Part 3 – Potential Sites

Annex 13: Maps and Assessments of Potential SHLAA Sites

SHLAA SITES MAY 2012

Site ID: Site 105 Detail
Site Name: Abbey Stadium and land fronting Newmarket Road
Ward: Abbey
Site Area in Hectares: 2.88
Number of Units (constrained): 154
Owner: Owners known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - the site is the home of Cambridge United Football Club. To the Newmarket Road end of the site, part of the land is used as a vehicle rental site	a
Buildings in use: Yes, stadium buildings associated with the football club	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: The site is on the edge of the Green Belt, and as such the impact of any proposals on the setting of the city would be an important consideration	a
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes (on the basis that the recreational uses on-site could be satisfactorily provided for at an equivalent and equally accessible location)

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: Part of the site (the pitch) is Protected Open Space, which is protected due to its recreational value only. Loss of this open space would only be permitted if the space could be satisfactorily replaced elsewhere, and this would need to be demonstrated by the applicant	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No	g
Relevant Planning History: C/03/1223 - Redevelopment of stadium,	g

including construction of new north stand, provision of new supporters club, creche, D2 Leisure facilities, health and fitness suite and 86 bedroom hotel - application withdrawn.	
Level 2 Conclusion: Any development proposals for this site would need to demonstrate that the protected open space could be relocated to a new site having similar accessibility. Only if this can be secured and guaranteed, can the site be considered to be suitable for redevelopment.	

Does the site warrant further assessment? Yes (on the basis that the recreational uses on-site could be satisfactorily provided for at an equivalent and equally accessible location)

LEVEL 3: OTHER CONSIDERATIONS

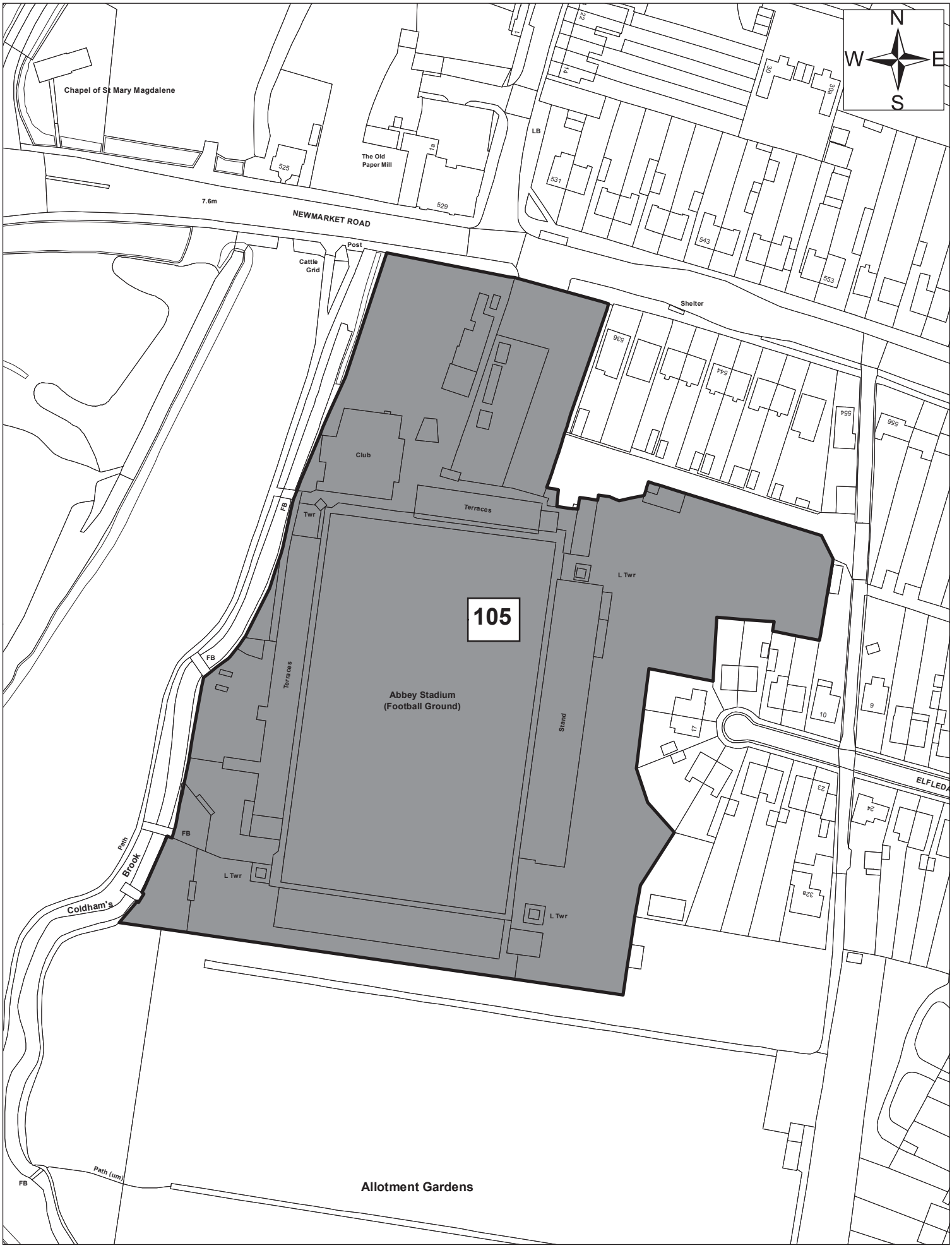
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? The site could have significant contamination issues (occupied by a depot and previously oil merchants, fuel storage)	a
Any potential noise problems? Traffic noise will be an issue to the front of the site. Noise survey required and careful design and/or noise attenation will be required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Not in an Air Quality Management Area (AQMA). (Assessment may be required as large site)	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ).	g
Access meets highway standards: The Highway Authority consider the site may have access issues due to the constrained nature of the frontage	a
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes, the C3 service	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Could be overlooking with houses on Newmarket Road and Elfleda Road, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: There are a number of Listed Buildings to the north of the site on Newmarket Road (The Round House and buildings on the corner of Ditton Walk)	a
Site in or adjacent to Conservation Area: No	g
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[1]? Located in an area known for its 18th and 19th century industry, evidence for Roman and Saxon settlement has been identified to the north (HER 17486). Of particular significance is Stourbridge Chapel to the north west, dating from the 12th century (HER 04781).	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development of this site could integrate well with existing community	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 Surgery:	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 - the stadium is considered to be a well used community facility. In accordance with Policy 5/11 the loss of community facilities will not be permitted unless the facility can be relocated to another appropriate location of similar accessibility for its users. As such, redevelopment of this site would only be permitted if the stadium could be relocated to another equally accessible site.	a
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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 can only be considered to be suitable for development if the Stadium can be relocated to a satisfactory replacement site in a similarly accessible location. If a new home meeting these criteria for the football club could not be found, then the site would not be considered suitable for housing.	

Desktop Suitability Assessment Conclusion	The site can only be considered to be suitable for development if the Stadium can be relocated to a satisfactory replacement site in a similarly accessible location. If a new home meeting these criteria for the football club could not be found, then the site would not be considered suitable for housing.

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	In use as football stadium supporters club and ancillary uses. Not yet available.
Achievability	Yes –pre-discussions in progress with landowner. Potentially achievable if replacement open space can be provided
Suitability	Yes subject to satisfactory replacement of open space and other constraints in assessment being resolved
Actions needed to remove constraints	Satisfactory replacement for protected open space needs to be found in a similarly accessible location. Access and constrained nature of frontage. Covenant on south stand re allotments. Landowner suggested removing Boston Road from site, which will mitigate overlooking.
Achievability period	Developable in 6-10 years
Overall Conclusion: Deliverable/Developable	Site is developable



CAMBRIDGE CITY COUNCIL

Site 105

174

Date:	15th June 2012
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,500

SHLAA SITES 2012

Site ID: Site 202 Detail
Site Name: 1 Ditton Walk
Ward: Abbey
Site Area in Hectares: 0.28
Number of Units (constrained): 12
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - warehousing	a
Buildings in use: Yes - warehouse buildings	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No, although land to the west of the site is in the Green Belt and any development would have to maintain and enhance the setting of Cambridge	a
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: Barnwell Junction Pastures to the West of the site is a City Wildlife site. This site is adjacent to the Coldhams Brook City Wildlife Site and the Leper Chapel Meadows wildlife sites. The current lack of public access to this area provides a key refuge for wildlife moving between Stourbridge Common and Coldhams Common. Perhaps access to the east of the brook could provide a public footpath/cycle route linking Stourbridge and Coldhams without entering the M<eadows.	a
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: While the site is not allocated, its current use may well mean that it falls within the criteria of Policy 7/3 of the Local Plan (i.e. B8 use). However the Employment Land Review (ELR) has identified this site as being suitable for reallocation for housing	a

Protected Trees on site: While there are no Tree Preservation Orders on the site itself, there are large number of protected trees immediately to the western boundary of the site and as such early consideration would need to be given to these trees to ensure that any development proposals do not have a negative impact on these trees	a
Relevant Planning History: Not in relation to redevelopment of the site for housing (previous applications refer to change of use for different employment uses). 10/0861/OUT Erection of 12 dwellings and associated infrastructure following demolition of existing warehouse and office (6 year permission) (outline).	g
Level 2 Conclusion: While the site would need to be considered against the criteria contained within Policy 7/3 of the Local Plan and early consideration of the adjacent Tree Preservation Orders would be required, development of this site should still be possible when considered against the level 2 criteria.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

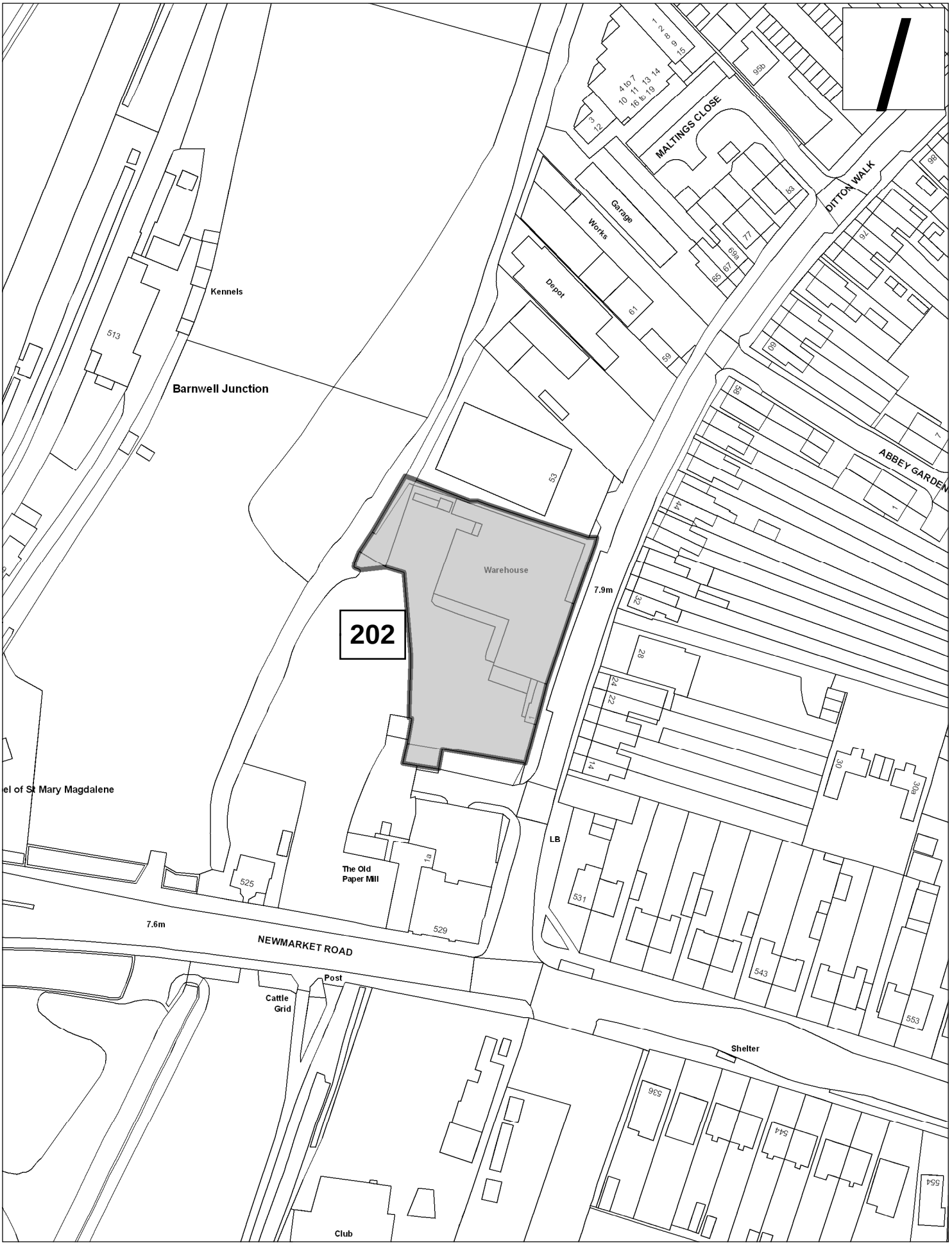
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Site could have contamination issues (occupied by multiple industrial uses)	a
Any potential noise problems? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area? Not within the Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ).	g
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes (the C3 service)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Site is overlooked by residential properties to the east (on the other side of Ditton Walk). More concern about the existing industrial buildings to the north of the site and the potential conflict between residential and employment uses (in terms of integrating new development into an existing community). However, such problems could be overcome by good urban design	a
Site part of larger site or prejudice strategic site development? No - site ownership issues would mean that it is unlikely that this site would come forward as part of the larger SHLAA site to the north	a
Development would impact on setting of Listed Building: There are a number of Grade II Listed Buildings to the south of the site and as such the impact of any development proposals on the setting of these buildings would need to be given early consideration	a
Site in or adjacent to Conservation Area: No	g
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[2]? Located in an area known for its 18th and 19th century industry, evidence for Roman and Saxon settlement has been identified to the west (HER 17486). Of particular significance is Stourbridge Chapel to the west, dating from the	a

12th century (HER 04781).	
Site shape impacts on developability? No	g
Sites integration with existing communities: Could be some conflict with residential development on this site and the existing industrial site to the north (although this site is also a SHLAA site)	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 Surgery: No	a
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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 - the Employment Land Review has identified this site as having potential for reallocation for housing	g
OTHER CONSIDERATIONS	
Any other constraints on site? Consideration should be made of Coldham's Brook to the west should this site come forward for development. Possibility of a route and buffer zone along Coldhams Brook linking Coldhams Common to Stourbridge Common and Ditton Meadows, thus completing an accessible green corridor from the River Cam through to Cherry Hinton East Pit and into the wider countryside.	a
Level 3 Conclusion: While the site scores a number of amber scores, these do not necessarily render the site undevelopable. Early consideration would need to be given to a number of issues for any development of the site to be justified.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	Yes
Achievability	Yes-outline Planning permission now granted for 12 houses (6 yr consent) 10/0861/OUT 24th Nov 10. Will appear in 2012 AMR remove in next update
Suitability	Yes
Actions needed to remove constraints	Trees at rear of site and other constraints in assessment
Achievability period	Deliverable in 0-5 years
Overall Conclusion: Deliverable/Developable	Site is deliverable



Site 202

178

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 430 Detail
Site Name: Catholic Church of St Vincent de Paul
Ward: Abbey
Site Area in Hectares: 0.24
Number of Units (constrained): 10
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - as a Church and car park	a
Buildings in use: Yes - a Church	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: Site does not meet the criteria in the Local Plan to be designated as Protected Open Space	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No (although there are a number of large trees on site)	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? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No known issues	g
Any potential noise problems? Noise affecting the end of the site near Ditton Lane. Noise assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Not within an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ).	g
Access meets highway standards: No known issues (although Ditton Lane is a very busy route into and out of the City)	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes (C3 Service)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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[3]? Located in an area with little previous investigation. Roman settlement is known to the south east (HER 14647).	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: Yes	g
Site within 400m of Doctors Surgery: Yes	g
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: Yes - the site's current use as a church. Availability dependant upon landowner intentions. As such any proposals to redevelop the site for another use would have to be tested against Policy 5/11 of the Local Plan (loss of community facility)	a

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No in use currently as church
Achievability	Yes land owner has indicated has potential in longer term and they have bought adjoining land at 30 Ditton Lane which could make the site larger
Suitability	Yes
Actions needed to remove constraints	The site initially considered to be suitable for development. Site may result in a gain of only 6 on redevelopment. This could increase by addition of adjoining land
Achievability period	Developable in 6-19 years
Overall Conclusion: Deliverable/Developable	Site is developable

Site 430

182

Date:	09/09/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 443 Detail
Site Name: 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road
Ward: Abbey
Site Area in Hectares: 1.01
Number of Units (constrained): 75
Owner: Owners known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - as churches, community centre, flats, nursery, games court and car park	a
Buildings in use: Yes - churches, community centre, flats, nursery and a vicarage	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: Yes - as churches, community centre, flats, nursery, games court and car park	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: Yes a tree on the Methodist Church site has a Tree Preservation Order	a
Relevant Planning History: Yes - there was an application for an extension to the Methodist Church (08/1431/FUL) approved	a
Level 2 Conclusion: Development of this site should not have a negative impact on any of the Level 2 Local Considerations although early consideration would need to be given to the tree with a Tree Preservation Order on the site to ensure that it is not affected by any development proposals	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

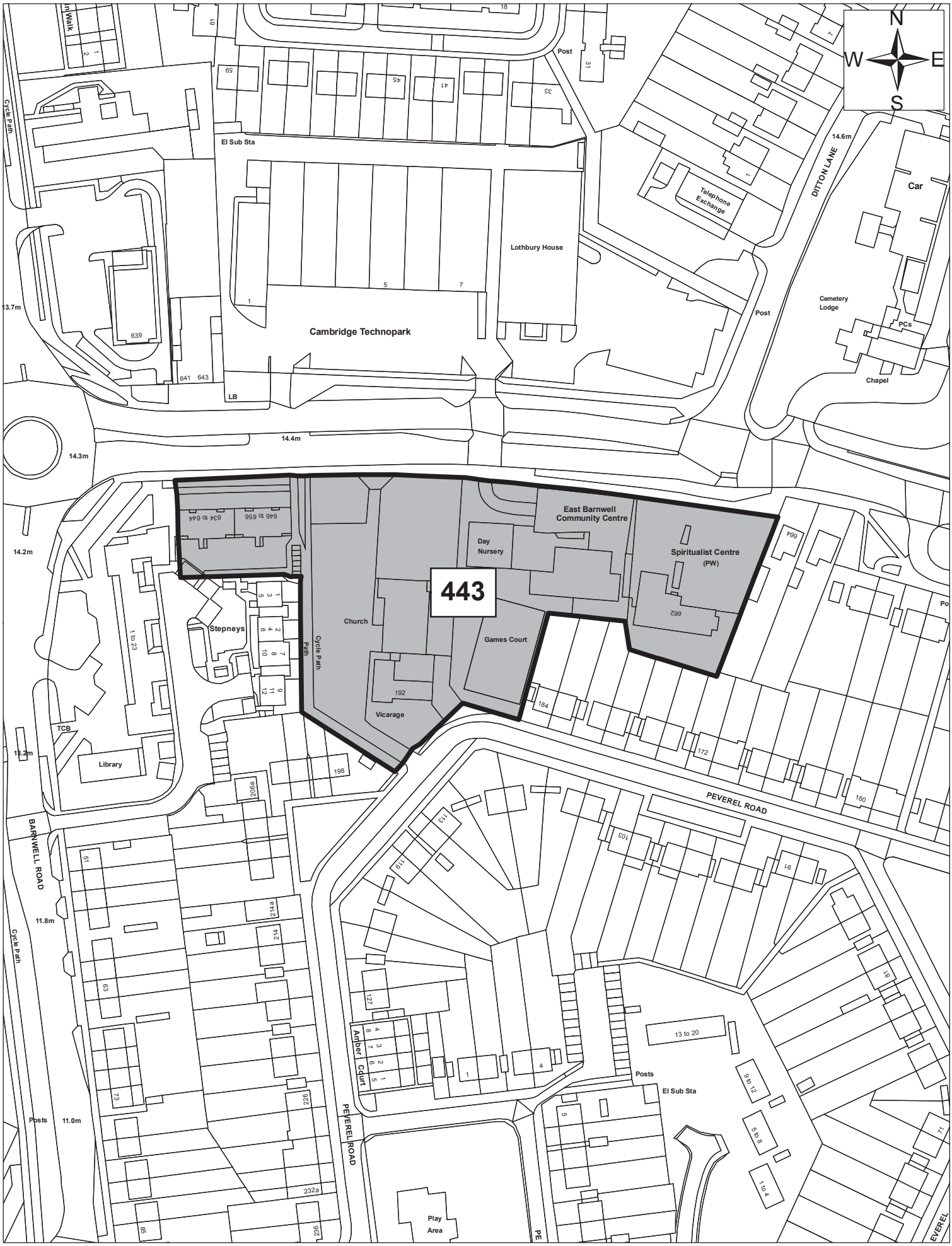
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No known issues	g
Any potential noise problems? Noise affecting the end of the site near Newmarket Road. Noise assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Big site, Air Quality Assessment required.	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ).	g
Access meets highway standards: Highway Authority would accept access off Peveral Road but not from Newmarket Road	a
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes (C3 Service)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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[4]? Archaeological investigations undertaken on the adjacent Barnwell Road site revealed a cemetery of probable Saxon date (HER 16936). Additional burials or associated settlement evidence may extend into the proposal area.	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: Yes	g
Site within 400m of Doctors Surgery: Yes	g
Site within 400m of Nursery School: No	a
Site within 400m of Primary School No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: Yes - the site comprises the Holy Cross Church, Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road	a

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? Yes - the site is within 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: 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. There are a number of Church/Community Users of the site contained within existing buildings, and a formal, enclosed basketball court. There is also an area of vacant land which could be developed or utilised more effectively. It is considered that some development could take place with access derived from Peveral Road, without compromising the existing Community uses.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No- in current use as 2 churches community hall and other uses
Achievability	County Council owns part and there is interest from 3 of the 4 site owners. Waiting to hear from remaining owner. Potentially achievable.
Suitability	Yes
Actions needed to remove constraints	Access would have to be from Peverel Road. Existing community facilities would need to be incorporated in any redevelopment
Achievability period	Developable in 6-19 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 443

186

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1,500

SHLAA SITES 2012

Site ID: Site 870 Detail
Site Name: Ditton Fields Nursery School, Wadloes Road
Ward: Abbey
Site Area in Hectares: 0.19
Number of Units (constrained): 14
Owner: Cambridge City Council

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - as a Nursery School	a
Buildings in use: Yes - the Nursery	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No - although there are a number of trees on the borders of the site	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site will have to be careful not to have a negative impact on the trees adjoining	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)

ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? There are no known contamination issues	g
Any potential noise problems? Noise from Newmarket Road and McDonalds car park assessment required	g
Could topography constrain development? No	g
Affected by Air Quality Management Area? Not within an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ).	g
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes (the C3 service)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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]? Archaeological investigations undertaken to the south revealed a cemetery of probable Saxon date (HER 16936).	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development on 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: Yes	G
Site within 400m of Doctors Surgery: Yes	g
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: Yes - Use to be assessed	a
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	Yes- School now demolished site available
Achievability	Yes -City Council own and want to develop in 3 year programme
Suitability	Yes
Actions needed to remove constraints	Mitigation over loss of community facility-Nursery provision has been transferred to Meadows Primary School in Galfrid Road.
Achievability period	Deliverable in 0-5 years.
Overall Conclusion: Deliverable/Developable	Site is deliverable

Site 870

190

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 855
Site Name: Telephone Exchange south of 1 Ditton Lane
Ward: Abbey
Site Area in Hectares: 0.17
Number of Units (constrained): 13
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Telephone exchange/Employment site.	a
Buildings in use: Workshop buildings and car parking area	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: The site remains in use as a telephone exchange building with attendant car park. Whilst a Telephone Exchange is classified as a 'sui generis' use, the site relates closely to adjoining industrial uses, and could readily be used for B1, B2 or B8 Use Class purposes subject to receiving planning consent.	a
Protected Trees on site: Mature trees around the site boundaries. No Tree Preservation Orders	a
Relevant Planning History: No	g
Level 2 Conclusion: Development of this site should not have a negative impact on any of the Level 2 considerations, although early consideration would need to be given to trees adjacent to the site	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

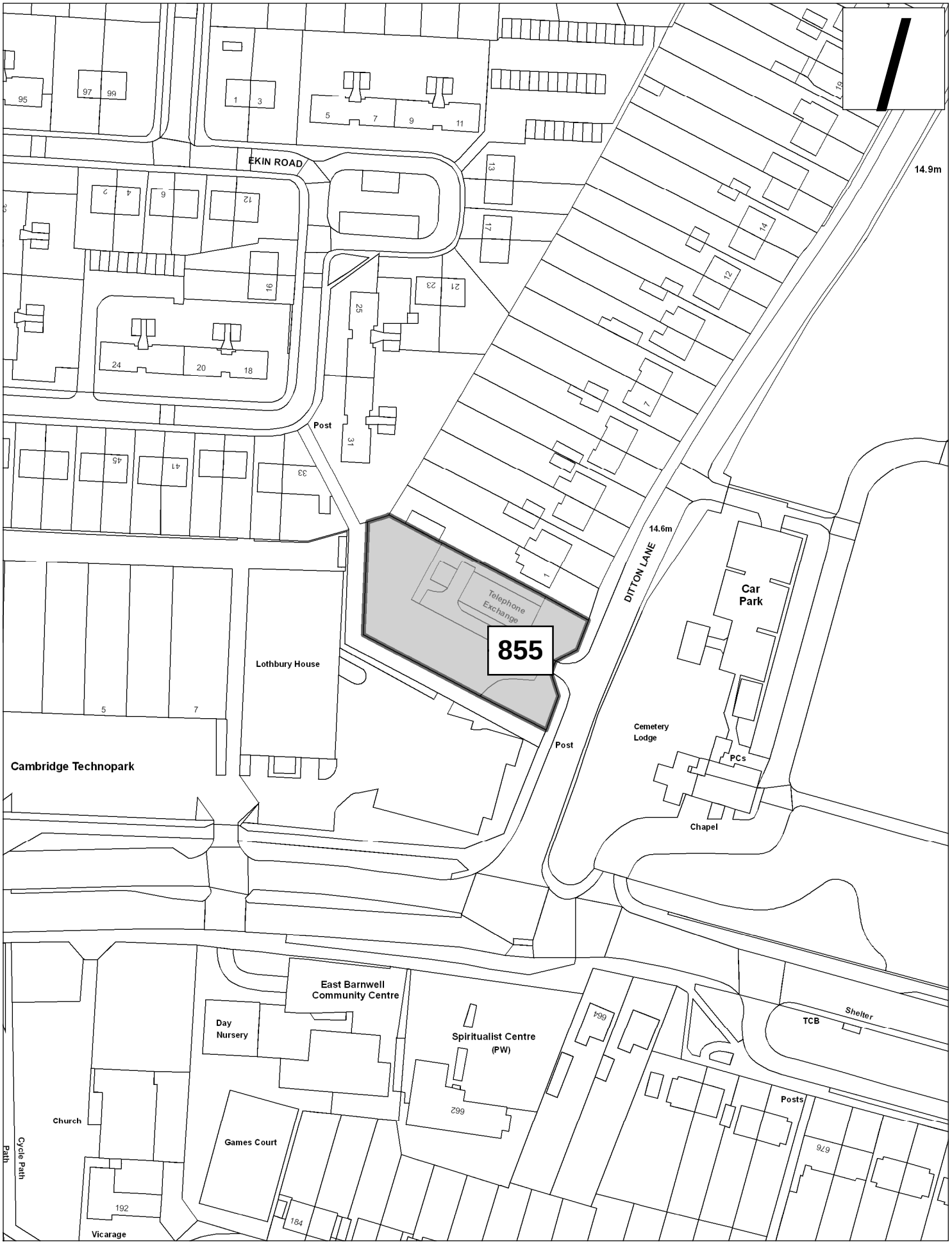
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Yes - (potential contamination from industrial uses and parking area).	a
Any potential noise problems? Site is located adjacent to the busy junction of Ditton Lane/Newmarket Road, Cambridge - Noise Assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Not within an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: The site provides a well-used Workplace car parking area. Site not in Controlled Parking Zone (CPZ).	a
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes - the C3 service	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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[6]? The site is located between an area of known Roman settlement to the east (HER 14647) and a cemetery of probable Saxon date to the south (HER 16936).	a
Site shape impacts on developability? No	g
Sites integration with existing communities: No	g
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 Surgery: Yes	g
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	a
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No- adjacent to the East Cambridge 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 remains in use as a telephone exchange building with attendant car park. Whilst a telephone exchange is classified as a 'sui generis' use, the site relates closely to adjoining industrial uses, and could readily be used for B1, B2 or B8 Use Class purposes subject to receiving planning consent.	

Desktop Suitability Assessment Conclusion	The site may be appropriate for housing development subject to amenity issues being addressed. It remains in use as a telephone exchange building with attendant car park. Land owner has indicated that its use will become redundant in longer term and it may be released for residential development after 2020.

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No it is in use currently as a telephone exchange building and car park.
Achievability	Yes - land owner has indicated that its use will become redundant in longer term and it may be released for residential development after 2020.
Suitability	Yes
Actions needed to remove constraints	The site may be appropriate for housing development subject to amenity issues being addressed
Achievability period	Developable in 10-19 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 855

194

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:2,500

SHLAA SITES 2012

Site ID: Site 906
Site Name: Camfields Resource Centre Ditton Walk
Ward: Abbey
Site Area in Hectares: 0.31
Number of Units (constrained): 14
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: No - Vacant building up for sale	g
Buildings in use: Yes – industrial warehousing	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: Yes Semi natural private greenspace to the north identified in 2011 OS Recreation Strategy	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: This site is suitable for residential development. However, any new development needs to minimise the impact it may have on the semi-natural private greenspace north of the site.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

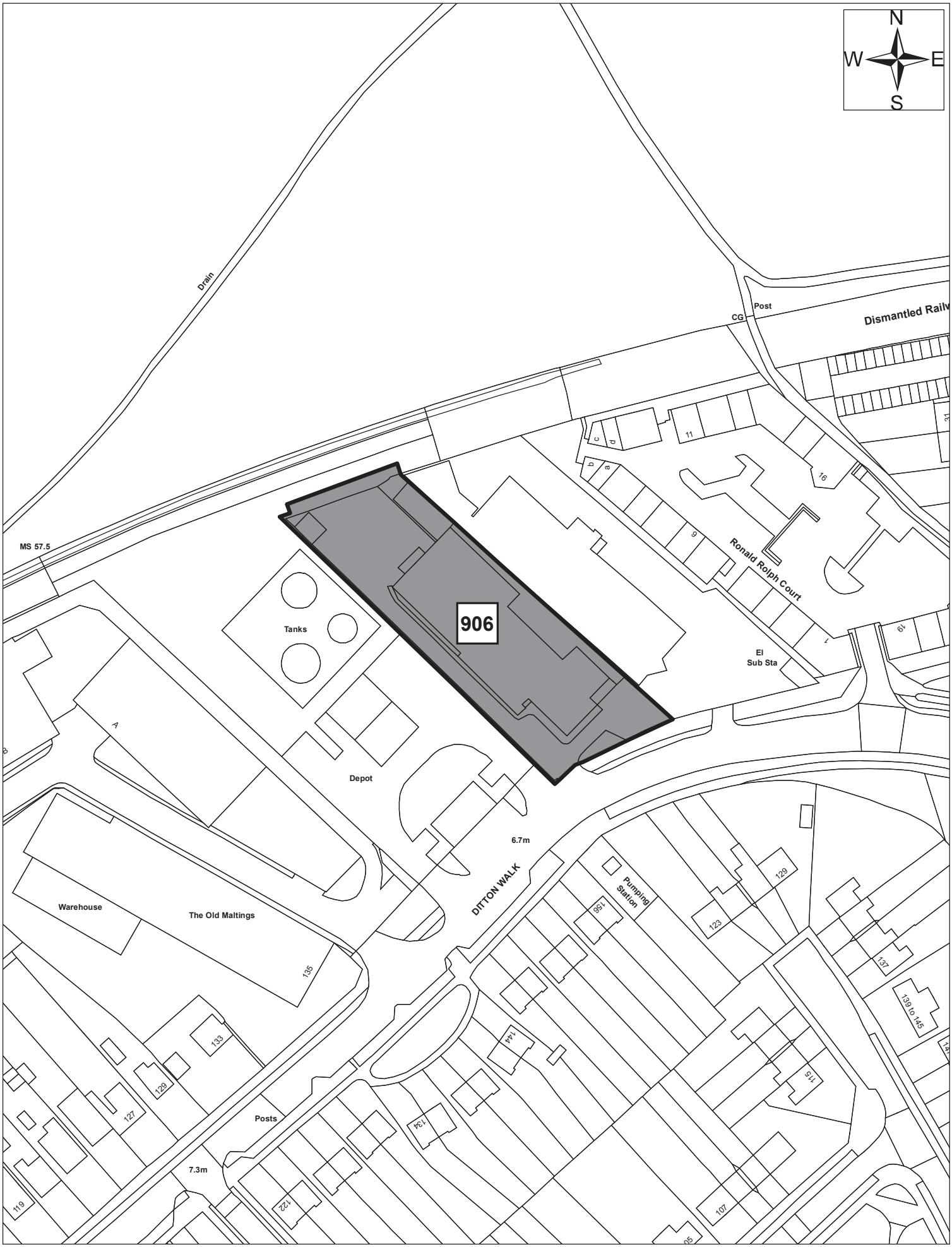
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Various Historic uses - Contaminated land condition required - Neighbouring oil depot has had pollution incidents in the past - High likelyhood of oil contaminatioon present.	a
Any potential noise problems? Fuel depot next door and train deliveries to the rear. Potential noise problems. Assessment for noise and odour and mitigation may be required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? May require Air Quality Assessment due to size	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Appears to be some car parking on site, related to the development. Not in CPZ	g
Access meets highway standards: The proposal has no significant issues from the perspective of the Highway Authority.	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: No	g
Site part of larger site or prejudice strategic site development? Would be more practical to develop with adjoining heavy oil depot in terms of cleaning up and any land contamination.	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	
Development affects archaeological remains[7]? NGR: 547590 259880. Adjacent area (141 Ditton Walk) is heavily disturbed and archaeological remains are not likely to survive present land use.	g
Site shape impacts on developability? No	g
Sites integration with existing communities: Edge of city location isolated from community facilities.	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 Surgery: No	a
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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	a
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	The site could be considered to be suitable for residential development.

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	Yes –buildings are empty
Achievability	Yes - Land owner put site forward in call for additional sites
Suitability	Yes – assuming noise from adjoining uses will not affect residential amenity and does not conflict with the Council's employment strategy.
Actions needed to remove constraints	Clean up contamination on site
Achievability period	Deliverable in 0-5 years
Overall Conclusion: Deliverable/Developable	Site is deliverable



Site 906

198

CAMBRIDGE CITY COUNCIL

Date:	25th November 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

SHLAA SITES 2012

Site ID: Site 12 Detail
Site Name: 162 - 184 Histon Road
Ward: Arbury
Site Area in Hectares: 0.23
Number of Units (constrained): 18
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - motorcycle sales and repairs and tyre depot	a
Buildings in use: Yes - showroom and repair workshops and warehouse tyre depot	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No but there is Protected Open Space to the rear of the site.	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No (there are a couple of Tree Preservation Orders on land to the eastern boundary of the site)	g
Relevant Planning History: Not of relevance to the SHLAA (most recent application has been a change of use to A1)	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? Yes

LEVEL 3: OTHER CONSIDERATIONS

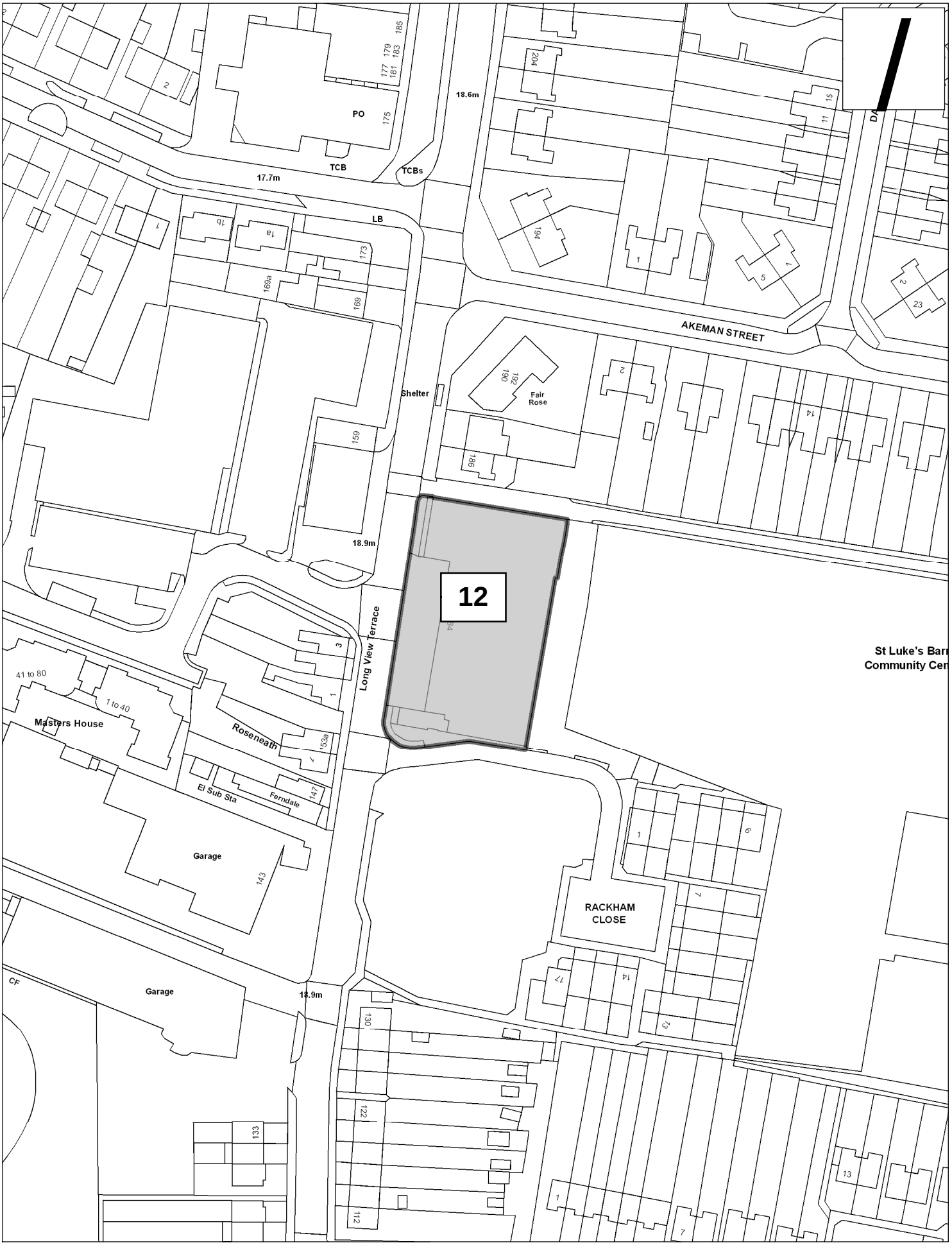
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Potential Contamination issues (occupied by motor vehicles)	a
Any potential noise problems? Noise constraint with traffic at frontage	a
Could topography constrain development? No known issues	g
Affected by Air Quality Management Area? Site is not within an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues (given location on Histon Road would have thought that on-street parking would not be acceptable). Site is just outside the Controlled Parking Zone (CPZ) boundary 100m to the south at junction of Histon Road/Victoria Road.	g
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? Access road running along the northern boundary of the site to St. Lukes Barn Community Centre	a
Within 400m of high quality public transport route? Not as defined but the site is within 400m of other bus services that link the site to the city centre and other areas	a
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Could be some overlooking from the flats to the south of the site, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: No	g
Site in or adjacent to Conservation Area: No	g
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[8]? The site is located between the Roman town at Cambridge and an area of late Iron Age and Roman settlement to the north west (HER 17974).	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development of this site should integrate well with surrounding residential development, particularly if other development sites in the vicinity come forward (at present much of the area is mixed-use in its nature)	g
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 Surgery: No	a
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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? Issue re retention employment use given shortages in City following Employment Land Review	a
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 felt that these do not necessarily render the site undevelopable. Further information would be required to ensure any development was justified.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - in use as tyre depot and motorcycle sales
Achievability	Yes - Landowner has indicated lease been renewed for Quickfit but owners explored residential 18 months ago. Will revisit within 10-15 years. Have requested site is left in SHLAA
Suitability	Yes
Actions needed to remove constraints	Clean up contamination on site
Achievability period	Developable in 10-19 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 12

202

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

CAMBRIDGE CITY COUNCIL

SHLAA SITES 2012

Site ID: Site 312 Detail
Site Name: Land rear of 129 to 133 Histon Road
Ward: Arbury
Site Area in Hectares: 0.14
Number of Units (constrained): 11
Owner: Unconfirmed

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - car sales forecourt	a
Buildings in use: No	g
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No (adjacent to an area of Protected Open Space and any development would have to not be harmful to the character of this recreation ground)	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: Group Tree Preservation Order covering northern part of the site (09/9192 - r/o 135-167 Histon Road)	a
Relevant Planning History: None of relevance to this assessment (all applications related to the car showroom)	g
Level 2 Conclusion: Development of this site will have to be careful not to be harmful to the character of the open space and early consideration would need to be given to the Tree Preservation Orders on the site to ensure that they are not affected by any development proposals	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

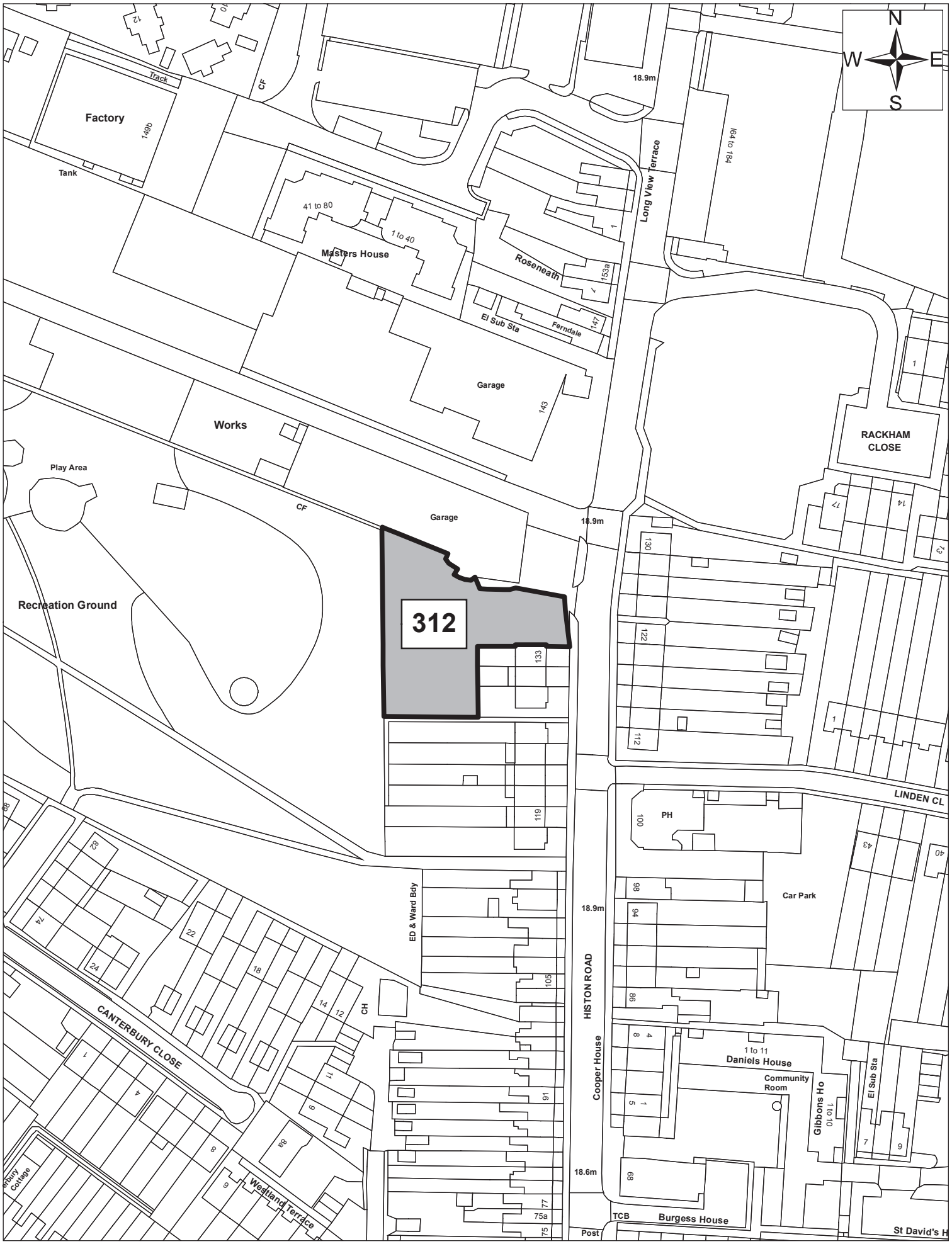
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Potential contamination (adjacent to light industrial /commercial)	a
Any potential noise problems? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area? Not within an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues with residential parking (although consideration would need to be given to loss of parking for Vauxhall garage although this would not be an issue if site came forward as part of larger Local Plan allocation). Site not in Controlled Parking Zone (CPZ).	a
Access meets highway standards: No known issues (although Histon Road is a very busy route into and out of the city)	g
Does the site provide access to other properties/highway? Forms part of the larger car showroom site (although this would be overcome if the site came forward as part of the larger Local Plan allocation)	a
Within 400m of high quality public transport route? Yes (C7 service)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Part of the site would be overlooked by houses to the east (although this could be overcome with good urban design)	a
Site part of larger site or prejudice strategic site development? Yes, the site is adjacent to a larger Local Plan allocation for residential development (Site 5.07 Willowcroft). Bringing the site forward as part of this larger allocation would allow for a more coordinated approach to redevelopment (and indeed such an approach would be preferable to overcome amenity issues of locating residential development next to light industrial / commercial development)	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]? The site is located between the Roman town at Cambridge and an area of late Iron Age and Roman settlement to the north west (HER 17974).	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development on this site would better integrate with existing communities if the site is brought forward as part of the larger Local Plan allocation.	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 Surgery: No	a
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g

Use of site associated with a community facility: No	g
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No (although the site is adjacent to Local Plan allocation 5.07)	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No in use currently as parking for car dealership and showroom
Achievability	Yes achievable dependant on landowner intentions in respect of larger allocated site to north
Suitability	Yes
Actions needed to remove constraints	Would only be available in conjunction with adjoining allocation, which is part of same use. Waiting to hear from landowner
Achievability period	Developable in 6-19 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 312

206

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1,250

SHLAA SITES 2012

Site ID: Site 909
Site Name: Shire Hall Site, Old Police Station, Castle Mound and 42 Castle St
Ward: Castle
Site Area in Hectares: 2.91
Number of Units (constrained): 105
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - County Council offices	a
Buildings in use: Yes, all of the buildings	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
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: Old Police Station is listed on Castle St frontage and would need to be retained	a
Affect Scheduled Ancient Monument: Yes - Many different parts of the site	r
Affect Historic Park & Garden: No	g
Level 1 Conclusion: Development of part of site will have a negative impact on some of the Level 1 Strategic Considerations. This assumes that any development retains and protects the Castle Mound as an Ancient Monument, and the Listed Buildings, at t42 Castle St and the Old Police Station.	

Does the site warrant further assessment? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: Castle Mound and area in front of Shire Hall is designated as public protected open space in the 2011 OS and Recreation Strategy. This area would need to be excluded from the development site.	a
Local Nature Conservation importance: Obvious need for protection of Castle Mound and associated grassland. No inappropriate tree or shrub planting on this structure.	a
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: 1 TPO onsite and approx. 6 TPOs on the boundary	a
Relevant Planning History: No	g

Level 2 Conclusion: Part of the site is a designated area of protected open space and would need to be removed from the development site. The remaining site is suitable for residential development.

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

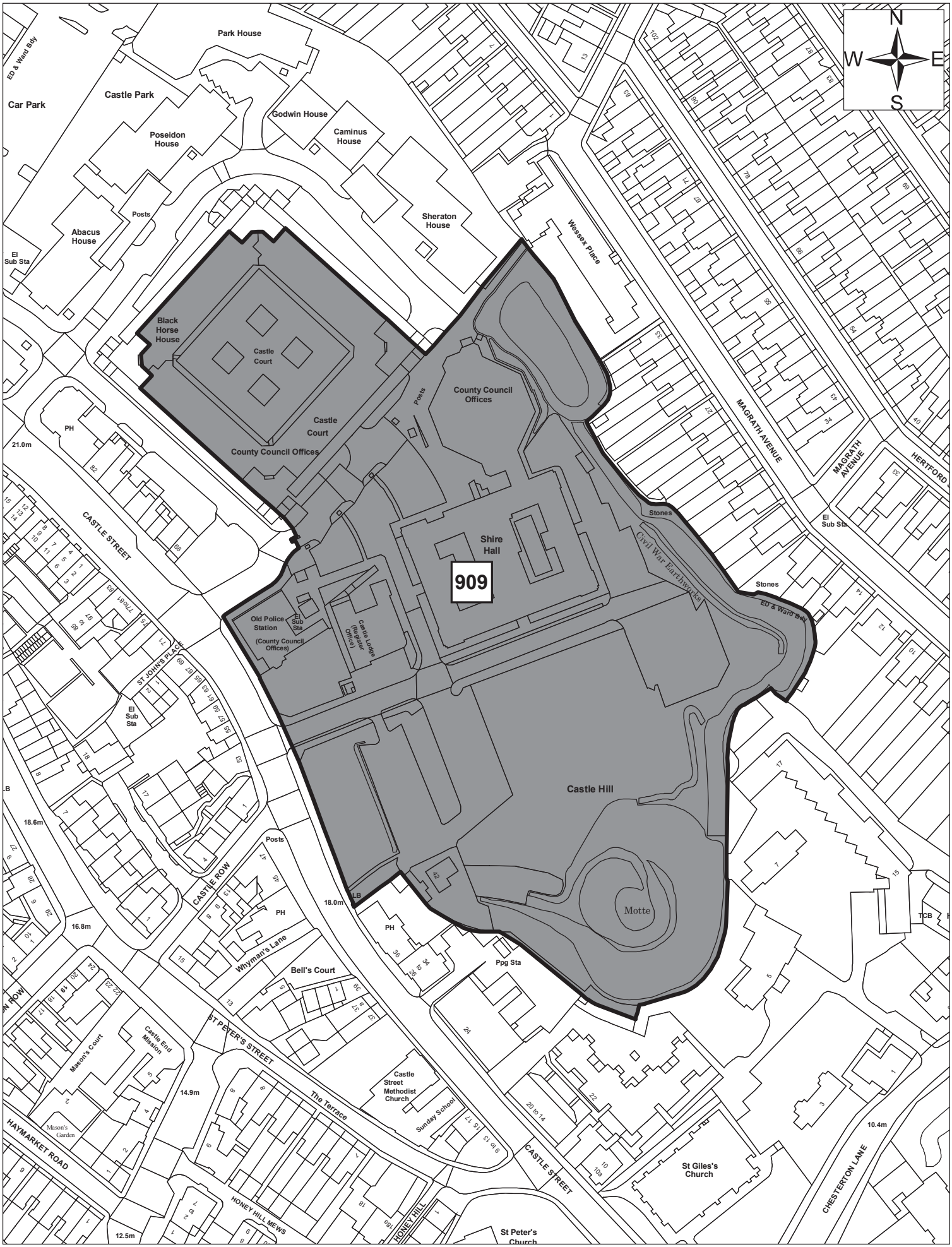
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No issues	g
Any potential noise problems? Frontage will be the noisiest part of the site from the road. Noise assessment and potential noise mitigation needed.	a
Could topography constrain development? No (assuming Castle Mound is retained)	g
Affected by Air Quality Management Area? Within AQMA requires no net worsening in AQ - Assessment required depending on transport impact	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Extensive parking on site related to the development. In the CPZ.	a
Access meets highway standards: The proposal has no significant issues from the perspective of the Highway Authority.	g
Does the site provide access to other properties/highway? A number of pedestrain & cycle cut throughs on the site.	
Within 400m of high quality public transport route? Yes	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Site overlooks residential development on NE periphery	a
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: Yes	a
Site in or adjacent to Conservation Area: No	g
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[10]? NGR: 544550 259250. Nationally important , designated remains present in this highly significant site location. The Shire Hall and its campus ware located on the bailey of the Norman castle attributed to Willian the Conqueror. Its mound survives (Scheduled Monument CB14) although its moat and defensive ramparts have been infilled or removed by later uses. This was always a strategic location above the River Cam where a defended Iron Age settlement once stood (MCB10226) and the walled 'upper town' of Roman Cambridge (Durolipons) occupied a 25 hectare site. Remnant Norman and Edwardian curtain wall earthworks were extended and amplified in the Civil War period under Cromwell to create a series of bastions - these are also scheduled (CB48). County officers have indicated a 'Red' score for the whole site however the actual area within the site which could be redeveloped relates to post war development. A programme of archaeological works should be undertaken prior to the submission of any planning application. Score has therefore been changed to 'amber'.	a
Site shape impacts on developability? No	g
Sites integration with existing communities: The edge of city centre location means it shouldn't feel too far from local community services.	g

ACCESS TO SERVICES & FACILITIES	
Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors Surgery: Yes	g
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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 as existing offices	a
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	The site is considered to be suitable for development . The Castle Mound and area of open space in front of Shire Hall should be excluded from the site. The original Shire Hall building is a character building and should be retained/converted within any new development. Redevelopment of the buildings behind would be appropriate should the landowner no longer need to occupy the premises. The Old Police Station building on Castle Hill should be retained within any redevelopment.

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No – Dependant upon County Council decision to find and relocate current uses to another satisfactory location.
Achievability	Yes - Land owner put forward in call for additional sites
Suitability	Yes – very close to city centre
Actions needed to remove constraints	Remove sensitive parts of the site that the principle constraints relate to (Protected Open Space and Archaeology). Retain Old Police Station building. Satisfactory scheme devised for conversion of existing Shire Hall building.
Achievability period	Developable in 11-15 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 909

210

Date:	25th November 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,500

SHLAA SITES 2012

Site ID: Site 919
Site Name: Mount Pleasant House
Ward: Castle
Site Area in Hectares: 0.57
Number of Units (constrained): 50
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Office block	a
Buildings in use: Yes	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
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: Yes - 'Ashwickstone' ('Ashwyke stone') cross	a
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: St Edmund's College Gardens (Parks and Gardens category) on southern perimeter may limit onsite development densities	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: 31 TPOs onsite and 1 TPO on the boundary	a
Relevant Planning History: No	g
Level 2 Conclusion: The site is suitable for residential development that retains the trees protected by individual Tree Protection Orders.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

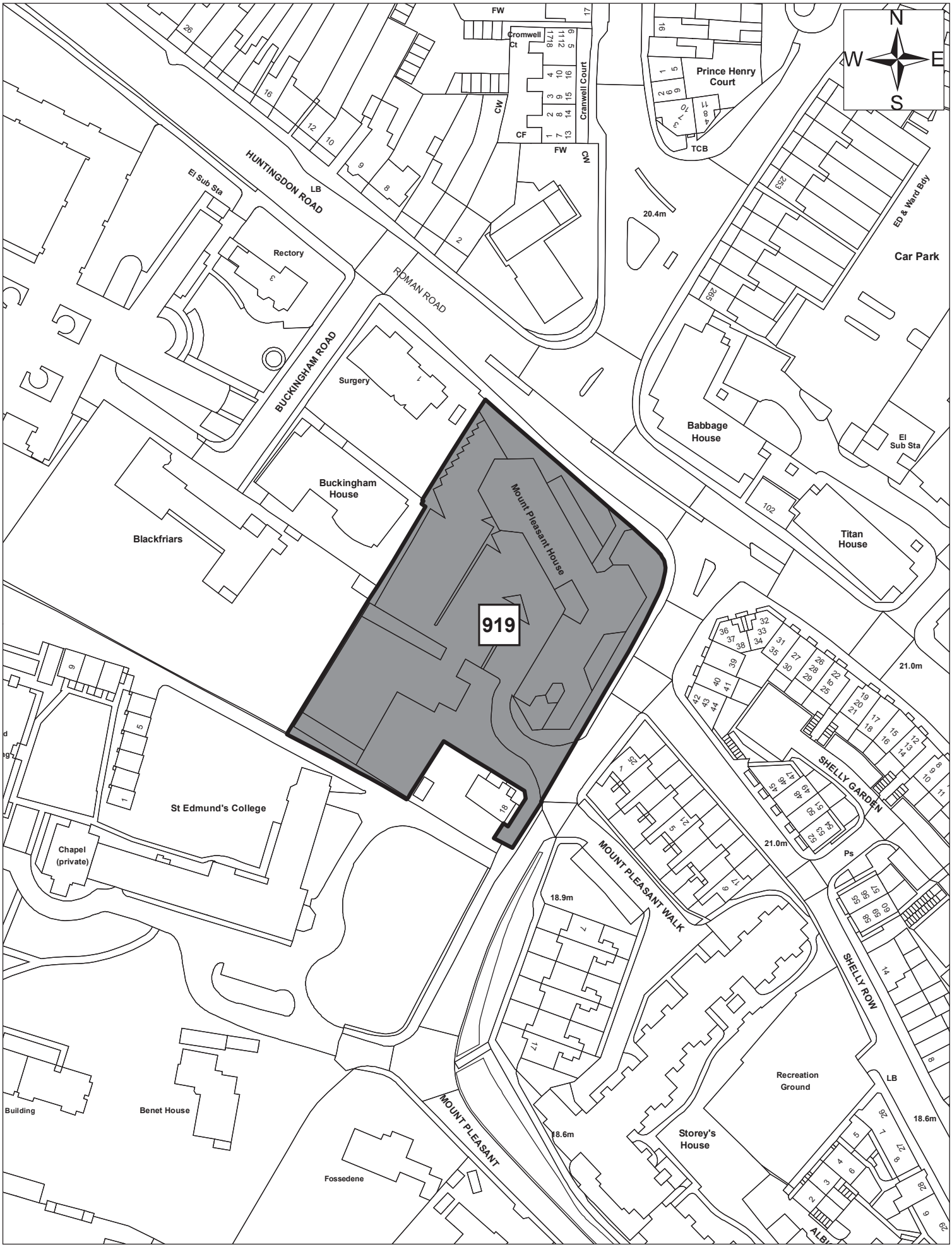
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? May not be suitable for houses with gardens - Developable but will require full condition.	a
Any potential noise problems? Very heavilly trafficed area.Noise survey and design and or mitigation will be required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Within an air quality management zone (AQMA) also exposed to poor air quality on road frontages will require air quality assessment	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Yes. CPZ border.	a
Access meets highway standards: The proposal has no significant issues from the perspective of the Highway Authority.	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Both St. Edmunds College building on the SW boundary and Buckingham House on the NW boundary overlook the site however there are a number of trees along these boundaries.	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: In West Cambridge CA	a
Development affect any Locally Listed Buildings? Yes, 18 Mount Pleasant	a
Development affects archaeological remains[11]? NGR: 544280 259350. Significant location: at the gate to Durolipons (MCB6364) Roman town and within the heart of the Iron Age oppida (MCB10226). Urban Roman and Medieval evidence was found in small scale excavations in the 1960s (MCB6367). Roman inhumations known to south in St Edmund's College grounds (MCB15881). Foundation/basement impacts of Mount Pleasant House on archaeology is unknown.	a
Site shape impacts on developability? No	g
Sites integration with existing communities: The edge of City centre location means it shouldn't feel too far from local community services.	g
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 Surgery: Yes	g
Site within 400m of Nursery School: No	a
Site within 400m of Primary School No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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	a
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No – Office building in use
Achievability	Yes - Land owner put forward in call for additional sites
Suitability	Yes – very close to city centre
Actions needed to remove constraints	No specific constraints assuming residential development is provided in the existing office or on the same footprint. Otherwise the constraints regarding neighbouring uses/buildings and trees on site will need to be overcome.
Achievability period	Developable in 6-10 years
Overall Conclusion: Deliverable/Developable	This site is developable



Site 919

214

CAMBRIDGE CITY COUNCIL

Date: 25th November 2011

Produced by: Matthew Merry

Section/Department: Environment

Scale: 1:1,250

SHLAA SITES 2012

Site ID: Site 57 Detail
Site Name: BP Garage, 452 Cherry Hinton Road & garages off Glenmere Close
Ward: Cherry Hinton
Site Area in Hectares: 0.26
Number of Units (constrained): 17
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - petrol station to the front and garages to the rear of the site	a
Buildings in use: Yes - petrol station and forecourt and two garage blocks	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 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? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)

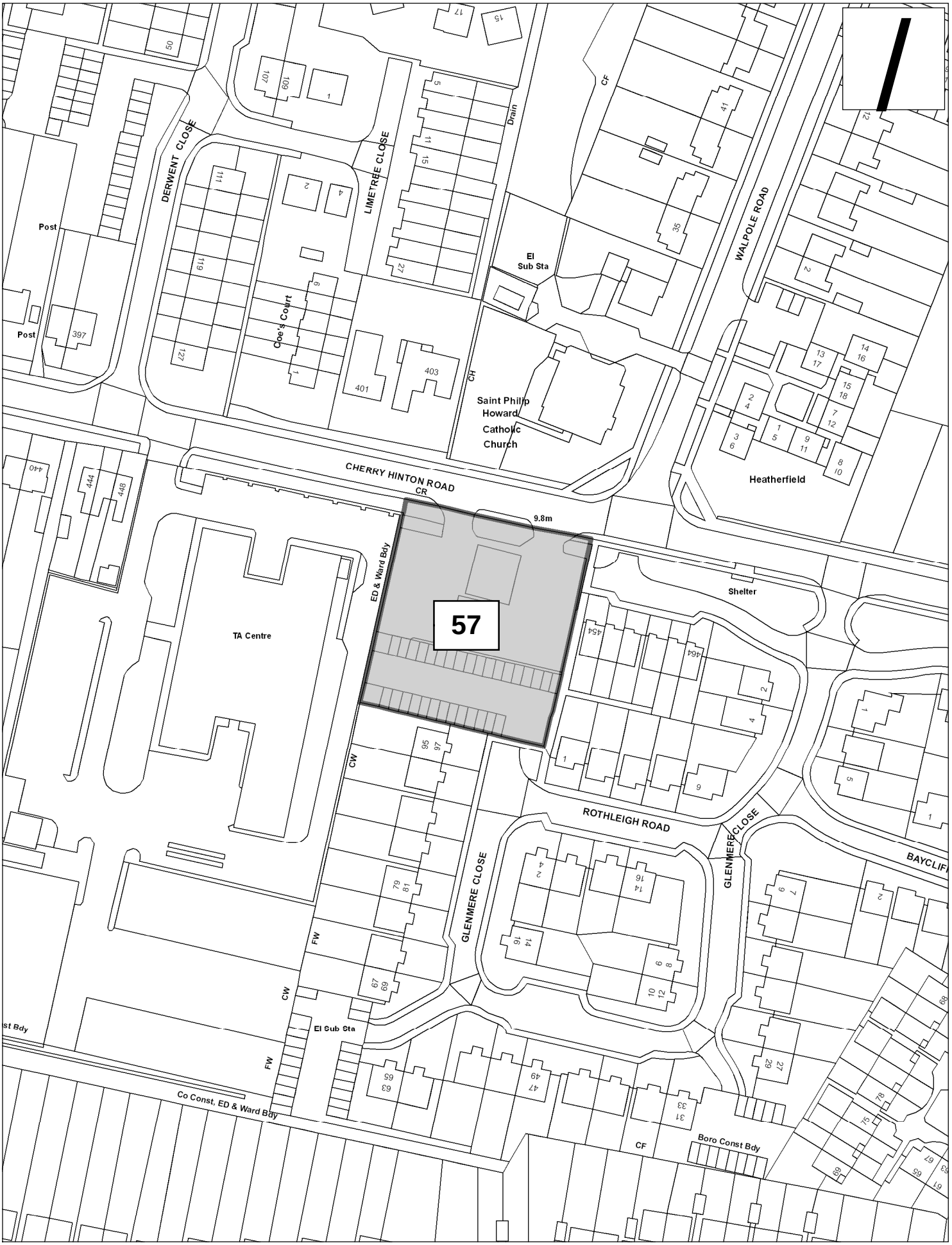
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Significant potential contamination (site occupied by lock up garages, petrol station, tanks etc)	a
Any potential noise problems? Noise from highway needs tackling in any layout	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Site is not within an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: The rear part of the site provides car parking for surrounding residential development in the form of garage blocks. These look to be in poor condition and not particularly well used. A range of on street bays and off street parking is available on th estate. Site not in Controlled Parking Zone (CPZ).	a
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes, the C1 and C3 service	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Could be some overlooking issues from houses to the south and east of the site	a
Site part of larger site or prejudice strategic site development? Could be brought forward as part of the Local Plan allocated site 5.08 to the west of the site. Land owner of 5.08 has indicated though that 5.08 may not now proceed.	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[12]? Cherry Hinton Hall and its grounds, to the north east, were established in the mid 19th century, but may be located on the site of a small Priory (HER 04907, 09927).	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development of this site could integrate quite well with the surrounding community, particularly if brought forward as part of the larger allocated site to the west (site 5.08)	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 Surgery: Yes	g
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In current use as petrol station and garages to rear
Achievability	Yes - Land owner has confirmed interest in residential development in medium to long term.
Suitability	Yes
Actions needed to remove constraints	Remediation costs and loss of parking. Multiple ownership of garages to rear which may or may not form part of site. Garages too small for modern cars. Some local storage facilities in conjunction with development would mitigate loss of garages. Loss of petrol station. See response to representations.
Achievability period	Developable in 10-19 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 57

218

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 755 Detail
Site Name: 78 and 80 Fulbourn Road and the open space to the south
Ward: Cherry Hinton
Site Area in Hectares: 0.59
Number of Units (constrained): 10
Owner: Unconfirmed

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - residential and unused open space	a
Buildings in use: Yes - two large residential properties	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No, although land to the south of the site is in the Green Belt and any development would have to maintain and enhance the setting of Cambridge	a
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency flood zone 1 and is therefore at low risk of fluvial flooding	g
European Nature Conservation Site: No	g
SSSI: Although there is a SSSI to the south-west of the site (the Cherry Hinton Pit) given the Green Belt buffer between the sites it is considered unlikely that development will have a negative impact on the plant species and habitat for which this site is designated	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? No

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: Site does not meet the criteria in the Local Plan to be designated as Protected Open Space	g
Local Nature Conservation importance: No (while there is a County Wildlife site to the south-west of the site, it is felt that the presence of the Green Belt buffer between the sites will minimise any impact on the site)	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No	g
Relevant Planning History: C/05/1368/OUT - outline for demolition of two bungalows and redevelopment for residential development - application	g

approved. C/09/0732/REM - reserved matters application to create 17 no. two and three bedroom dwellinghouses - application was refused. These applications do not cover the field to the south of the site, although under the current application, an access to the field would be left so as not to prejudice the potential future development of this part of the site. C/09/1000 subsequently approved RM now under construction for 14. These 14 counted in 2010 AMR. Southern site has had no applications yet.	
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? No

LEVEL 3: OTHER CONSIDERATIONS

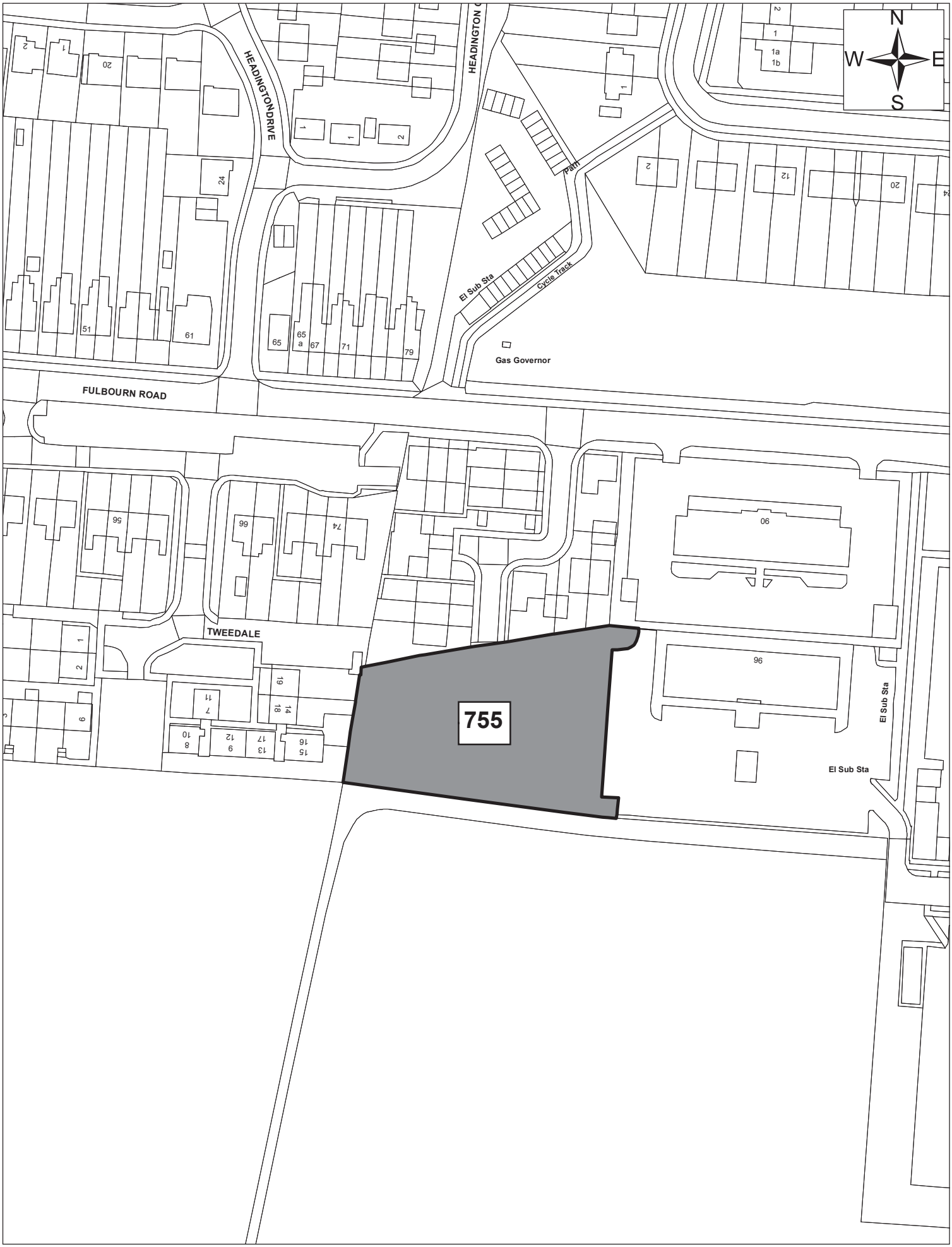
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? The site has already been investigated and is suitable for a residential end use.	a
Any potential noise problems? Traffic noise from Fulbourn Road. A Noise Assessment would be required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? An Air Quality Assessment would be required at the pre-application stage.	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ).	g
Access meets highway standards: No known issues (although Fulbourn Road is a heavily used route into and out of Cambridge)	a
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Not within 400m, but the site is within 750m of the C1, C2 and C3 services	a
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: The site is bounded by residential properties to the west and an office building to the east (Cambridge Water Company's HQ).	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]? Activity of Bronze Age date includes ring ditch remains of burial mounds to the south east (HER 08880).	a
Site shape impacts on developability? No	g
Sites integration with existing communities: The site is on the edge of the existing residential community running along Fulbourn Road. There may be the potential to connect the site to Tweedale to the east of the site via a foot/cycle path to allow for greater connectivity.	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 Surgery: No	a
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a

Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? In part	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	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	Yes - site open greenfield site not in use
Achievability	Yes - site potentially achievable. Site to north recently developed for housing. Waiting to hear from land owner
Suitability	Yes
Actions needed to remove constraints	Landscape of the site sould maintain and enhance the setting of Cambridge regarding the Green Belt to south
Achievability period	Deliverable in 0-5 years
Overall Conclusion: Deliverable/Developable	Site is deliverable



CAMBRIDGE CITY COUNCIL

Site 755

222

Date:	15th June 2012
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

SHLAA SITES 2012

Site ID: Site 81 Detail
Site Name: 152 Coleridge Road
Ward: Coleridge
Site Area in Hectares: 0.21
Number of Units (constrained): 6
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - The site is used as a telephone exchange facility	a
Buildings in use: Yes - buildings house a telephone exchange	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 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? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)

ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Site could have contamination issues (occupied by a telephone exchange)	a
Any potential noise problems? The site is bounded by commercial uses and a site noise survey would be required with the potential for noise controls being needed.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Site is not in an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ).	g
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes (the C3 service)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Could be some overlooking issues with surrounding houses, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: No	g
Site in or adjacent to Conservation Area: No	g
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[14]? It is not anticipated that significant archaeological remains would survive in this area.	g
Site shape impacts on developability? No	g
Sites integration with existing communities: Development of this site should integrate quite well with the surrounding residential community	g
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 Surgery: No	a
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? 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). Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No in use as telephone exchange
Achievability	Yes. In operational use currently but land owner has confirmed interest in residential development after 2020 when site will be redundant.
Suitability	Yes
Actions needed to remove constraints	Small site unless developed in conjunction with Site 87
Achievability period	Developable in 10-19 years
Overall Conclusion: Deliverable/Developable	Site is developable

Site 81

226

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 87 Detail
Site Name: 149 Cherry Hinton Road
Ward: Coleridge
Site Area in Hectares: 0.55
Number of Units (constrained): 17
Owner: Unconfirmed

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - laundry site (retail shop to front with laundry process works to the r/o the site)	a
Buildings in use: Yes - light industrial buildings used by the laundry	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: The site falls within use class B1(c) and as such any proposals to redevelop this site would need to comply with the requirements of Policy 7/3 of the Local Plan. It may be possible that given the predominantly residential nature of the surrounding area, that redevelopment of this site for residential use would be more appropriate.	a
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: The site falls within use class B1(c) and as such any proposals to redevelop this site would need to comply with the requirements of Policy 7/3 of the Local Plan. This does not necessarily render the site undevelopable as it may be possible that given the predominantly residential nature of the surrounding area, that redevelopment of this site for residential use would be more appropriate.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

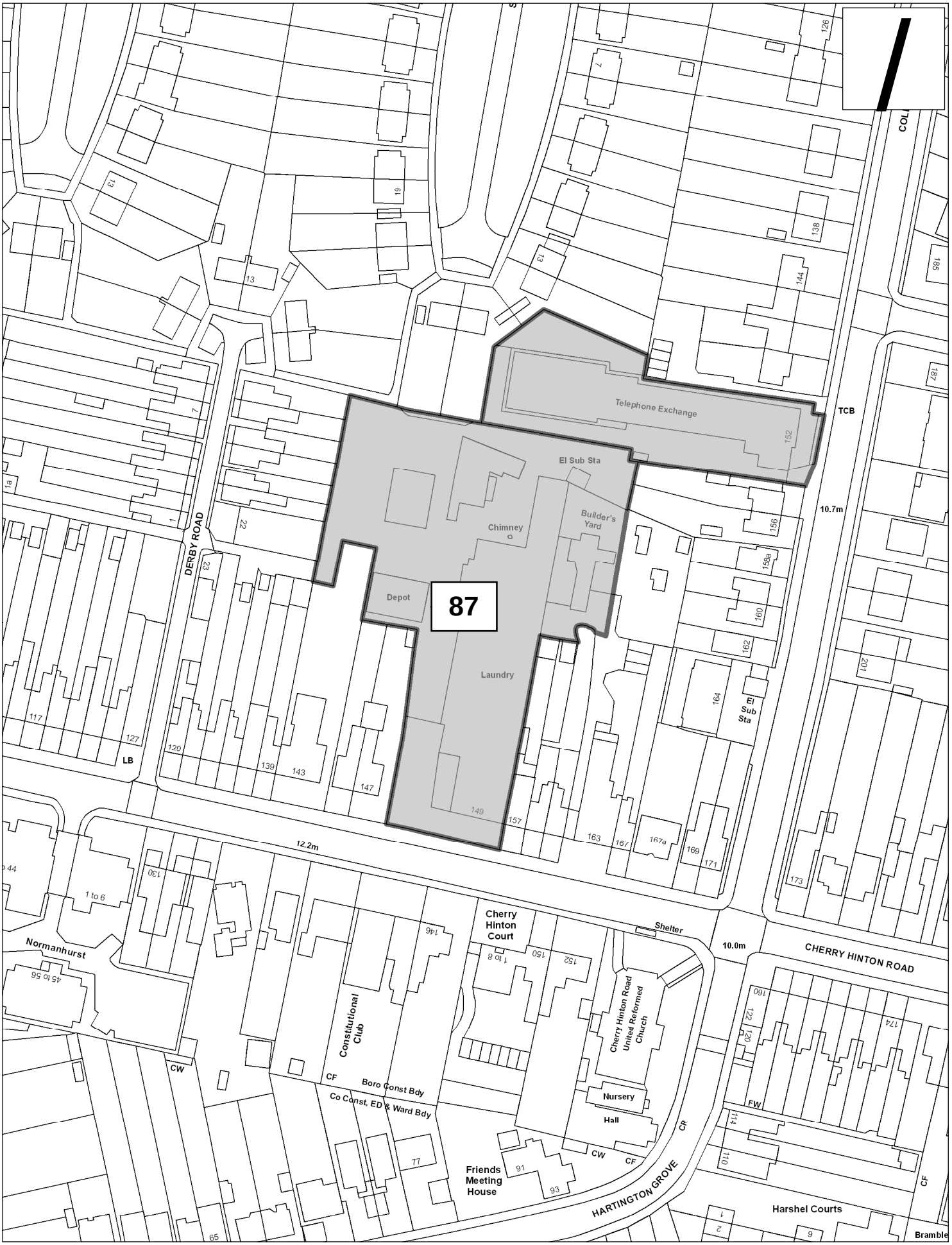
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Site could have contamination issues (occupied by laundry, previously animal by-products and adjacent to builder yards)	a
Any potential noise problems? The site is bounded by commercial uses and a site noise survey would be required with the potential for noise controls being needed.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Site is not in an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ).	g
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? The site would appear access to other industrial buildings on other parts of the larger site	a
Within 400m of high quality public transport route? Yes (the C3 service)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Could be some overlooking with houses to the east and west of the site, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development? This site forms part of a larger light industrial site, so it could make sense to allocate the wider site for housing, although issues of loss of employment land would need greater consideration	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[15]? It is not anticipated that significant archaeological remains would survive in this area.	g
Site shape impacts on developability? No	g
Sites integration with existing communities: Development of this site could be somewhat cut-off from the existing community (the extent to which would be dependent upon the set-back of development). Any issues could be overcome with good urban design	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 Surgery: No	a
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	G

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use as dry cleaners
Achievability	Yes - Potentially achievable. Landowner considers current use will continue for some time but site could come forward before end of plan period and residential use is one of a range of uses which would be considered. Could be developed on own or in conjunction with Site 81 above.
Suitability	Yes
Actions needed to remove constraints	Need to comply with the requirements of Policy 7/3 'Protection of Industrial and Storage Space' of the Local Plan; Overcome concerns about noise and land contamination.
Achievability period	Developable in 10-19 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 87

230

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 913
Site Name: Clifton Industrial Estate
Ward: Coleridge
Site Area in Hectares: 1.9ha
Number of Units (constrained): 100
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Employment site	a
Buildings in use: Industrial buildings	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: Amenity Green Space to the north	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: Yes	r
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: The site is suitable for residential development however the site is a designated protected industrial site. The landowners Proposal Option B includes mixed use development incorporating enhanced employment density in a new small business centre in central section of site with residential units proposed on 1.9ha section to the north. This reduces the employment floorspce lost.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

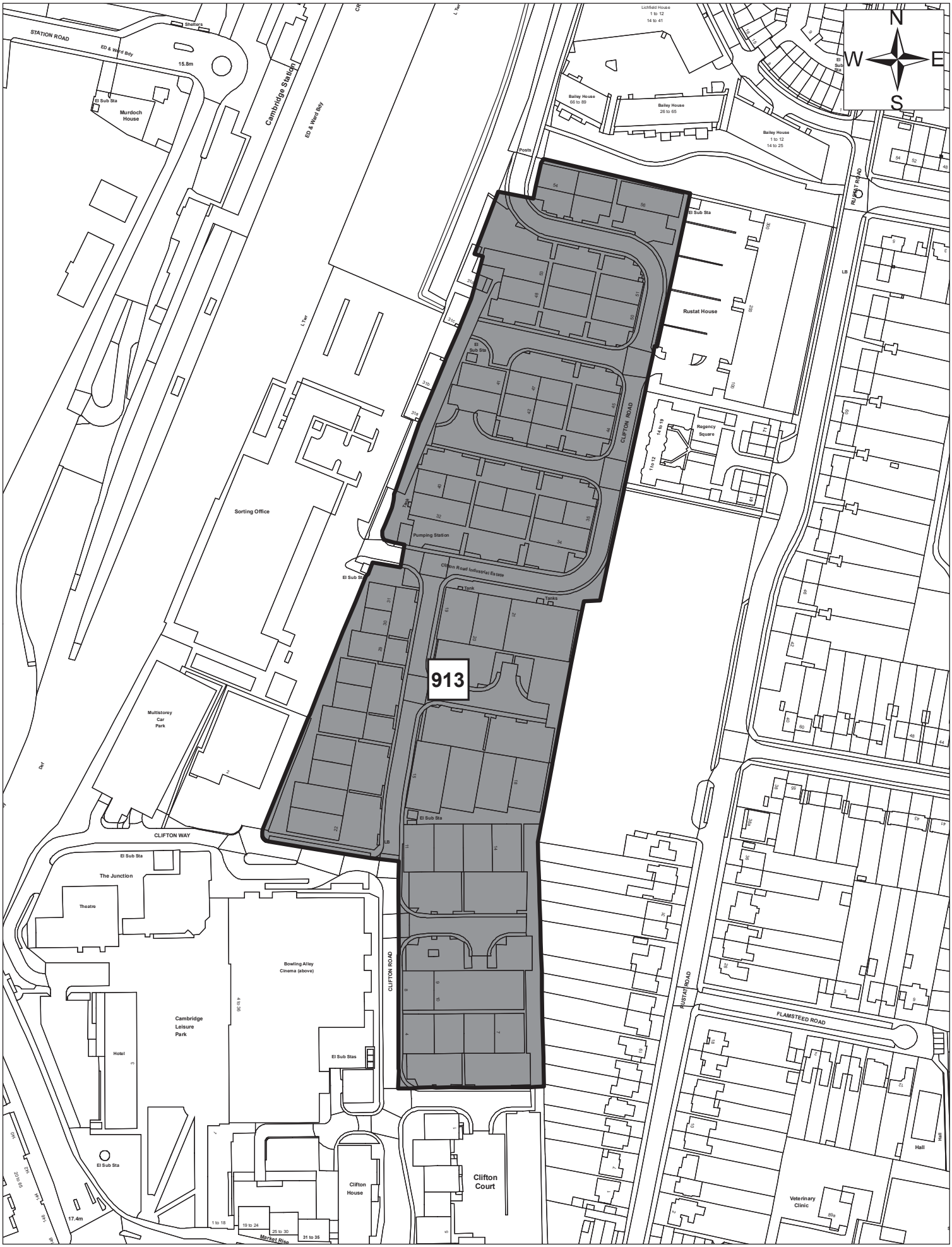
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Multiple former contaminative uses - Motor vehicles, coatings, engineering, fuel storage, light industry - May not be suitable for houses with gardens - Developable but will require full condition.	a
Any potential noise problems? Significant issues for this site with the railay noise and vibration, tannoy from the new platform and parts of the site adjacent to the Junction and leisure complex. Patron noise on some events and noise escape until 6 am. Detailed design and acoustic report and mitigation needed. Not all of the site will be suitable for housing.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Adjacent to AQMA will require Air Quality assessement could benefit from full EIA	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: parking issues in the area, likely as a result of the nearby rail station. Part of northern tip of site in CPZ.	a
Access meets highway standards: The proposal has no significant issues from the perspective of the Highway Authority.	g
Does the site provide access to other properties/highway? Difficult to tell, but it would seem a number of other buildings rely on Clifton Road and therefore there are likely to be numerous cut throughs.	a
Within 400m of high quality public transport route? Yes	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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[16]? NGR: 546280 257020. P=Uncertain land status, possibly trucncate land from railyard works. Roman marching camp was located in the former Cattle Market area (MCB6256). Excavations in advance of redevelopment of the cattle market revealed Roman settlement remains (5828). Roman poettery found at Coleridge recreation ground (MCB5886). A programme of archaeological works should be undertaken prior to the submission of any planning application to determine the impacts of the railways and present buildings on potential archaeological remains.	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development of this site should integrate well with surrounding community facilities.	g
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 Surgery: Yes	g
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? Protected Industrial Site	r
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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	a
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: The site scores a number of amber srores against a range of criteria such as noise, contamination and archaeology -with regard to its notation as Protected Industrial Land. Any development would have to mitigate against any loss of employment land by appropropriate alternative provision. This could be achievable in an appropriately designed mixed use scheme.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for mixed use employment and residential development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No – In industrial use
Achievability	Yes - Land owner put forward as mixed use (employment + residential) in call for additional sites
Suitability	Yes
Actions needed to remove constraints	Yes – Need to comply with the requirements of Policy 7/3 'Protection of Industrial and Storage Space' of the Local Plan; Overcome concerns about noise, archaeological significance and land contamination.
Achievability period	6 – 10 years
Overall Conclusion: Deliverable/Developable	The site is developable



Site 913

234

Date:	25th November 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:2,250

SHLAA SITES 2012

Site ID: Site 151 Detail
Site Name: Land to R/O 1 - 28 Jackson Road (Car parking and lock-up garages)
Ward: Kings Hedges
Site Area in Hectares: 0.27
Number of Units (constrained): 20
Owner: Cambridge City Council

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - car parking court and garages.	a
Buildings in use: Yes - garages	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 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 Criteria	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)

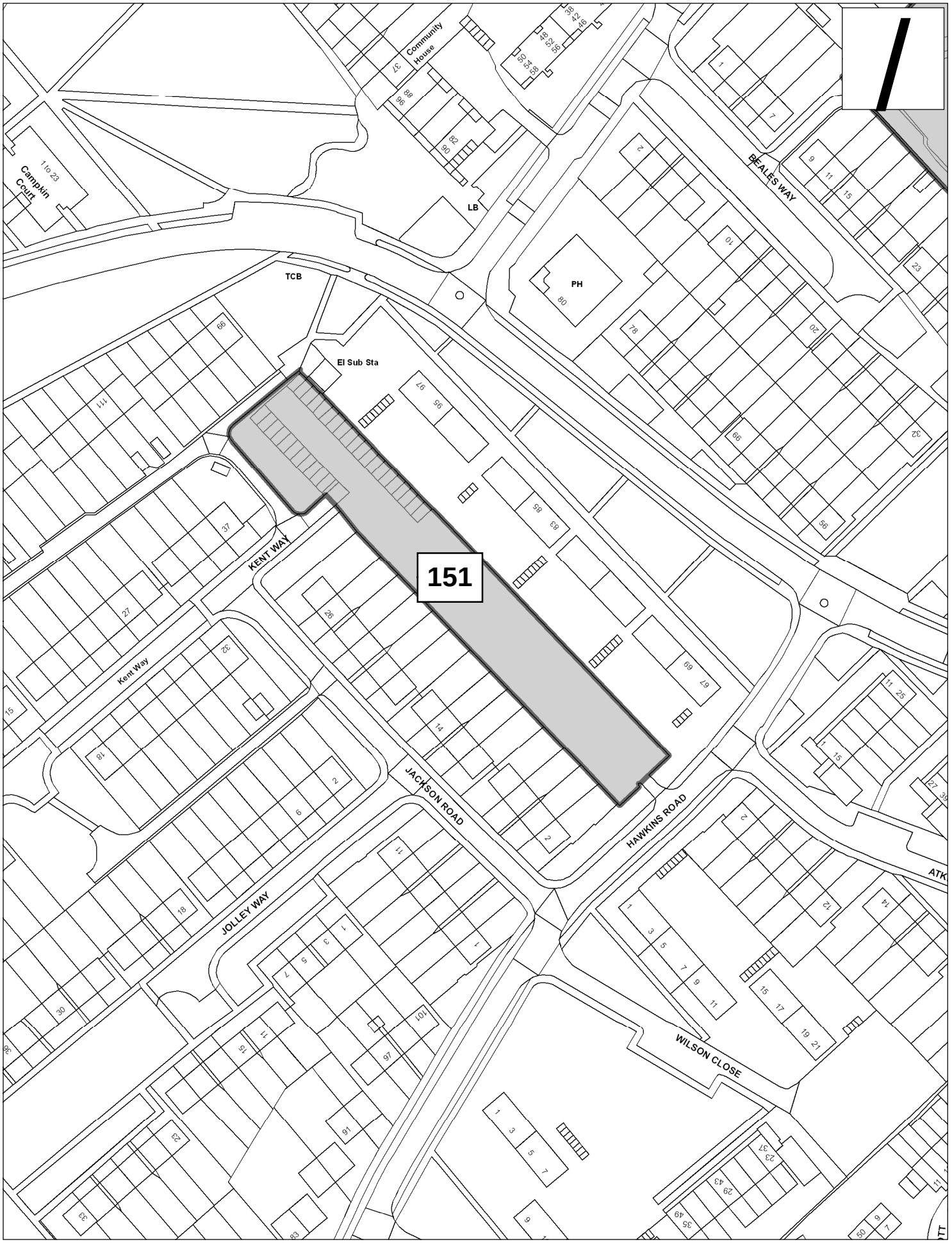
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Site could have contamination issues (occupied by lock up garages)	a
Any potential noise problems? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area? This site is within or adjacent to the Air Quality Management Area (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 Air Quality Management Area (AQMA).	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ). Site currently includes garages	g
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? Yes - The site provides pedestrian access to adjoining dwellings in Jackson Road/Hawkins Road and Jolley Way.	a
Within 400m of high quality public transport route? Yes - C1 Service	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: There would be some overlooking of the site from the front and rear aspects of adjoining dwellings in Jackson Road, although any such problems could be designed out of any proposed scheme.	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[17]? Cropmarks and archaeological investigations to the north west have revealed an extensive landscape of late prehistoric and Roman activity.	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development of this site should integrate well with the existing community. The issue of replacement parking for the existing dwellings would need to be addressed.	g
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 Surgery: No	a
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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: Development of this site should integrate well with the existing community. The issues of replacement parking for the existing dwellings; potential land contamination; pedestrian access across the site; and, potential archaeological implications would need to be addressed.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	Yes - Subject to satisfactory re-housing of any displaced residents
Achievability	Yes - Council own and considering residential development options
Suitability	Yes
Actions needed to remove constraints	Access issues potentially.Housing Dept considering enlarging the site to improve developability.
Achievability period	Developable 6-10 years
Overall Conclusion: Deliverable/Developable	Site is developable



CAMBRIDGE CITY COUNCIL

Site 151

238

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 887
Site Name: 98 -144 Campkin Road
Ward: Kings Hedges
Site Area in Hectares: 0.52
Number of Units (constrained): 28
Owner: Cambridge City Council

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes Council housing	a
Buildings in use: Yes	a
Any legal issues: No	g

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No, although land to the south of the site is Protected Open Space (Campkin Road/St Kilda Avenue Amenity Green Space) and development would have to not be harmful to the character of this open space.	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: While development proposals will need to give consideration to the impact on the character of the nearby protected open space, this does not render the site undevelopable	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

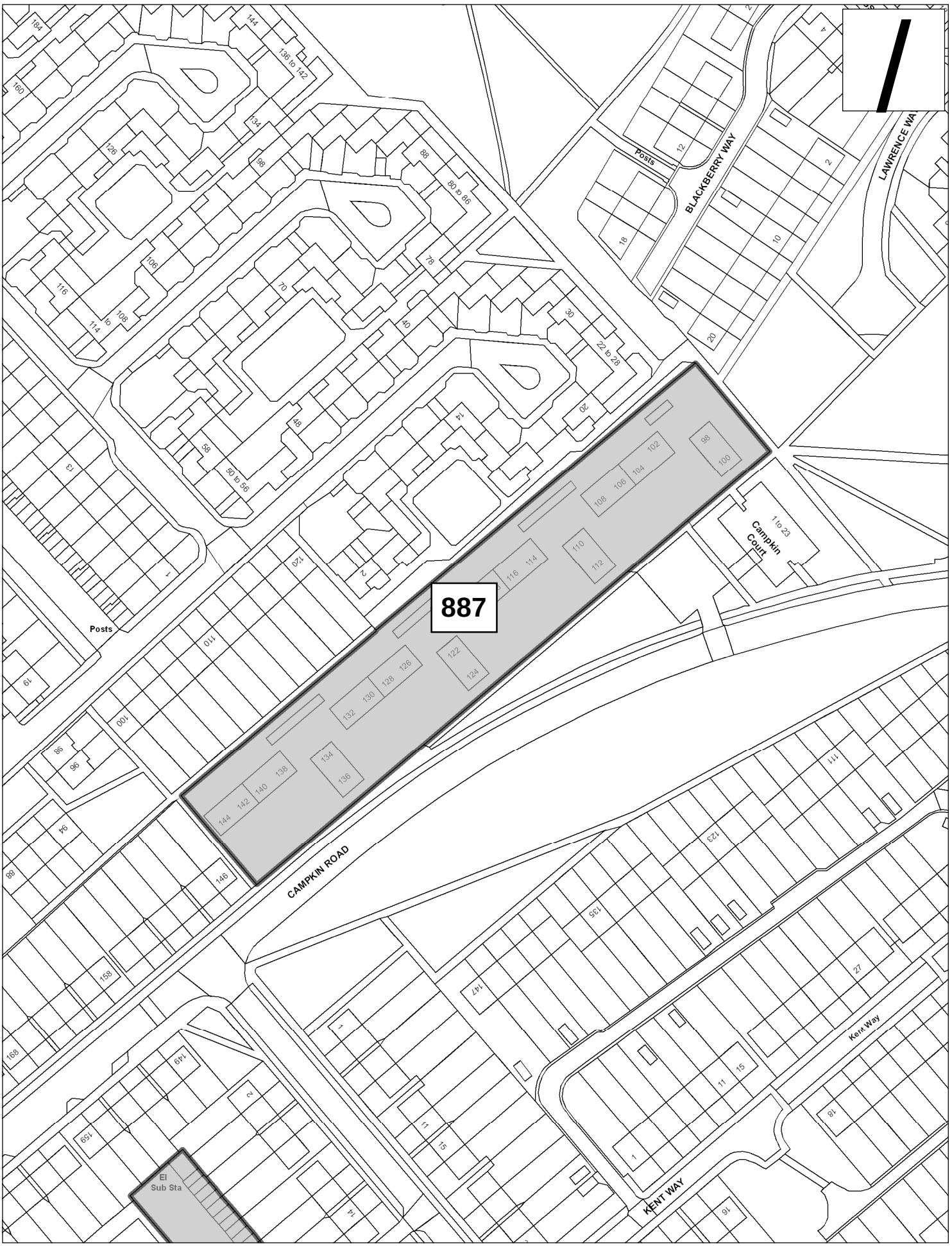
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No known contamination issues	g
Any potential noise problems? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area? Refer to EH	
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. Site not in Controlled Parking Zone (CPZ).	g
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? A pathway runs along the north-eastern edge of the site.	a
Within 400m of high quality public transport route? Yes (C1 service)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Could be overlooking issues with the residential properties surrounding the site, although these issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: No	g
Site in or adjacent to Conservation Area: No	g
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[18]? Cropmarks and archaeological investigations to the north west have revealed an extensive landscape of late prehistoric and Roman activity.	
Site shape impacts on developability? No	g
Sites integration with existing communities: Development on 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: Yes	g
Site within 400m of Doctors Surgery: No	a
Site within 400m of Nursery School: No	a
Site within 400m of Primary School Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Partly (some of the site is open space)	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	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	Yes - Subject to satisfactory re housing of any displaced residents
Achievability	Yes - Council own and are considering the site's inclusion in its housing programme
Suitability	Yes
Actions needed to remove constraints	Protected open space to south
Achievability period	Developable in 6-10 years
Overall Conclusion: Deliverable/Developable	Site is developable



CAMBRIDGE CITY COUNCIL

Site 887

242

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 902 (former 222)
Site Name: Land at and south of The Ship PH Northfield Ave
Ward: Kings Hedges
Site Area in Hectares: 0.34
Number of Units (constrained): 10
Owner: Owner kknown

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes – Car park & Public house	a
Buildings in use: Yes - Public House	a
Any legal issues: Known	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: This site is suitable for residential development. However, the loss of the community public house would have a major impact on the vibrancy of the local area given the large catchment area it serves. The replacement of the public house would therefore need to be overcome before any residential development could be provided onsite. The site yield could however be influenced by the amount of planning gain needed to finance the modernisation of the public house onsite.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

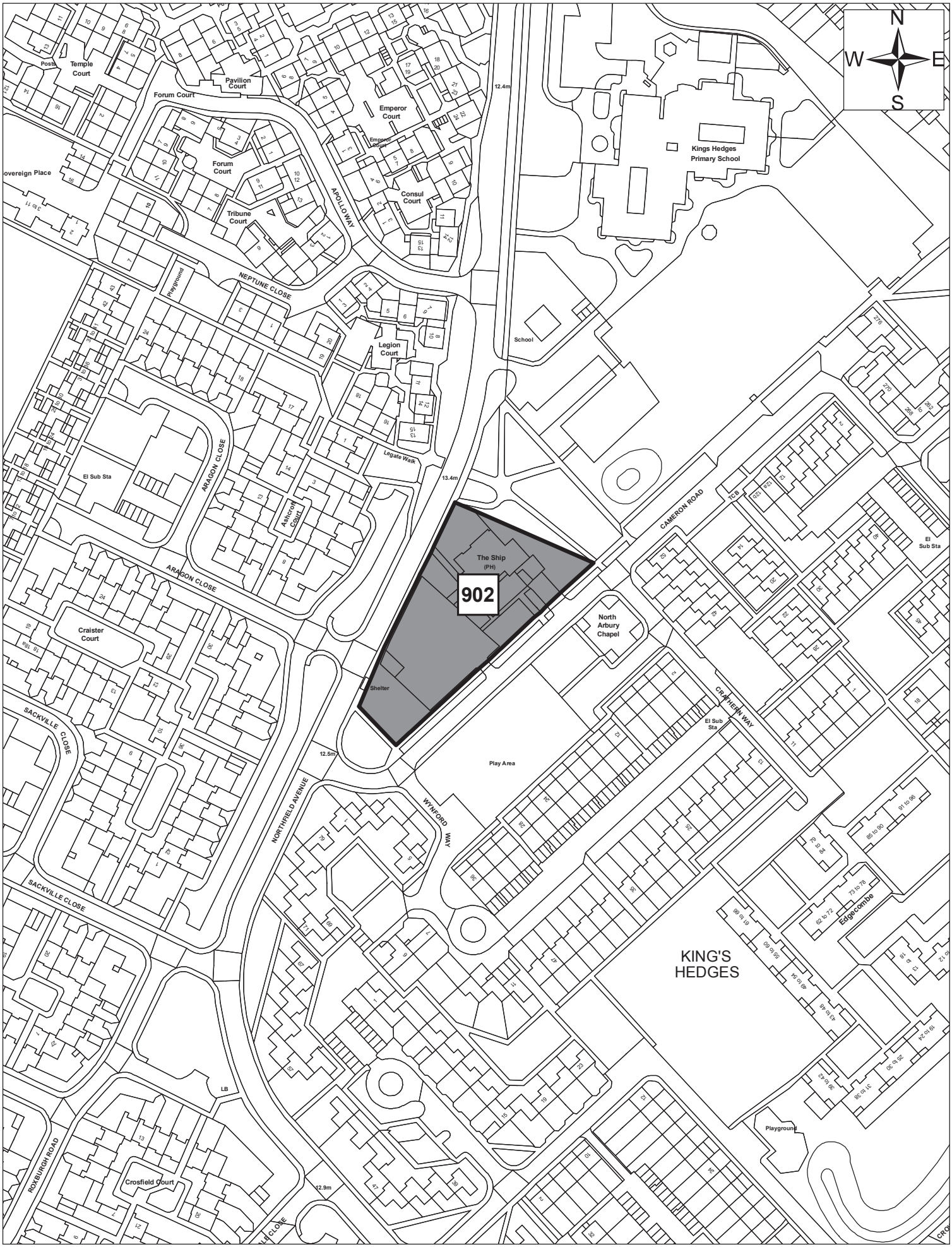
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No issues	g
Any potential noise problems? No Concerns	g
Could topography constrain development? No	
Affected by Air Quality Management Area? Will require Air Quality Assessment due to size	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Extensive car parking on site for the pub. Not in CPZ.	g
Access meets highway standards: The proposal has no significant issues from the perspective of the Highway Authority.	a
Does the site provide access to other properties/highway? Site could be used as a short but non-essential pedestrian cut through between Aragon Close and Cameron Road	g
Within 400m of high quality public transport route? Yes	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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[19]? NGR 545472 261321. Extensive enclosed Roman settlement known prior to the development of Arbury/Kings Hedges as a cropmarked site with earthworks (MCB6626, 6616). Roman building materials are known within allocation area (MCB6627). A programme of archaeological works should be undertaken prior to the submission of any planning application.	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Loss of community facility (Public House) would reduce the vitality and vibrancy of the local neighbourhood	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 Surgery: No	a
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: Yes. The public house is considered a community facility. The site scores a RED unless this function can be retained onsite or a replaced in a similarly accessible location.	r

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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 RED against Level 34 criteria - Community Facilities unless a replacement community is provided, in this case a Public House in an equally accessible location. The loss of the public house will have an adverse impact on the vibrancy and vitality of the local community.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development pending satisfactory replacement of pub on site.

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No – In use in conjunction with pub
Achievability	Yes - Land owner has confirmed site could be available for development including site of pub as well and land to north Site 257. Call for sites submission.
Suitability	Yes
Actions needed to remove constraints	The loss of the community public house would have a major impact on the local area. The replacement of the public house would therefore need to be overcome before any residential development could be provided onsite. Highway Authority would prefer access from Cameron Road. Frontage of southern section narrows.
Achievability period	Developable in 6-10 years provided mitigation occurs
Overall Conclusion: Deliverable/Developable	This site is developable in 6-10 years provided mitigation occurs



Site 902

246

CAMBRIDGE CITY COUNCIL

Date:	25th November 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

SHLAA SITES 2012

Site ID: Site 204 Detail
Site Name: 48-61 Burleigh Street
Ward: Market
Site Area in Hectares: 0.30
Number of Units (constrained): 12
Owner: Some owners known (potentially multiple owners)

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - Retail units on ground floor with offices/residential above. Car parking to r/o site	a
Buildings in use: Yes – There are a variety of commercial buildings on the site of differing ages and heights	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency flood zone 1 and is therefore at low risk of fluvial flooding. Proposals for development must be subject to application of the exception test.	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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No	g
Relevant Planning History: Yes - the development at no. 49 is included in the area selected. Application no 06/1106/FUL refers to this for 1no. 1 bed flat and 1 no. 2 bed flat.	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? Yes

LEVEL 3: OTHER CONSIDERATIONS

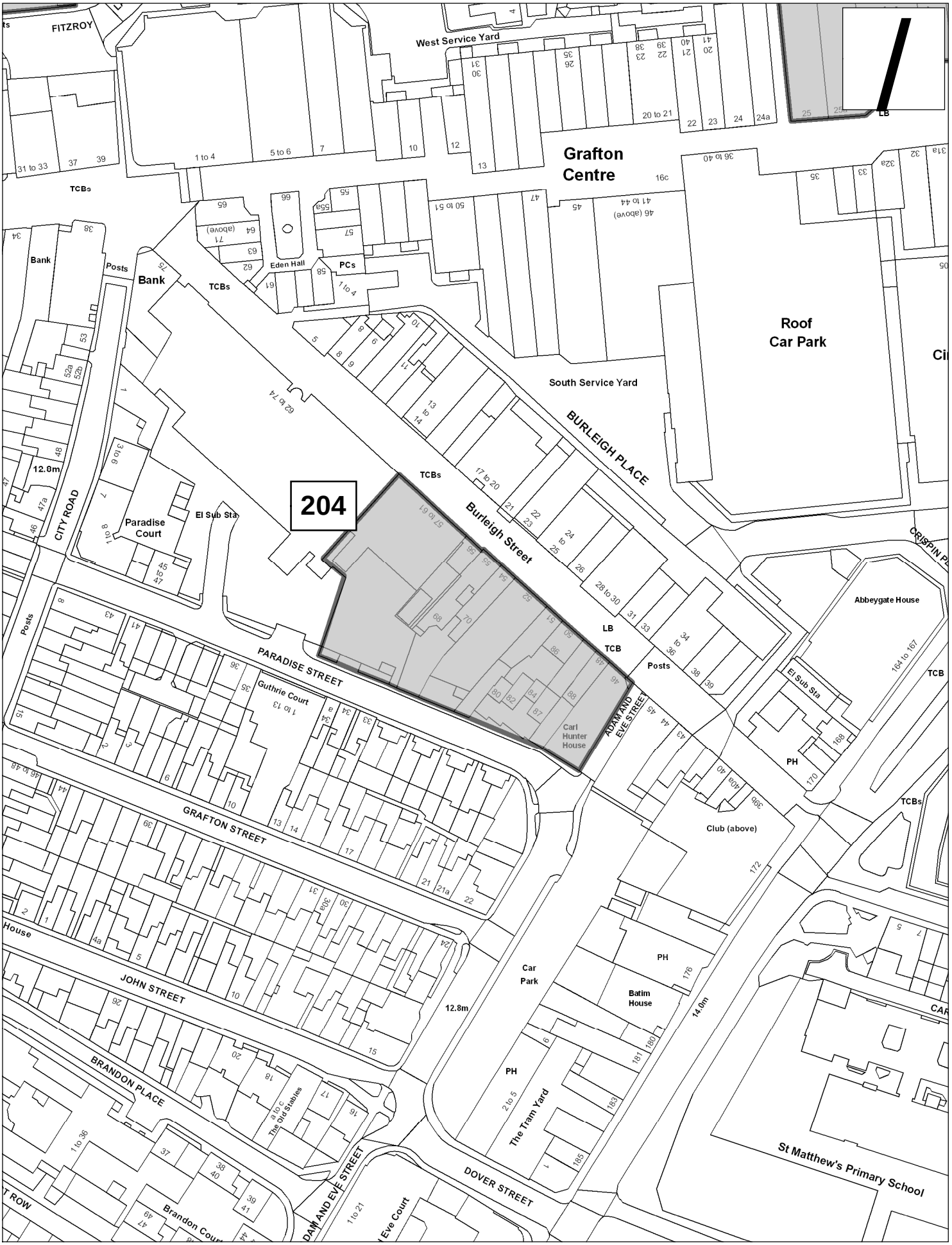
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Site could have contamination issues (past uses include laundry and motor engineers)	a
Any potential noise problems? Potential impact from Primark service yard and plant at other businesses. Could be resolved by good design.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? This site is within or adjacent to the Air Quality Management Area (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 Air Quality Management Area (AQMA).	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No known issues. The site lies within the Controlled Parking Zone (CPZ).	g
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway?	g
Within 400m of high quality public transport route? Not as defined, but the site is within 400m of the Grafton Centre Bus station which serves by a number of bus routes	a
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Could be overlooking issues with the residential properties on Paradise Street, although these issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: No	g
Site in or adjacent to Conservation Area: The site is on the edge of the Central Conservation Area, and as such early consideration would need to be given to the impact of new development on views into and out of the Conservation Area and the visual impact on the character of the area.	a
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[20]? This site was originally developed as part of the Victorian expansion of Cambridge. Evidence for this development and for earlier structures may survive in the area.	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development would take place in an area with a retail character and as such development could feel a bit isolated from the existing community. Any issues could be overcome with good urban design	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 Surgery: No	a
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: Yes	g
Site within 400m of public open space: Yes	g

Use of site associated with a community facility: No	g
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? The ground floor shops covered by this site are designated as Primary Shopping Frontage and as such their loss would be resisted as it would be contrary to planning policy. However, a residential scheme could come forward on the upper floors, similar to the approach taken with the Christs Lane development.	a
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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 protected office site 48-61 Burleigh St	a
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use for range of retail and office uses
Achievability	Yes potentially achievable. Some development to rear has already occurred. Waiting to hear from landowners.
Suitability	Yes
Actions needed to remove constraints	Would wish to retain grain of retail frontage to Burleigh St. Ownership issues could prove to be a constraint.
Achievability period	Developable in 6-20 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 204

250

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 892
Site Name: 64-68 Newmarket Rd
Ward: Market
Site Area in Hectares: 0.27
Number of Units (constrained): 60
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - warehouses / retail	a
Buildings in use: Yes - warehouses / retail	a
Any legal issues:	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No	g
Relevant Planning History: Permission granted for: Erection of 3 storey mixed use development, ground floor A1 and residential units above (4no. 1 bed flats). Permission refused for: Erection of five storey mixed use development, ground floor A1, A2, A3, A4 or A5 use, and residential units above (8 No. 1 bed flats).	a
Level 2 Conclusion: The site is located on the edge of the City Centre and already has permission for A1 use and 4 residential units. Permission for a 5 storey development scheme with ground floor A1, A2, A3, A4 or A5 use, and 8 residential units was refused indicating the level of site intensification maybe limited to 3 or 4 storeys.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

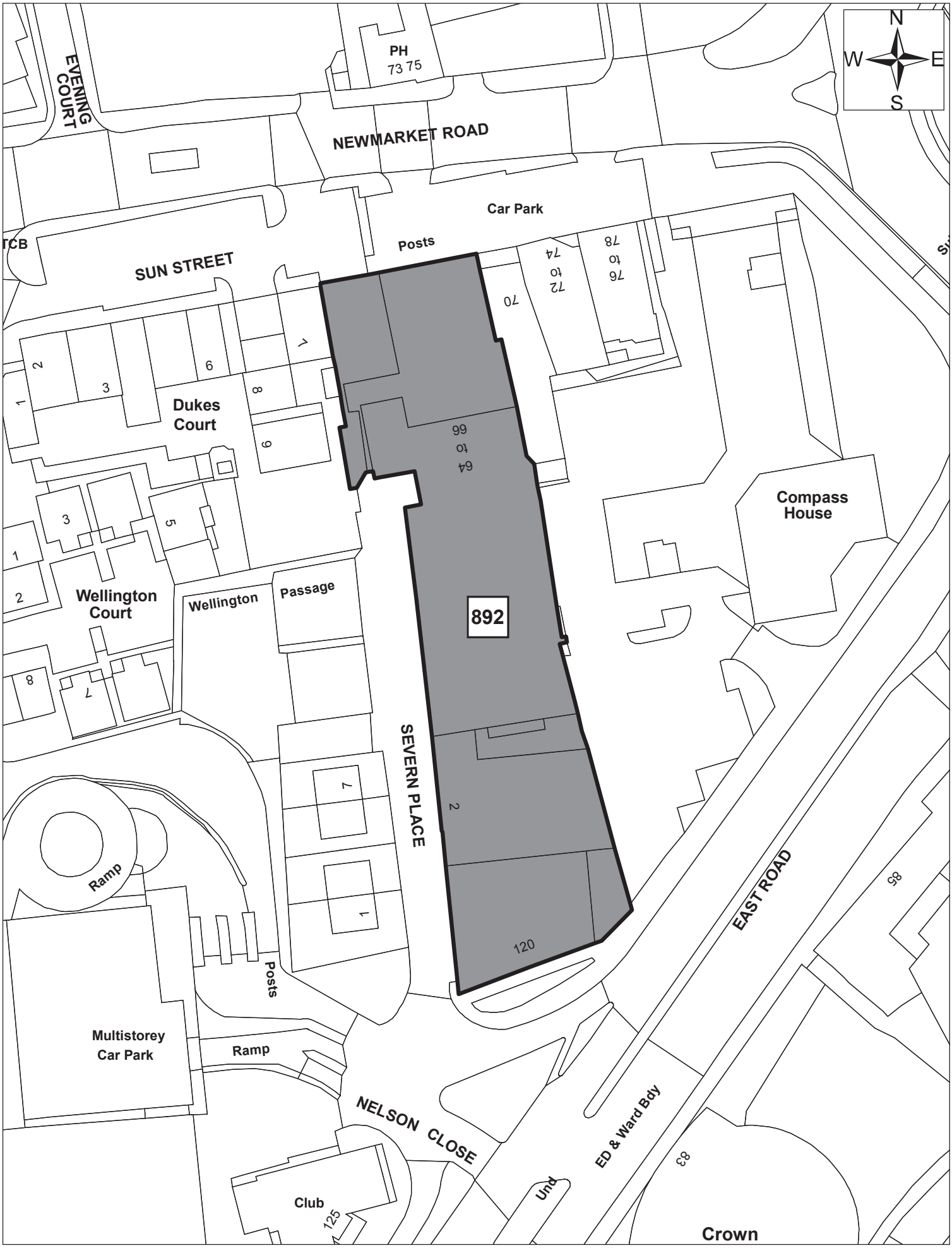
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Multiple former contaminative uses - Motor vehicles, coatings, engineering, fuel storage, Dvelopable but will require full condition.	a
Any potential noise problems? Newmarket Road is very heavilly trafficked and noise investigation and mitigation measures woud be essential	a
Could topography constrain development? Flat	g
Affected by Air Quality Management Area? Within AQMA requires no net worsening in AQ protection of residents from East road, Newmarket Road	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Site provides some car parking in the form of a car park, though it is not clear if the car park only serves the current development. Site is in the CPZ.	g
Access meets highway standards: The Highway Authority would seek that access to this site be via Severn Place, as there are proposals to make Sun Street a public transport facility	g
Does the site provide access to other properties/highway? It does not appear that the site is used to access nearby properties.	g
Within 400m of high quality public transport route? Yes	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: No	g
Site part of larger site or prejudice strategic site development? No, but it could include Compass House as part of a more comprehensive re-development scheme.	g
Development would impact on setting of Listed Building: No	g
Site in or adjacent to Conservation Area: Northern boundary is opposite the Central CA.	a
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[21]? NGR: 546067 258758. Area of 19th century breweries and industry. South west of Barnwell Priory (now St Andrew the Less Church). Well preserved Medieval settlement known along Newmarket Road (eg at Eastern Gate to east). Archaeological Condition is recommended on any planning application.	a
Site shape impacts on developability? Shape doesn't prohibit development. The inclusion of Campass House would improve the site's developability.	g
Sites integration with existing communities: The edge of City Centre location means it shouldn't feel too far from local community services.	g
ACCESS TO SERVICES & FACILITIES	
Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre: Yes	g
Site within 400m of Doctors Surgery: Yes	g
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a

Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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	a
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	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No – Premises in use
Achievability	Yes - Land owner put forward in call for additional sites
Suitability	Yes
Actions needed to remove constraints	Clean up contamination on site, assess impact concerning noise, Conservation Area and archaeological survey.
Achievability period	Deliverable in 0-5 years
Overall Conclusion: Deliverable/Developable	This site is deliverable



Site 892

254

Date:	13th December 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:750

SHLAA SITES 2012

Site ID: Site 917
Site Name: Auckland Road Clinic
Ward: Market
Site Area in Hectares: 0.20
Number of Units (constrained): 12
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - Health clinic	a
Buildings in use: Yes - Health clinic	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: Midsummer Common along the northern boundary. This will limit the height of any new development on site.	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: One TPO on the boundary	a
Relevant Planning History: No	g
Level 2 Conclusion: The site is suitable for residential development.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)

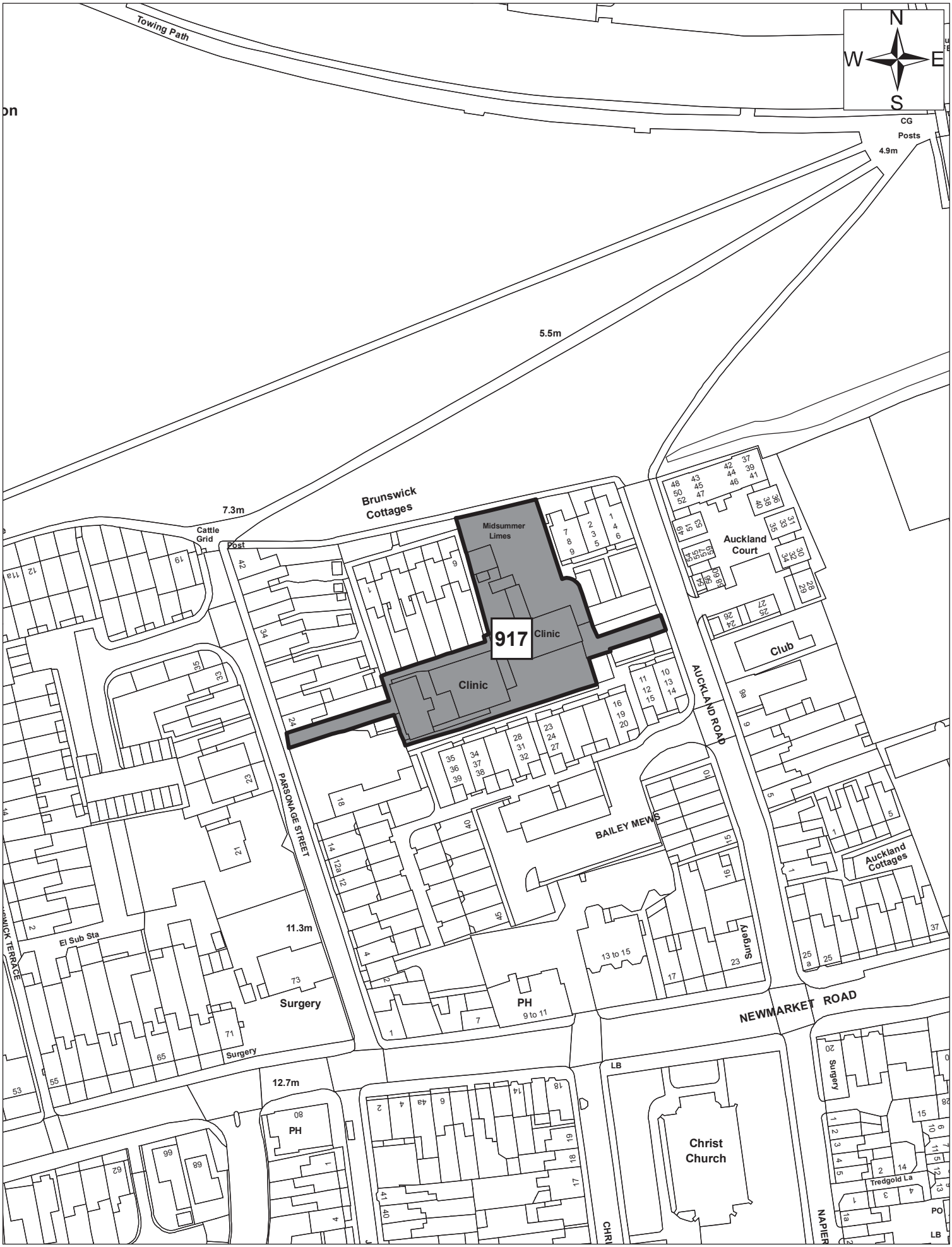
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No issues	g
Any potential noise problems? No Concerns	g
Could topography constrain development? No	g
Affected by Air Quality Management Area? Within an air quality management zone (AQMA)	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Site in CPZ	a
Access meets highway standards: The site has poor motor vehicle access, so the Highway Authority would seek the development be car free.	a
Does the site provide access to other properties/highway? Used as a cut through between Midsummer Common, Auckland Rd and Parsonage St.	a
Within 400m of high quality public transport route? Yes	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: 3½ storey residential buildings close to the site's southern boundary and these would overlook part of 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[22]? NGR: 545820 258900. Land is at 'scarp' edge of R Cam floodplain. Prehistorcto Saxon pottery, stone and metal artefacts located in Midsummer Common to north and north west (eg MCBs 6085, 5751). Undated inhumations also (suspected Roman -MCB12059). Medieval middens and pits known to east (beneath CRC redevelopment site; MCB19146). Archaeological Condition is recommended on any planning application.	a
Site shape impacts on developability? No (an awkward site nonetheless with a limited site yield)	g
Sites integration with existing communities: The site's city centre location means it should feel close to local community services.	g
ACCESS TO SERVICES & FACILITIES	
Site within 400m of City Centre: Yes	g
Site within 400m of Local Centre: No	a
Site within 400m of Doctors Surgery: Yes	g
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: Yes, if the clinic cannot be retained onsite or a replacement clinic cannot be provided in a similarly accessible location.	a

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No – Clinic in use
Achievability	Yes - Land owner put forward in call for additional sites
Suitability	Yes
Actions needed to remove constraints	Design constraints including overlook from neighbouring properties and one TPO on site. Will block pedestrian access to existing development.
Achievability period	Deliverable 5-10 years
Overall Conclusion: Deliverable/Developable	This site is deliverable



Site 917

258

Date:	25th November 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

SHLAA SITES 2012

Site ID: Site 910
Site Name: 21-29 Barton Road
Ward: Newnham
Site Area in Hectares: 0.55
Number of Units (constrained): 15
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: No - In use as residential accommodation	a
Buildings in use: Yes – residential	a
Any legal issues:	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: No	g
European Nature Conservation Site: No	g
SSSI: No	g
Involve Demolition Listed Building: No, However the buildings on this site were picked up in the recent West Cambridge Conservation Area Appraisal as being Positive Unlisted Buildings. This means that they have a positive impact on the character and appearance of the Conservation Area, as opposed to negative or neutral, however they were not put forward for BLI status. The 'carefully tended topiary' was seen to be a better use of the space than as car parking which has happened in other front gardens. The houses themselves are noted as being interesting buildings in a 1930s development of 6 paired houses.	a
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. This assumes that any development retains and protects the positive impact the unlisted buildings have on the West Cambridge Conservation Area.	

Does the site warrant further assessment? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: 6 TPOs onsite and approx. 6 TPOs on the boundary	a
Relevant Planning History: Historic 64: Temporary change of use for 8 years from residential to private school.	a

Level 2 Conclusion: The site is suitable for residential development that retains the trees protected by individual Tree Protection Orders.

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

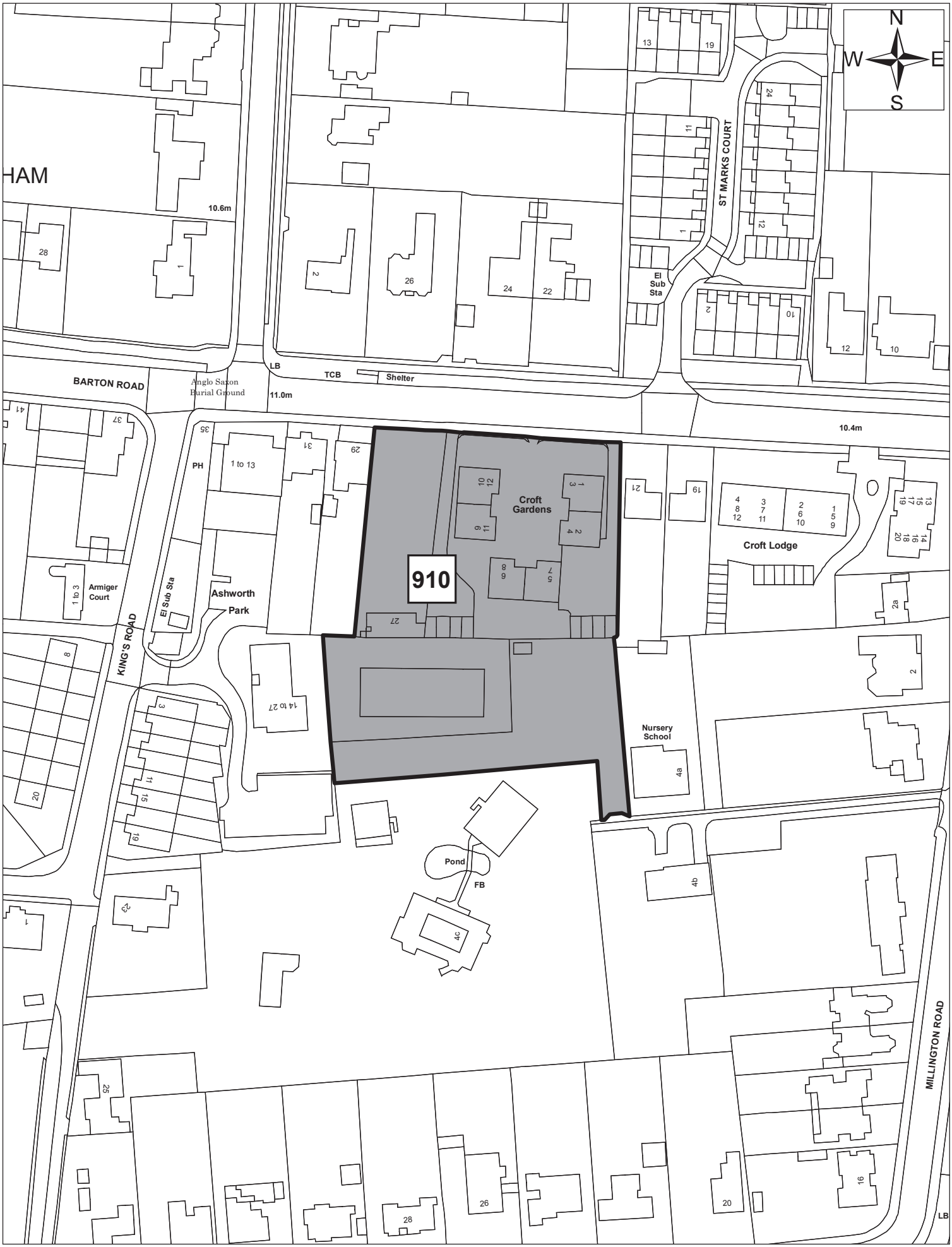
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No issues	g
Any potential noise problems? Frontage will be the noisiest part of the site from the road. Noise assessment and potential noise mitigation needed.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? No issues	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No. Room for parking on current site. Not in CPZ	
Access meets highway standards: The proposal has no significant issues from the perspective of the Highway Authority.	
Does the site provide access to other properties/highway? No	
Within 400m of high quality public transport route? Yes	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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? The buildings on this site were picked up in the recent West Cambridge Conservation Area Appraisal as being Positive Unlisted Buildings. This means that they have a positive impact on the character and appearance of the Conservation Area, as opposed to negative or neutral, however they were not put forward for BLI status. The 'carefully tended topiary' was seen to be a better use of the space than as car parking which has happened in other front gardens. The houses themselves are noted as being interesting buildings in a 1930s development of 6 paired houses.	a
Development affects archaeological remains[23]? NGR 544020 257450. Croft Centre lies within the grounds of the former Croft Lodge. This is the location of a Saxon burial ground - extent unknown, tow areas evident on Barton Rd (MCBs 6046 and 4630). Roman pottery remains are also known from the grounds of croft Lodge (MCB6047). A programme of archaeological works should be undertaken prior to the submission of any planning application.	a
Site shape impacts on developability? No	g
Sites integration with existing communities: The edge of City Centre location means it shouldn't feel too far from local community services.	g
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 Surgery: No	a
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a

Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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	
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	The site is considered to be suitable for development	

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use as residential accommodation
Achievability	Yes - Put forward by landowner in call for sites
Suitability	Yes
Actions needed to remove constraints	Protected trees on site
Achievability period	Deliverable in 0-5 years
Overall Conclusion: Deliverable/Developable	The site is deliverable



Site 910

262

Date:	7th February 2012
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

SHLAA SITES 2012

Site ID: Site 102 Detail
Site Name: Mill Road Depot and adjoining properties, Mill Road
Ward: Petersfield
Site Area in Hectares: 2.70
Number of Units (constrained): 167
Owner: Multiple owners

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: No – In use as Council Depot	a
Buildings in use: Warehouse buildings and offices, community facilities within listed old Library, language school, leased garages	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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: Yes Former Library at southern end of site is Grade 2 Listed Building	a
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: Yes - the site is used as a Council depot and vehicle workshop, use class Sui Generis and B1(c). a. The Council's Employment Land Review indicates that there is a shortfall in land supply in use Classes B1(c), B2 and B8; b. Residential development would not generate any jobs onsite; c. The existing use would need to be relocated to a suitable site - see Employment Land Review 2008 Para. 5.29; Map 10; and, Appendix 15 (iv)	a
Protected Trees on site: No	g
Relevant Planning History: The site has a history of uses associated with its main lawful use as the City Council's Works/Depot. It was allocated in the 1996 Cambridge local plan for housing, although this allocation was	g

subsequently deleted from the Cambridge Local Plan 2006, as it was unlikely that the site would come forward within the time frame of the Local Plan. the possibility of the re-location of the Depot to an alternative site has been more recently explored and is mentioned in the Employment Land Review 2008 - See Para. 5.29; Map 10; and, Appendix 15 (iv).	
Level 2 Conclusion: Development of this site will have a negative impact on the retention of Use Class B1(c), B2 and B8 employment uses, which is contrary to No. 14 of the Level 2 Local Considerations.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Significant contamination on-site given its previous and present uses (smelting works and council depot and railway land)	a
Any potential noise problems? Site adjacent to railway noise assessment will be required	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? This site is within or adjacent to the Air Quality Management Area (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 Air Quality Management Area (AQMA).	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Site provides associated car parking for the City Council's Depot. Development here would mean the loss of the Depot, which although not listed as such, is in effect, a Community Facility. The site lies within the Controlled Parking Zone. (Mill Road/Gwydir Street).	a
Access meets highway standards: Mill Road is a very busy road so there could be access issues that would need to be overcome (although residential use could lead to less transport related movements from the site than are currently experienced). Highway Authority have commneted that no access from Mill Road is practical	a
Does the site provide access to other properties/highway? Yes - access to City Council's Depot, from Mill Road with emergency access from Hooper St	a
Within 400m of high quality public transport route? Not as defined but the site is within 400m of other bus services that link the site to the City Centre and other areas	a
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Could be overlooking with houses fronting Kingston Street, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: There is a Grade II Listed Building on the South-western boundary of the site (the former Cambridge Library now the Indian Cultural Centre).	a
Site in or adjacent to Conservation Area: The site falls within the Central Conservation Area and as such early consideration would need to be given to the impact of proposals on the setting and character of	a

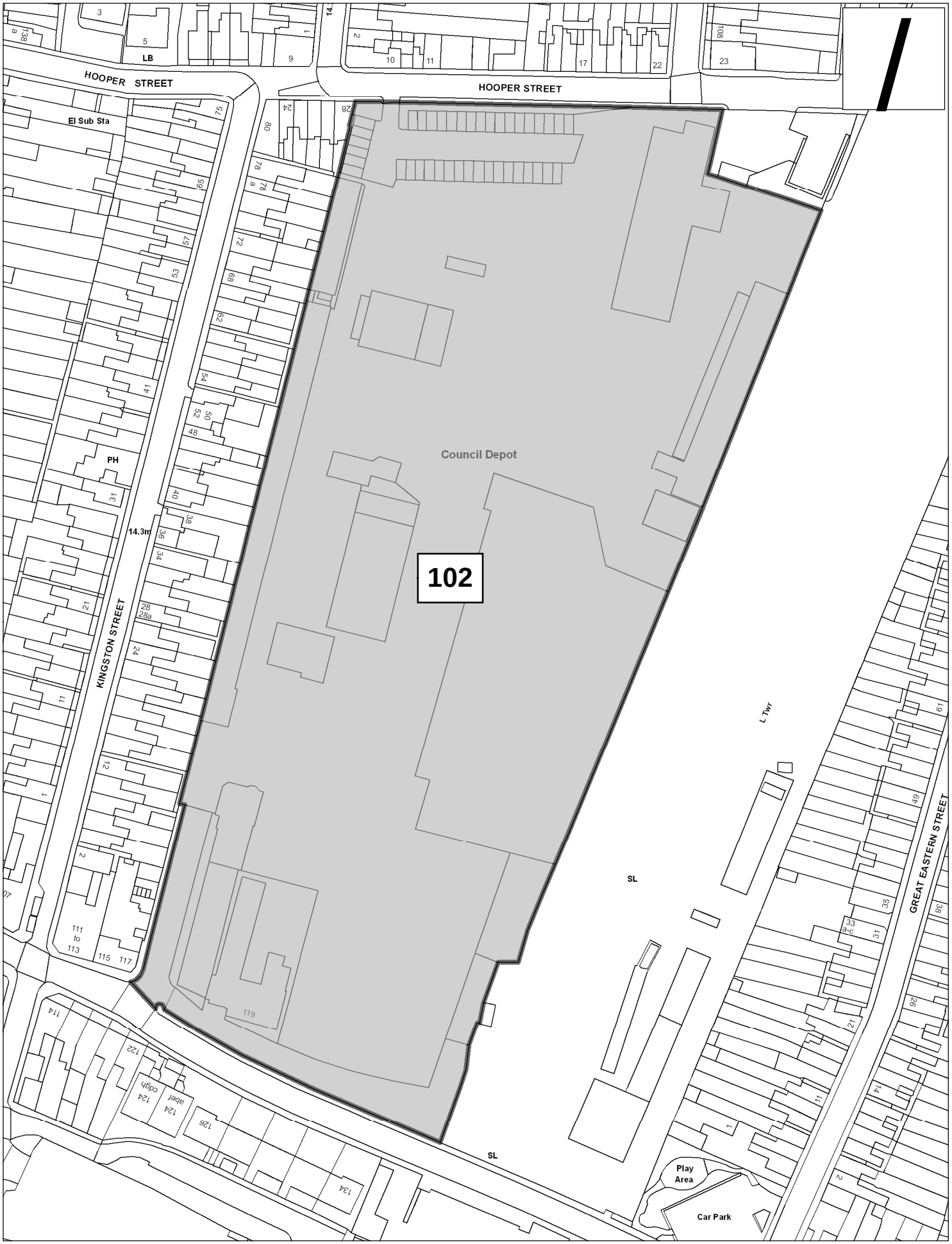
the Conservation Area	
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[24]? Previous activities on site include an iron foundry, coprolite mill and timber yard. The site may have significance for the 19th century industrial archaeology of Cambridge. It should also be noted that there is a Grade II Listed Building on the site, which would need to be retained as part of any redevelopment.	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development on this site should integrate well with existing community on Hooper Street but would be somewhat isolated from community on Kingston Street by back gardens. Any issues could be overcome with good urban design	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 Surgery: No	No
Site within 400m of Nursery School: No	No
Site within 400m of Primary School: No	No
Site within 400m of Secondary School: No	No
Site within 400m of public open space: Yes	Yes
Use of site associated with a community facility: Yes in old Library - and access to City Council's Depot, which is (effectively) a Community Facility.	a
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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 - see Employment Land Review 2008 Para. 5.29; Map 10; and, Appendix 15 (v)	a
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 render the site undevelopable. Further information would be required to ensure that development was justified, particularly in relation to contaminated land	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No. In use as Council Depot
Achievability	Yes- Ongoing Council project looking into relocation of depot. Subject to a development brief being drawn up
Suitability	Yes
Actions needed to remove constraints	Access and contamination issues. Highway Authority has commented they would prefer access to not be from Mill Road.
Achievability period	Developable in 10-19 years

Overall Conclusion: Deliverable/Developable	Site is developable



Site 102

267

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

CAMBRIDGE CITY COUNCIL

SHLAA SITES 2012

Site ID: Site 196 Detail
Site Name: 31 Queen Ediths Way
Ward: Queen Ediths
Site Area in Hectares: 0.23
Number of Units (constrained): 12
Owner: Not known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: No - In use as residential	a
Buildings in use: Yes - Houses and garages.	a
Any legal issues: 1922 conveyance restriction	a

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: There are some mature trees around the site's boundaries. Subject to a Tree Preservation Order on east boundary.	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, except for the mature trees identified on site.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)

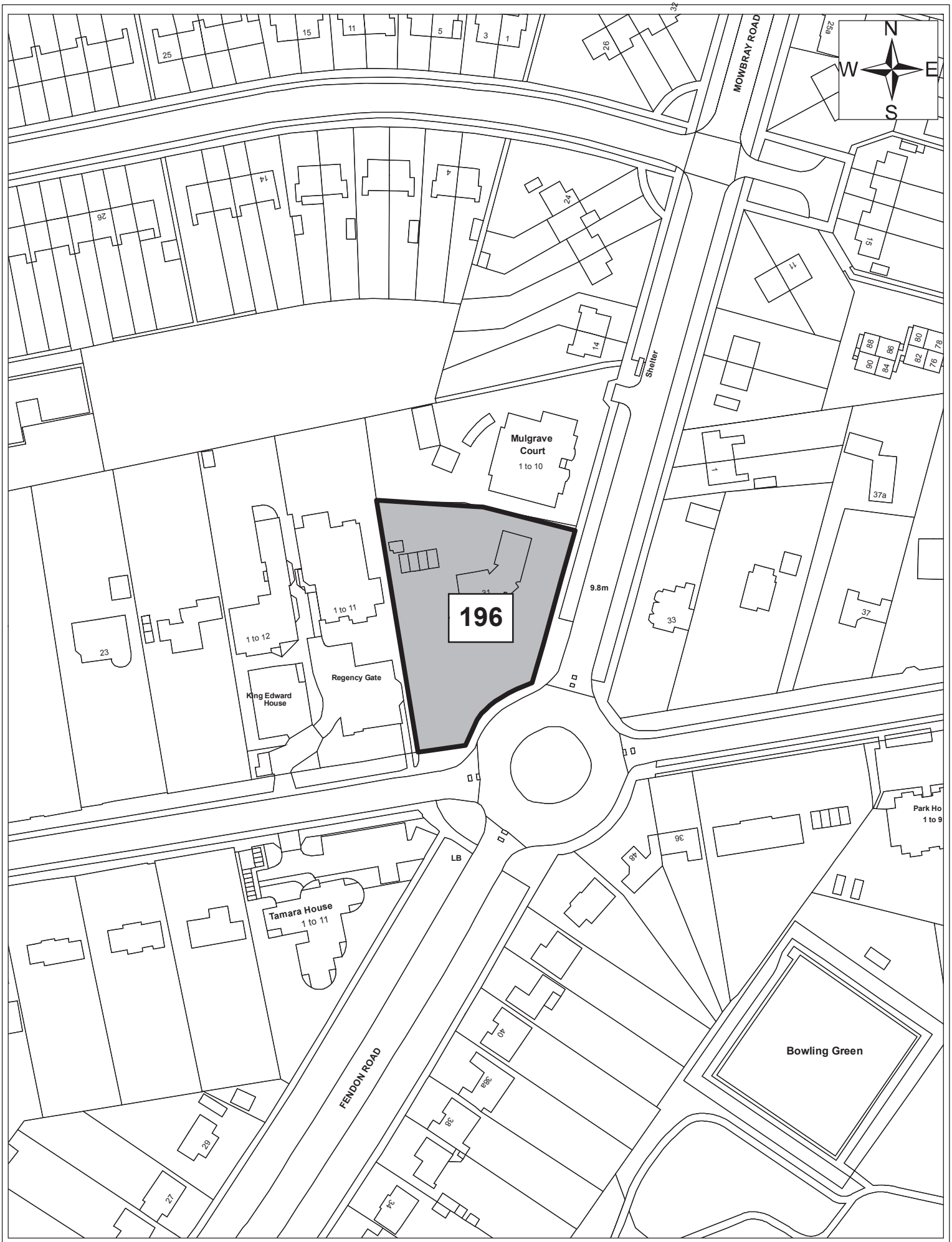
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Possible contamination from car parking area. Assessment required.	a
Any potential noise problems? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area? Not within an Air Quality Management Area (AQMA). However, given the sites location adjacent to the busy roundabout junction of Queen Edith's Way/Mowbray Road/Fendon Road, an assessment of the impact from passing traffic on the air quality for any new residential development should be considered.	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Not in Controlled Parking Zone (CPZ), however, given the sites location adjacent to the busy roundabout junction of Queen Edith's Way/Mowbray Road/Fendon Road, and its close proximity to Addenbrookes Hospital, any opportunities for on-street parking are limited.	a
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes - C2 Service	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Some overlooking from the rear aspects of the adjoining flats to the north at 1 -10 Mulgrave Court.	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[25]? Evidence for Iron Age activity is known to the north west (HER 15272) and south west (HER 04800).	a
Site shape impacts on developability? No	g
Sites integration with existing communities: The present built development on this site lies within a spacious setting, which is set back from the road at this busy roundabout junction. A more intense form of development of the site is likely to prove visually intrusive in the street scene, and would be harmful to the spacious quality and visual identity of this particular area. Additional traffic movements onto and off the road may prove unwise in this heavily trafficked location.	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 Surgery: Yes	g
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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: Whilst the site posts a number of amber scores in respect of Level 3 considerations, further development is considered inappropriate due to the visual impact that it could have on the character and spacious quality of the site and its surroundings in the context of this visually important location.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use as residential
Achievability	Yes - Potentially depending on what landowner intentions are. Nearby plots have been successfully redeveloped.
Suitability	Yes
Actions needed to remove constraints	Clean up contamination on site; Design constraints including overlook from neighbouring properties and trees. Archaeological survey.
Achievability period	Developable in 6-19 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 196

271

CAMBRIDGE CITY COUNCIL

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1,250

SHLAA SITES 2012

Site ID: Site 70 Detail
Site Name: 213 - 217 Mill Road
Ward: Romsey
Site Area in Hectares: 0.22
Number of Units (constrained): 10
Owner: Unknown (potentially multiple owners)

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - In use as retail store and parking, Cutlacks customer parking to rear and garages	a
Buildings in use: Yes - shops/warehouse buildings, semi-detached houses and block of garages	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 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? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN,

	AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Potential contamination issues (site occupied by builders, was motor engineers, petrol tanks, warehouses and lock up garages)	a
Any potential noise problems? Potential traffic noise issues to front of site, noise survey required and potential noise scheme.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Site is not within an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: There are some garages on the site although it is not clear if these provide parking for the surrounding houses or how well used they are. Site not in Controlled Parking Zone (CPZ).	a
Access meets highway standards: Highway Authority have commented that access from Ross St acceptable but not from Mill Road	a
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Not as defined but the site is within 400m of other bus services that link the site to the City Centre and other areas	a
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Could be some overlooking issues with surrounding houses, although any issues could be overcome with good urban design	a
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: No	g
Site in or adjacent to Conservation Area: No	g
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[26]? Remains associated with the mid to late 19th century development of Cambridge and possibly pre 19th century development may survive in the area.	a
Site shape impacts on developability? No	g
Sites integration with existing communities: Development of this site should integrate quite well with the existing community	g
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 Surgery: Yes	g
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?Part of allocated Local Centre in adopted Local Plan 2006-desirable to retain an element of retail use on the Mill Road frontage in any redevelopment.	a
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While this site scores a number of amber scores against the Level 3 criteria, it is felt that this does not necessarily render the site undevelopable. Further information would be required to ensure that any development was justified.	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use as retail store and parking, Cutlacks customer parking to rear and garages
Achievability	Yes - Potentially depending on what landowner intentions are.
Suitability	Yes
Actions needed to remove constraints	Access from Ross St rather than Mill Road Retain garages and residential properties on Mill Road.
Achievability period	Developable in 6-19 years
Overall Conclusion: Deliverable/Developable	Site is developable

Site 70

275

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 922 (former 620)
Site Name: Ridgeons 75 Cromwell Road (new site plan)
Ward: Romsey
Site Area in Hectares: 3.27
Number of Units (constrained): 120
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - Builders and timber merchants	a
Buildings in use: Yes - commercial storage buildings with open storage yard	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria:	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: The site is suitable for residential development.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)

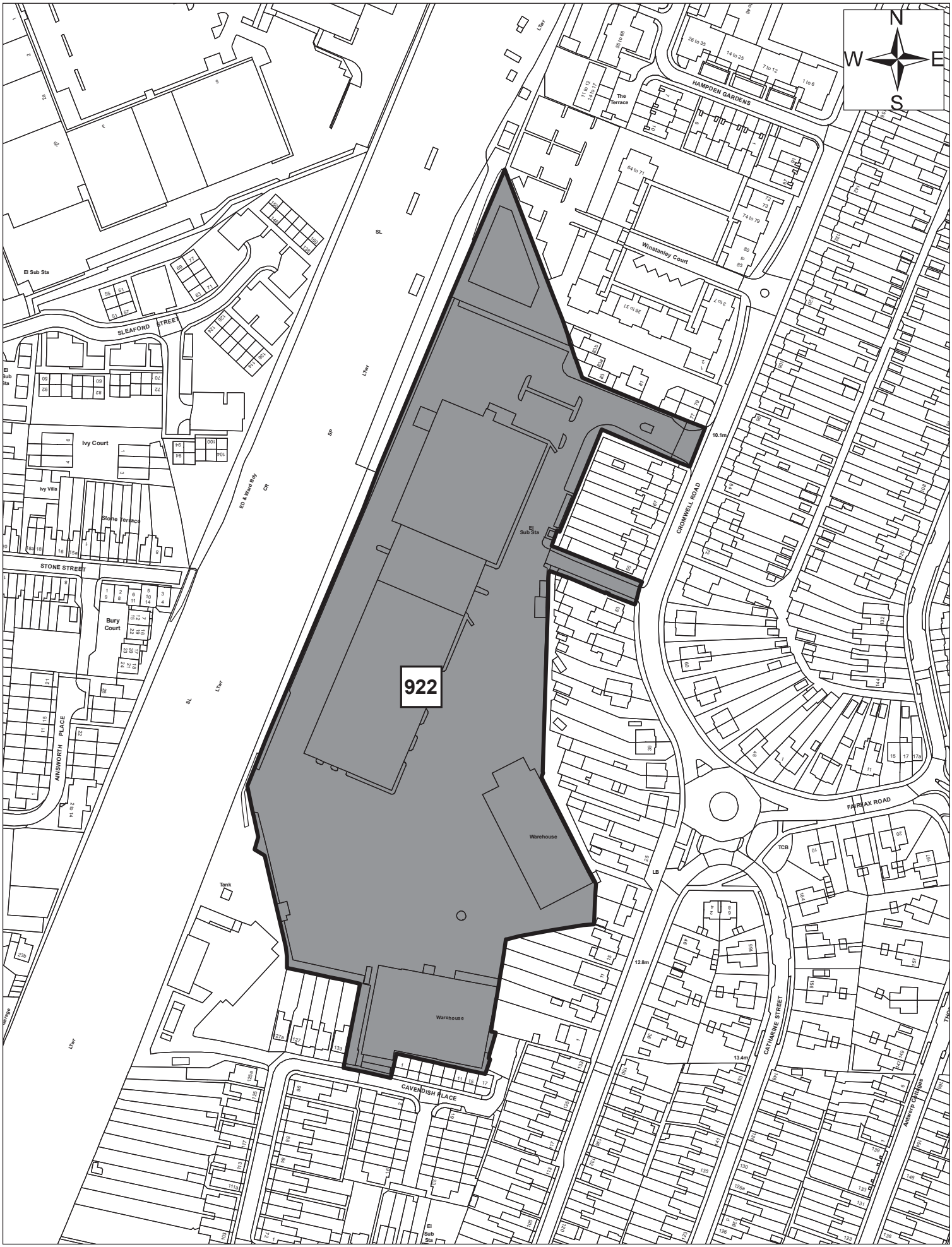
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? May not be suitable for houses with gardens - Developable but will require full condition. Ridgeons site high likely hood of contamination	a
Any potential noise problems? Adjacent to main railway line. Noise and vibration issues for such a location as 24 hour line usage. Noise and vibration assessment and mitigation required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? Adjacent to AQMA will require Air Quality assessement could benefit from full EIA	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Extensive parking on site related to the development. In the CPZ.	g
Access meets highway standards: The proposal has no significant issues from the perspective of the Highway Authority.	g
Does the 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 the site: No	g
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: No	g
Site in or adjacent to Conservation Area: No	g
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[27]? NGR: 546700 258230. No excavation history in Romsey, although multi-period remains have been found in gardens in 300m radiuis of the site: Neolithic axe (MCB5029), Roman artefacts (MCB 6127), Saxon (MCB6507) and a Saxon square headed brooch recorded by the Portable Antiquities Scheme (PAS CAM-1528E3). Archaeological Condition is recommended on any planning application.	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: Yes	g
Site within 400m of Doctors Surgery: No	a
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School:No	a
Site within 400m of public open space: No	a
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use as builders merchants
Achievability	Yes - Put forward by landowner occupier in call for sites. Could be developed in conjunction with adjoining allocated site
Suitability	Yes
Actions needed to remove constraints	Loss of employment land, contamination Relocation of existing use. Highway frontage needs investigating.
Achievability period	Developable in 6-10 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 922

279

Date:	25th November 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:2,000

SHLAA SITES 2012

Site ID: Site 918
Site Name: 18 Vinery Road
Ward: Romsey
Site Area in Hectares: 0.20
Number of Units (constrained): 10
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - In use as NHS offices	a
Buildings in use: Yes	a
Any legal issues:	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: 5 TPOs onsite and 2 TPOs on the boundary	a
Relevant Planning History: No	g
Level 2 Conclusion: The site is suitable for residential development that retains the trees protected by individual Tree Protection Orders.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)

ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No issues	g
Any potential noise problems? No Concerns	g
Could topography constrain development? No	g
Affected by Air Quality Management Area? No issues	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Parking on site. Not in CPZ	
Access meets highway standards: The proposal has no significant issues from the perspective of the Highway Authority.	
Does the site provide access to other properties/highway? Doesn't look like it is, but possible pedestrian cut through to the hospital.	
Within 400m of high quality public transport route? Yes	
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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[28]? NGR: 547180 257700. No excavation historiy in Romsey Town. But garden finds have produced a Neolithic stone axe (MCB5676) and Roman remains within 200m radius of site (pottery and a fibula brooch MCB5582, 5682). On gravel terraces above Coldhams Brook - further evidence of early occupation can be expected. Archaeological Condition is recommended on any planning application.	
Site shape impacts on developability? No	g
Sites integration with existing communities: The site's proximity to Mill Road means it should feel close to local community services.	g
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 Surgery: Yes	g
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No (this facility is purely administrative)	g
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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	
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development was justified	

Desktop Suitability	Site is suitable for residential development

Assessment Conclusion	

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use as NHS offices
Achievability	Yes - Put forward by landowner occupier in call for sites.
Suitability	Yes
Actions needed to remove constraints	Tree constraints identified
Achievability period	Deliverable in 0-5 years
Overall Conclusion: Deliverable/Developable	Site is deliverable

Site 918

283

Date:	25th November 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

SHLAA SITES 2012

Site ID: Site 629 Detail
Site Name: Horizons Resource Centre, Coldhams Lane
Ward: Romsey
Site Area in Hectares: 0.82
Number of Units (constrained): 40
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - the Day Centre	A
Buildings in use: Yes	A
Any legal issues: 0	0

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No - although the land to the northeast over the railway line is in the Green Belt and any development would have to maintain and enhance the setting of Cambridge	a
In Area Flood Risk: Small part of the site fall within flood zone 3b and is functional floodplain and is therefore not suitable for development - majority of site outside this zone. The Environment Agency ar reaasssing the flood risk in this part of Cambridge. A revised EA assessment will not available unti lthe summer of 2012.	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 (subject to any flooding concerns being overcome with a suitable Flood Risk Assessment).	

Does the site warrant further assessment? g

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No (although there are numerous trees onsite on the southern and eastern boundaries)	g
Relevant Planning History: No	g
Level 2 Conclusion: The remaining site is suitable for residential development if the current training facilities can be relocated to a suitable location or they are no longer needed.	

Does the site warrant further assessment? g

LEVEL 3: OTHER CONSIDERATIONS

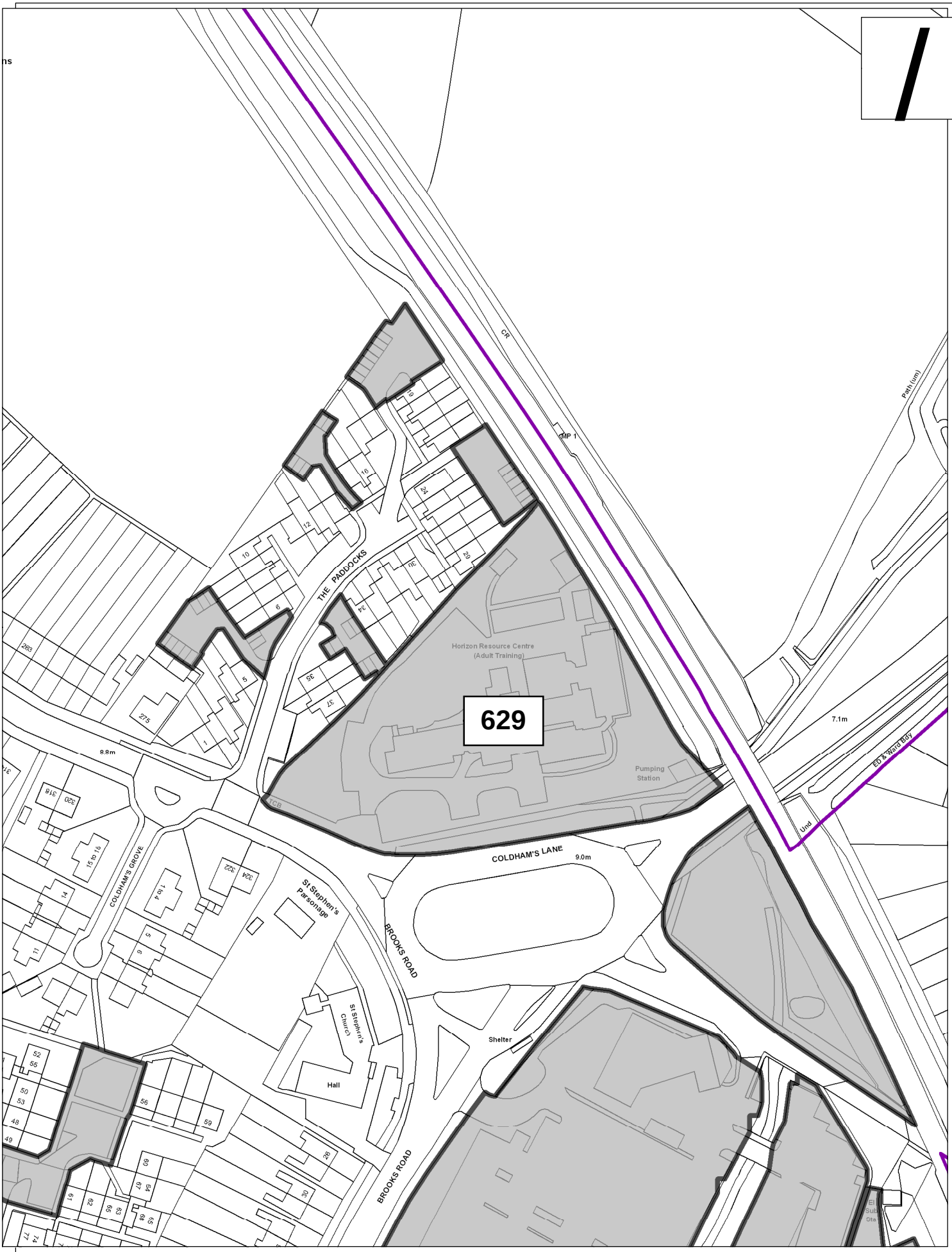
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Site could have contamination issues (adjacent to railway line and animal by-products)	a
Any potential noise problems? Road traffic noise from Coldham's Lane and railway noise. Noise assessment and potential noise mitigation 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 some car parking in the form of a car park, unclear how well used this is. Site not in CPZ.	a
Access meets highway standards: Access to the site would be off a busy roundabout.	a
Does the 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 the 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[29]? NGR: 547560 258100. No excavation history for this area. However, coprolite workings in Coldhams Common to the north in the 1860s unearthed furnished Roman and Saxon inhumations (MCB6142, 6143) and finds of Iron Age pottery and brooches (MCB6119). This area by Coldhams Brook has high archaeological potential. A programme of archaeological works should be undertaken prior to the submission of any planning application.	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 Surgery: No	a
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	a

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	a
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: South eastern edge of the site is in functional floodplain. 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. The Environment Agency are undertaking a new flood risk assessment in this area. The results are exepted in the summer of 2012. Further information would be required to ensure that development of the site would be justified particularly against the community use onsite	

Desktop Suitability Assessment Conclusion	South eastern edge of the site is in functional floodplain. 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. The Environment Agency are undertaking a new flood risk assessment in this area. The results are exepted in the summer of 2012. Further information would be required to ensure that development of the site would be justified particularly against the community use onsite

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use as County adult centre
Achievability	Yes - Put forward by landowner occupier in call for sites.
Suitability	Yes
Actions needed to remove constraints	Subject revised Flood Risk Assessment (FRA) of this part of Cambridge by Environment Agency
Achievability period	Pending Environment Agency FRA
Overall Conclusion: Deliverable/Developable	Site is developable



Sites 629

287

Date:	09/09/11
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1523

SHLAA SITES 2012

Site ID: Site 872 Detail
Site Name: 82-90 Hills Road and 57-63 Bateman Street
Ward: Trumpington
Site Area in Hectares: 0.58
Number of Units (constrained): 20
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - Offices, Bank and Language School	a
Buildings in use: Yes - offices and commercial buildings	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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: Yes - the Botanic Gardens to the south are a historic park and garden	a
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No (site is adjacent to an area of Protected Open Space and any development would have to not be harmful to the character of this space)	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: There are two trees with Tree Preservation Orders on the site, one on Hills Road and one in the south west corner. There are also numerous trees without Tree Preservation Orders	a
Relevant Planning History: 10/0546/FUL Alterations and external works to office building 90 Hills Road Approved	g
Level 2 Conclusion: Development of this site will have to be careful not to be harmful to the character of protected open space to the south or the trees onsite	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? There are no known contamination issues	g
Any potential noise problems? Traffic noise from Hills Road. Noise assessment required.	a
Could topography constrain development? No	g
Affected by Air Quality Management Area? This site is within or adjacent to the Air Quality Management Area (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 Air Quality Management Area (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: Site provides some car parking in the form of car parks, unclear how well used these are. Site in the Controlled Parking Zone (CPZ).	a
Access meets highway standards: No known issues	g
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes (various buses going down Hills Road)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: No	g
Site part of larger site or prejudice strategic site development? No	g
Development would impact on setting of Listed Building: Highsett and the wall in front of Highsett (across Hills Road from the site) are Grade II Listed Buildings	a
Site in or adjacent to Conservation Area: The western half of the site lies within the Central Conservation Area	a
Development affect any Locally Listed Buildings? Close to Claremont	a
Development affects archaeological remains[30]? The site is located close to the probable line of the Roman road approaching the Roman town at Cambridge from the south east.	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: Yes	g
Site within 400m of Doctors Surgery: Yes	g
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g

Use of site associated with a community facility: No	g
PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan? No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	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 - the Employment Land Review has identified the offices uses onsite for safeguarding in employment use	a
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	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use as language centre office and other uses
Achievability	Yes - Some potential for mixed use including residential on part. No potential on 57-60 Bateman St as 100+ year lease. Some potential for mixed use including residential on remainder but landowner deferring decisions until can negotiate early surrender of another lease.
Suitability	Yes
Actions needed to remove constraints	Site 872 can be considered to be suitable for development subject to the careful consideration of trees on site, the adjacent Historic Park and Garden / Protected Open Space, noise, parking, the issues with the surrounding historic environment.
Achievability period	Developable in 10-19 years
Overall Conclusion: Deliverable/Developable	Site is developable

Site 872

291

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

CAMBRIDGE CITY COUNCIL

SHLAA SITES 2012

Site ID: Site 583 Detail (next to 026)
Site Name: Car park east of 1 to 12 Porson Court
Ward: Trumpington
Site Area in Hectares: 0.38
Number of Units (constrained): 21
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 (GREEN, AMBER, RED)
In Green Belt: No	g
In Area Flood Risk: Sequential test has been applied according to PPS25 and the site falls within Environment Agency 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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No (although there a number of trees along the eastern boundary)	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? Yes

LEVEL 3: OTHER CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)

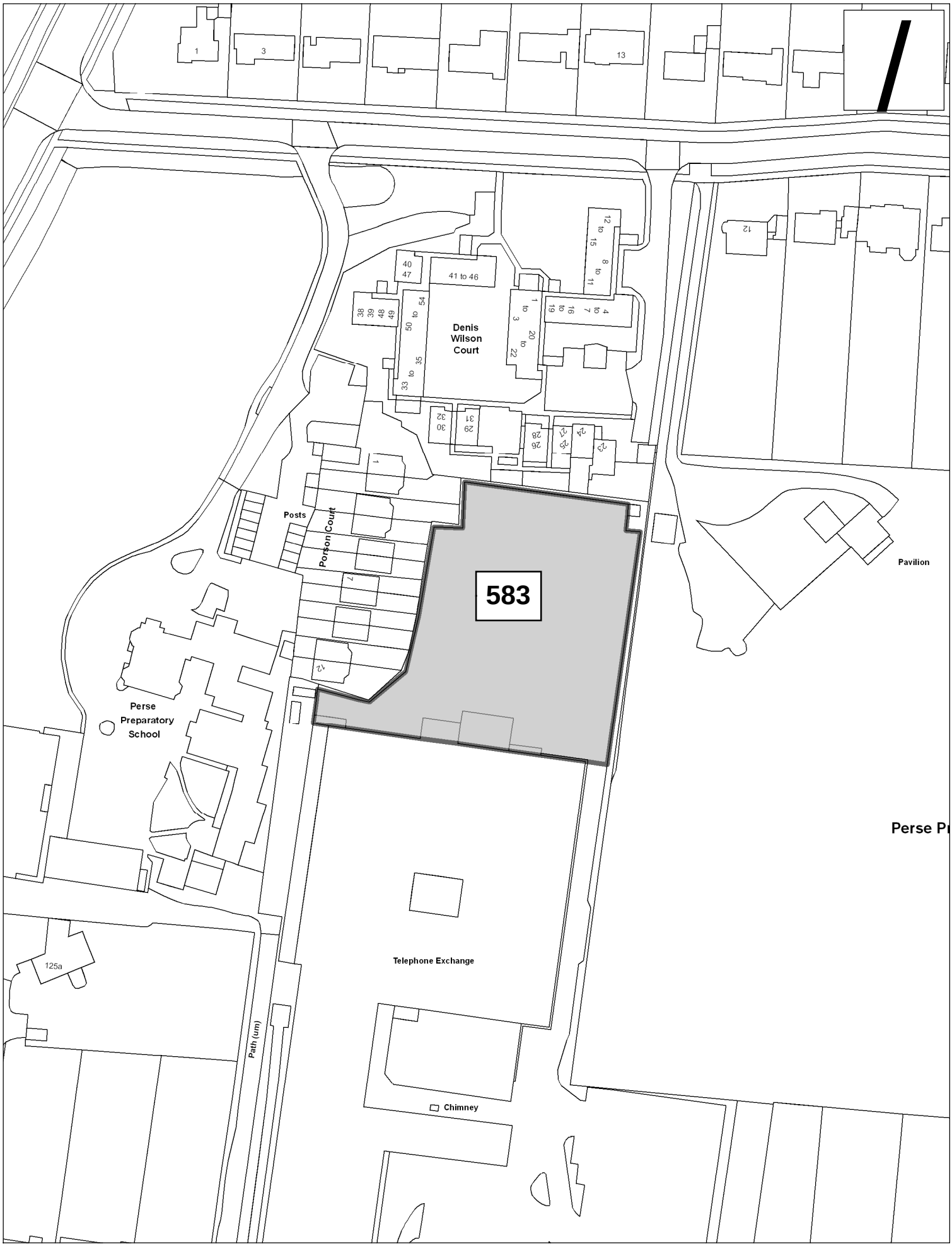
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? Site could have contamination issues (occupied by car park)	a
Any potential noise problems? No known issues	g
Could topography constrain development? No	g
Affected by Air Quality Management Area? Not within an Air Quality Management Area (AQMA)	g
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Site provides some car parking in the form of a car park, unclear how well used this is. Site not in Controlled Parking Zone (CPZ).	a
Access meets highway standards: The site is accessed past the BT building and could not be developed unless as part of the wider allocation. Highway Authority have confirmed site may have an access issue on its own	a
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? Yes (C7 Service)	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the site: Four storey building adjoins and overlooks the site from the south.	a
Site part of larger site or prejudice strategic site development? Yes - the site is part of the larger residential application to the south and would not be able to be developed unless as part of a wider scheme.	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[31]? The site is located on the probable line of a Roman road identified at Addenbrookes and Long Road College. There is also substantial evidence for Bronze Age settlement from the excavations at Clay Farm to the south (HER ECB2165).	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 at the rear of a large site, located away from the main road and has the rear of properties on two sides	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 Surgery: No	a
Site within 400m of Nursery School: No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: No	g

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? No	g
Will development be on previously developed land? Yes	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified	

Desktop Suitability Assessment Conclusion	The site is considered to be suitable for development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In operational use as car park for adjoining allocated residential use
Achievability	Yes - Land owner has confirmed interest in residential development in medium term. This and adjoining allocated site 5.06 is underutilised and land owner looking to partially release part of the site for residential development with phasing on further releases
Suitability	Yes
Actions needed to remove constraints	Dependant on future of allocated site 5.06. Access otherwise difficult
Achievability period	Developable in 10-19 years
Overall Conclusion: Deliverable/Developable	Site is developable



Site 583

295

Date:	19/08/11
Produced by:	Myles Greensmith
Section/Department:	Environment
Scale:	1:1250

SHLAA SITES 2012

Site ID: Site 903
Site Name: Glebe Farm North of Addenbrookes Access Rd
Ward: Trumpington
Site Area in Hectares: 1.00
Number of Units (constrained): 25
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - In use as open pasture	a
Buildings in use: No	g
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
In Green Belt: It was thought pertinent to carry out this current broad review of the inner Green Belt boundary areas in the context of the recent land releases and how those releases have affected the revised inner Green Belt boundary. The review specifically reconsidered zones of land immediately adjacent to the City in terms of the principles and function of the Green Belt. It does not identify specific areas with potential for further release.	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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: No	g
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: No	g
Relevant Planning History: No	g
Level 2 Conclusion: Site is located on the edge of the City with good access to the City's Southern Fringe. The site has no particular site contraints that could prevent residential development onsite assuming a suitable site access is identified. Allocated Site in the Local Plan Proposal Site (9.13)	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

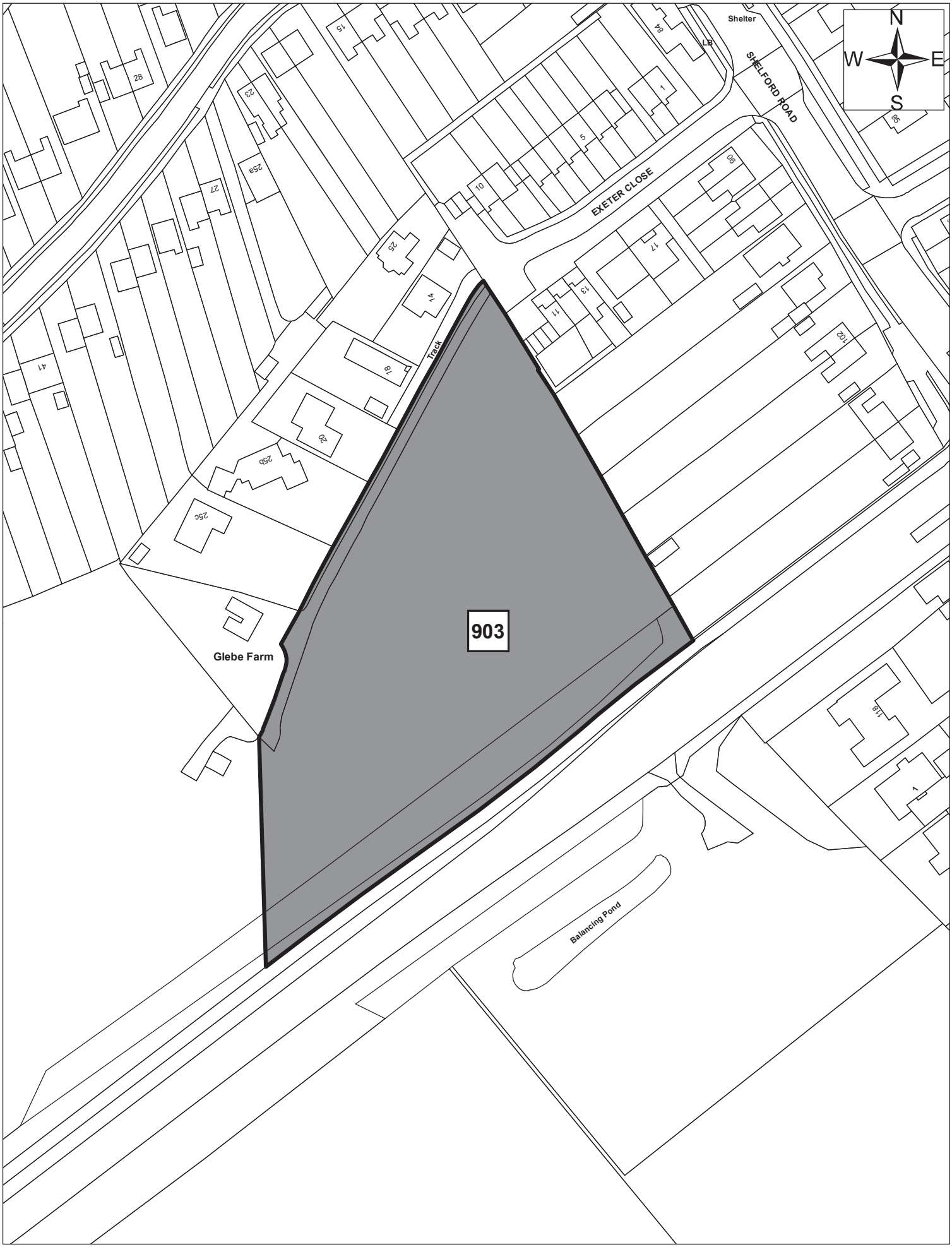
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No issues	g
Any potential noise problems? Noise may affect part of the site from the road. Noise assessment and potential noise mitigation needed.	a
Could topography constrain development? No	
Affected by Air Quality Management Area? Will require Air Quality Assessment due to size	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: No, currently a field. Not in CPZ.	g
Access meets highway standards: The Highway Authority would prefer access to be at the extreme southern western boundary of the site. This site (with site 904) will require an access strategy in relationship to each other and the existing access to Glebe Farm.	a
Does the site provide access to other properties/highway? No	g
Within 400m of high quality public transport route? No	
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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	
Development affects archaeological remains[32]? NGR: 544790 254200. Area previously subject to pre-determination evaluation. No archaeological evidence.	g
Site shape impacts on developability? No	g
Sites integration with existing communities: Edge of city location isolated from community facilities. Onsite provision of community facilities would help overcome this.	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 Surgery: No	a
Site within 400m of Nursery School:No	a
Site within 400m of Primary School: No	a
Site within 400m of Secondary School: No	a
Site within 400m of public open space: No	a
Use of site associated with a community facility: No	a

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?Allocated Site in the Local Plan Proposal Site (9.13)	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? Yes, the site is within the Southern Fringe Area of Major Change.	a
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 is suitable for residential development

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	Yes - Open greenfield site
Achievability	Yes - Put forward by landowner occupier in call for sites
Suitability	Yes
Actions needed to remove constraints	Allocated without planning consent
Achievability period	Deliverable in 0-5 years
Overall Conclusion: Deliverable/Developable	Site is deliverable



Site 903

299

CAMBRIDGE CITY COUNCIL

Date:	25th November 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,250

SHLAA SITES 2012

Site ID: Site 905
Site Name: Cambridge Professional Development Centre Padget Road Trumpington
Ward: Trumpington
Site Area in Hectares: 3.15
Number of Units (constrained): 50
Owner: Owner known

AVAILABILITY

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site in use: Yes - in use as a professional County Council training centre	a
Buildings in use: Yes	a
Any legal issues: Unknown	

SUITABILITY
LEVEL 1: STRATEGIC CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
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? Yes

LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS

SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
Site designated Protected Open Space or meets criteria: Over half of the site is former school playing fields and designated as protected open space in the 2006 Local Plan and the 2011 OS and Recreation Strategy. This area would need to be excluded from any development site.	a
Local Nature Conservation importance: No	g
Is the site Protected Industrial Land Policy 7/3 or in B1c, B2, B8 use: No	g
Protected Trees on site: One TPO on the boundary	a
Relevant Planning History: No	g
Level 2 Conclusion: Part of the site is a designated area of protected open space and although this would not render the site undevelopable it is contrary to Local Plan (2006) policy 4/2 Protection of Open Space. Any loss would need to be satisfactorily replaced in an equally accessible location and the site lost to development is not important for environmental reasons. The remaining site is suitable for residential development if the current training facilities can be relocated to a suitable location or they are no longer needed.	

Does the site warrant further assessment? Yes

LEVEL 3: OTHER CONSIDERATIONS

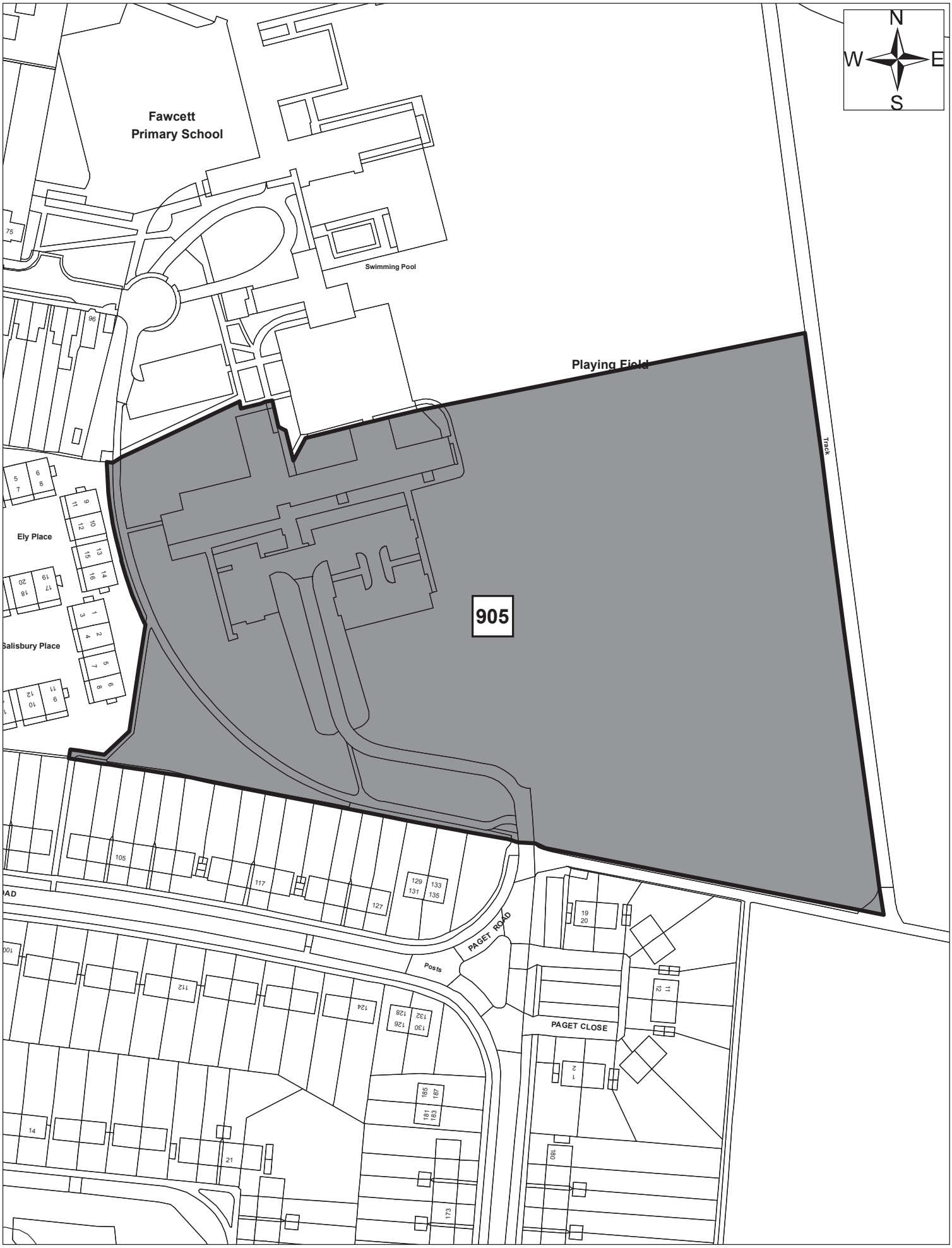
SITE ASSESSMENT CRITERIA	SCORE (GREEN, AMBER, RED)
ENVIRONMENTAL CONSIDERATIONS	
Is there potential contamination on site? No issues	g
Any potential noise problems? No Concerns	g
Could topography constrain development? No	
Affected by Air Quality Management Area? May require Air Quality Assessment due to size	a
ACCESS & TRANSPORT CONSIDERATIONS	
Issues with car parking in local area: Extensive car parking on site for the CPD. Not in CPZ.	g
Access meets highway standards: The proposal has no significant issues from the perspective of the Highway Authority.	g
Does the site provide access to other properties/highway? Site could be used as a pedestrain cut through between Paget Rd & Alpha Terrace.	a
Within 400m of high quality public transport route? Yes	g
DESIGN & IMPACT CONSIDERATIONS	
Nearby buildings overlook the 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: Yes, adjacent to Trumpington CA	a
Development affect any Locally Listed Buildings? No	g
Development affects archaeological remains[33]? NGR: 545010 255150. Adjaent to extensive excavations at Clay Farm in Southern Fringe. Important new evidence of Middle - Late Bronze Age settlement and field systems found (eg MCBs 17955) along with an Iron Age cremation cemetery adjacent to a major boundary ditch (MCB17954) and Roman British settlement complex (MCB17953). A programme of archaeological works should be undertaken prior to the submission of any planning application.	g
Site shape impacts on developability? No	g
Sites integration with existing communities: Surburban location close to community facilities	
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 Surgery: Yes	g
Site within 400m of Nursery School: Yes	g
Site within 400m of Primary School: Yes	g
Site within 400m of Secondary School: No	a
Site within 400m of public open space: Yes	g
Use of site associated with a community facility: Yes, if the training centre cannot be retained onsite or a replacement training centre cannot be provided in a similarly accessible location.	a

PLANNING POLICY CONSIDERATIONS	
Is site allocated in Local Plan?No	g
Is the site allocated in Minerals and Waste LDF? Site is not allocated for a minerals or waste use in the Cambridgeshire and Peterborough Minerals and Waste Site Specific Proposals Plan Feb 2012.	g
Is the site in an area of major change? Yes, the site is within the Southern Fringe Area of Major Change.	a
Will development be on previously developed land? Yes (assuming the POS is not developed)	g
Is site identified in the Council's Employment Land Review? No	g
OTHER CONSIDERATIONS	
Any other constraints on site? No	g
Level 3 Conclusion: While the site scores a number of amber scores against the Level 3 criteria, it is considered that these do not necessarily render the site undevelopable. Further information would be required to ensure that development of the site would be justified.	

Desktop Suitability Assessment Conclusion	The site excluding the area of Protected Open Space is suitable for residential development if the current training facilities can be relocated to a suitable location or they are no longer needed.

IS THE SITE ACHIEVABLE, DELIVERABLE, DEVELOPABLE OR UNDEVELOPABLE?

Availability	No - In use as a professional County Council training centre
Achievability	Yes-Put forward by landowner occupier in call for sites
Suitability	Yes
Actions needed to remove constraints	Open space needs to be retained for community use; Community facilities to be replaced; Archaeological Survey
Achievability period	Deliverable in 0-5 years
Overall Conclusion: Deliverable/Developable	Site is deliverable



Site 905

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CAMBRIDGE CITY COUNCIL

Date:	25th November 2011
Produced by:	Matthew Merry
Section/Department:	Environment
Scale:	1:1,500