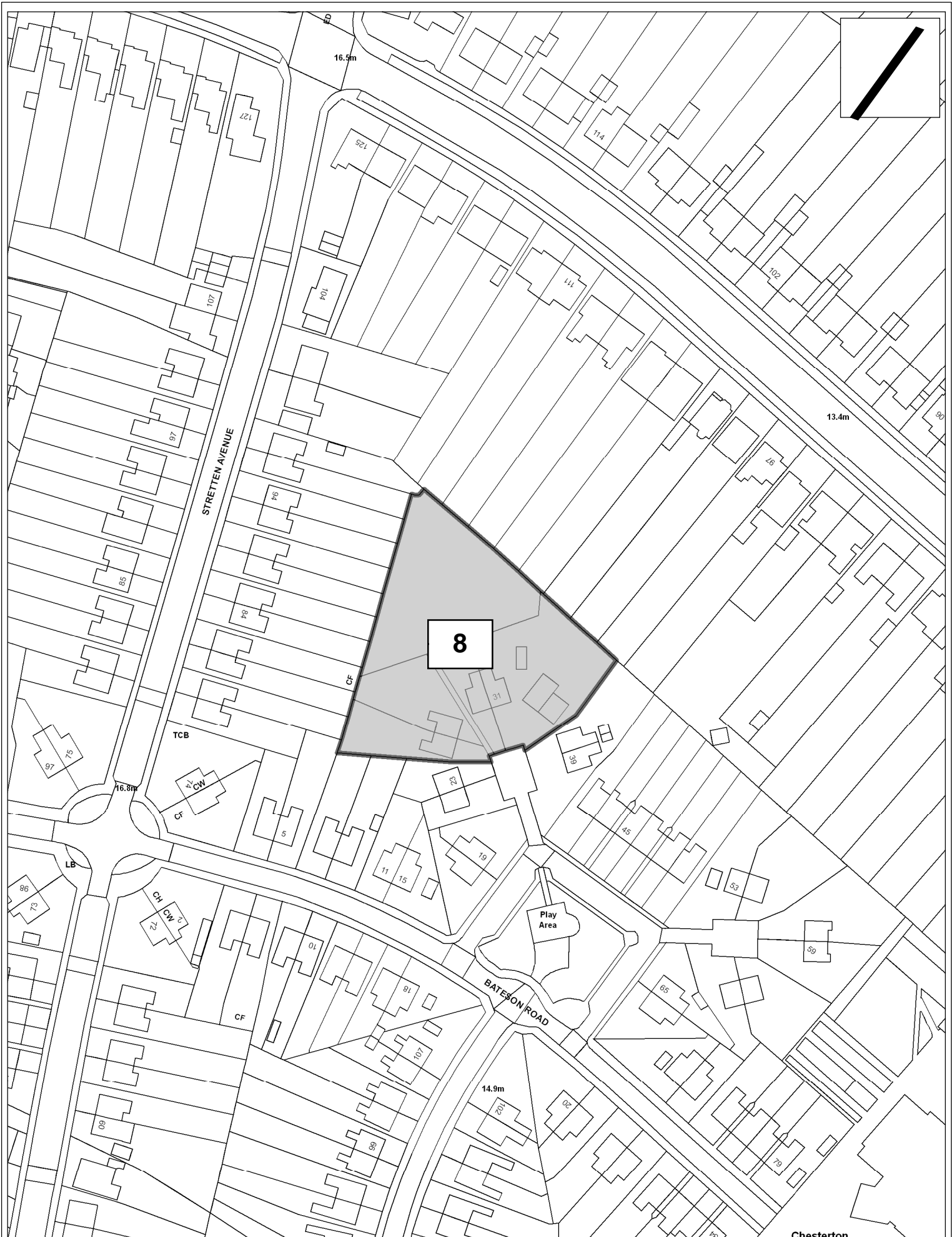
Could topography constrain development?	
Affected by Air Quality Management Area Site is not within an AQMA	g
Access & Transport Considerations Issues with car parking in local area	
Access meets highway standards	
Does site provide access to other properties/highway	
Within 400m of high quality public transport route: Yes, the C1 service	g
Design & Impact Considerations Nearby buildings overlook site	
Site part of larger site or prejudice strategic site development	
Development would impact on setting of Listed Building	
Site in or adjacent to Conservation Area	
Development affect any Locally Listed Buildings	
Development affects archaeological remains 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	
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	Yes
Site within 400m of Secondary School	Yes
Site within 400m of Public Open Space	No
Use of site associated with a community facility:	
Planning Policy Considerations What is site allocated for in Local Plan:	
Is site allocated in Waste & Minerals Local Plan: Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Development Plan Document Submission Plan (Submitted July 2010).	g
Is the site in an area of major change:	
Will development be on previously developed land:	
Is site identified in the Council's Employment Land Review:	
Other Considerations Any other constraints on site:	
Level 3 Conclusion:	

Desktop Suitability Assessment Conclusion:

Site 8 is unlikely to be considered to be developable as it would lead to the loss of an allotment site that meets the Criteria for Protected Open Space

Overall Suitability Assessment Conclusion (Planning Policy)

Site 8 is unlikely to be considered to be developable as it would lead to the loss of an allotment site that meets the criteria in the Local Plan for Protected Open Space



Chesterton



Site 8

Date:	05/05/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

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

Site ID: Site 329 Detail **Site Name:** Open space on Mulberry Close **Map ID:** 329

Ward: West Chesterton

Site Area in Hectares: 0.21

Number of units (unconstrained using density multiplier): 16

Owner: Not Known

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - informal open space	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: Site meets the criteria in Local Plan to be designated as Protected Open Space	r
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No, although there are numerous substantial trees onsite	a
Relevant Planning History: No	g
Level 2 Conclusion: To be Protected Open Space.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? Site could have contamination issues (previously occupied by brick and tile works and potential infilled ground)	a

Any potential noise problems ? none known	g
Could topography constrain development? No	g
Affected by Air Quality Management Area Not in an AQMA	g
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway Properties to the east of the site face onto and are accessed from the site	a
Within 400m of high quality public transport route: No	a
Design & Impact Considerations Nearby buildings overlook site Two storey dwellings front onto and overlook the site	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 15 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 fronted on by existing dwellings	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:	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	g

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	g
Will development be on previously developed land: No	a
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion:

Site 329 can be considered to be developable subject to consideration of loss of open space, the constraints of nearby buildings and integrating the site into the existing community. Further information would also be required with regards to whether archaeological remains are present and whether any transport improvements would be required in order to improve access to local centres using sustainable modes of transport. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

Overall Suitability Assessment Conclusion (Planning Policy)

Site is not suitable for development because it involves loss of open space and the site adds to the character and amenity of the local area. Meets the criteria in the Local Plan to be Protected Open Space

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

Site ID: Site 337 Detail **Site Name:** Open space east of College Fields **Map ID:** 337

Ward: West Chesterton

Site Area in Hectares: 0.28

Number of units (unconstrained using density multiplier): 11

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - open space and recreation	a
Buildings In Use: Yes - play equipment	a
Any Legal Issues: Unknown	

Suitability

Level 1 Strategic Considerations

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

Does the Site Warrant further assessment?

Level 2: Significant Local Considerations

Site Assessment Criteria	Score
Site designated Protected OS or criteria: Site meets the criteria in Local Plan to be designated as Protected Open Space	r
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No, although there is an area TPO on the boundary of the site and a number of other trees on the site	a
Relevant Planning History: No	g
Level 2 Conclusion: To be Protected Open Space.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? There are no known contamination issues	g
Any potential noise problems ? None known	g

Could topography constrain development? No	g
Affected by Air Quality Management Area Not in an AQMA	g
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: No	a
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 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
Site shape impacts on developability No	g
Sites integration with existing communities Development of this site should integrate well with surrounding residential development	g
Access to Services & Facilities Site within 400m of City Centre: 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	a

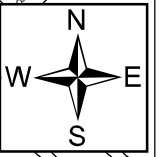
developed land: No	
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: Yes - the site is open space associated with meeting the need for open space as part of new development in the area	a
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion:

Site 337 can be considered to be developable subject to consideration of potential loss of open space. Further information would also be required with regards to whether archaeological remains are present and whether any transport improvements would be required in order to improve access to local centres using sustainable modes of transport. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

Overall Suitability Assessment Conclusion (Planning Policy)

Site is not suitable for development because it involves loss of open space and the site adds to the character and amenity of the local area. Meets the criteria in the Local Plan to be Protected Open Space



338

337

Playground

Telephone Exchange

John Clarke Court

Site 337, 338

Date: 25/06/10

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 338 Detail **Site Name:** Open space west of College Fields **Map ID:** 338

Ward: West Chesterton

Site Area in Hectares: 0.28

Number of units (unconstrained using density multiplier): 11

Owner: Unconfirmed

Availability

Site Assessment Criteria	Score (green,amber, red)
Site in use: Yes - open space	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: Site meets the criteria in Local Plan to be designated as Protected Open Space	r
Local Nature Conservation importance No	g
Is site Protected Industrial Land Policy P7/3 or in B1c B2 B8 Use: No	g
Protected Trees on site: No, although there are a number of trees onsite	a
Relevant Planning History: No	g
Level 2 Conclusion: To be Protected Open Space.	

Does the Site Warrant further assessment?

Level 3: Other Considerations

Site Assessment Criteria	Score
Environmental Considerations	
Is there potential contamination on site? There are no known contamination issues	g
Any potential noise problems ? none known	g

Could topography constrain development? No	g
Affected by Air Quality Management Area Not in an AQMA	g
Access & Transport Considerations Issues with car parking in local area No known issues. Site not in CPZ.	g
Access meets highway standards No known issues	g
Does site provide access to other properties/highway No	g
Within 400m of high quality public transport route: No	a
Design & Impact Considerations Nearby buildings overlook site Three storey buildings overlook the site	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 7 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 should integrate well with surrounding residential development	g
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	Yes
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

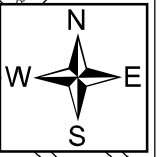
Will development be on previously developed land: No	a
Is site identified in the Council's Employment Land Review: No	g
Other Considerations Any other constraints on site: Yes - the site is open space associated with meeting the need for open space as part of new development in the area	a
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion:

Site 337 can be considered to be developable subject to consideration of potential loss of open space and overlooking. Further information would also be required with regards to whether archaeological remains are present and whether any transport improvements would be required in order to improve access to local centres using sustainable modes of transport. However the site meets the criteria in Local Plan to be designated as Protected Open Space.

Overall Suitability Assessment Conclusion (Planning Policy)

The site is not suitable for development because it involves a loss of open space. Fitting the development in between the surrounding buildings may prove problematic. Site meets the criteria in Local Plan to be designated as Protected Open Space



Site 337, 338

Date: 25/06/10

Produced by: Matthew Merry

Section/Department:
Policy & Projects, Environment & Planning

Scale: 1:1,250



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