

## **Annex 1 Greater Cambridge Local Plan: First Proposals: Sustainability Appraisal**

### **Supplement to Appendix E – Councils’ justification for selecting sites to take forward for allocation and discounting alternatives**

#### **Introduction**

The following sections provide a summary of why sites subject to appraisal were included in the First Proposals as preferred options, and why other sites were not included.

#### **Proposed allocations**

##### **Densification of existing urban areas**

##### **New allocations**

##### **Land south of Coldham’s Lane, Cambridge / South of Coldham's Lane Area of Major Change**

##### **Site details**

- HELAA reference: 40134a (and OS123)
- Policy reference: S/C/SCL
- Proposed land use: Employment

##### **Reasons for inclusion in preferred approach**

Former landfill, the site is contaminated land. Not suitable for residential development. Part of the South of Coldham’s Lane area of major change is suitable for commercial development, to be delivered as part of a masterplan for the wider site, which will include opportunities to deliver new open space.

## **Garages between 20 St. Matthews Street and the Blue Moon Public House, Cambridge**

### **Site details**

- HELAA reference: 44108a (amended boundary from 44108)
- Policy reference: S/C/SMS
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Site providing opportunity to improve the character of an existing garages site in a highly sustainable location close to the centre of Cambridge with easy walking access to shops, employment and public transport.

## **Existing allocations**

### **137 and 143 Histon Road, Cambridge**

#### **Site details**

- HELAA reference: 40385a
- Policy reference: S/C/R2
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

This brownfield site in the central area of Cambridge offers the opportunity to deliver homes in a sustainable location.

## **Land south of Wilberforce Road, Cambridge**

### **Site details**

- HELAA reference: 40298
- Policy reference: S/C/U3
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

The First Proposals proposes to carry forward Cambridge Local Plan 2018 Site allocation U3, which identifies the site as suitable for student accommodation. This site is considered to remain suitable for this use. A planning application has been submitted.

### **Travis Perkins, Devonshire Road (Policy 27 - R9)**

#### **Site details**

- HELAA reference: OS036
- Policy reference: S/C/R9
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

This brownfield site in the central area of Cambridge offers the opportunity to deliver homes in a sustainable location.

### **Police Station, Parkside (Policy 27 - M4)**

#### **Site details**

- HELAA reference: OS037
- Policy reference: S/C/M4
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Site in a highly sustainable location close to the centre of Cambridge with easy walking access to shops, employment and public transport. There is potential for development whilst considering the heritage value of the site.

### **Clifton Road Area (Policy 27 - M2)**

#### **Site details**

- HELAA reference: OS043

- Policy reference: S/C/M2
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

The redevelopment of this site to provide new homes will result in a significant loss of employment uses that would need to be relocated, and we have limited evidence that it will still come forward, and therefore we will need to work with the landowners to gather this evidence to have greater certainty that this site will be brought forward for development by 2041. These issues will be considered further as the draft Local Plan is prepared.

### **82 - 90 Hills Road & 57 - 63 Bateman Street (Policy 27 - M5)**

#### **Site details**

- HELAA reference: OS044
- Policy reference: S/C/M5
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

This brownfield site in the central area of Cambridge offers the opportunity to deliver a mixed use development in a sustainable location.

### **315 - 349 Mill Road and Brookfields (Policy 27 - R21)**

#### **Site details**

- HELAA reference: OS046
- Policy reference: S/C/R21
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

This brownfield site in the central area of Cambridge offers the opportunity to deliver a mixed use development in a sustainable location.

## **Old Press/Mill Lane, Cambridge**

### **Site details**

- HELAA reference: OS258
- Policy reference: S/C/U1
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

Allocated in the adopted local plan, the site remains suitable for student accommodation and other commercial uses in the heart of Cambridge.

## **New Museums, Downing Street, Cambridge**

### **Site details**

- HELAA reference: OS259
- Policy reference: S/C/U2
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

Allocated in the adopted local plan, the site remains suitable for university related uses.

## **Henry Giles House, 73-79 Chesterton Road, Cambridge**

### **Site details**

- HELAA reference: 40103
- Policy reference: S/C/R4
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Site provides an opportunity for redevelopment to improve on the existing building's contribution to the character of its immediate location, in a highly sustainable location close to the centre of Cambridge with easy walking access to shops, employment and public transport.

### **Clifton Road Industrial Park, Cambridge**

#### **Site details**

- HELAA reference: 48068
- Policy reference: S/C/M2
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Site in a highly sustainable location close to the centre of Cambridge with easy walking access to shops, employment and public transport. The First Proposals includes carrying forward the allocation on the wider site Clifton Road allocation included in the Cambridge Local Plan 2018. However, there may be challenges in developing this part of the site suggested through the call for sites in isolation for residential development on its own due to adjoining industrial uses.

### **Land south of Bateman Street, Cambridge**

#### **Site details**

- HELAA reference: 51485
- Policy reference: S/C/M5
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

The First Proposals proposes to carry forward Cambridge Local Plan 2018 Site allocation M5, which would seek to maintain this location for a mix of uses, in a highly sustainable location.

## **Travis Perkins, Devonshire Road, Cambridge**

### **Site details**

- HELAA reference: 51615
- Policy reference: S/C/R9
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Site in a highly sustainable location close to the centre of Cambridge with easy walking access to shops, employment and public transport. Site is deliverable and proposed to continue to be allocated for development.

## **Willowcroft, 137-143 Histon Road (Policy 27 - R2)**

### **Site details**

- HELAA reference: OS035
- Policy reference: S/C/R2
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

This brownfield site in the central area of Cambridge offers the opportunity to deliver homes in a sustainable location. Site is deliverable and proposed to continue to be allocated for development.

## **Henry Giles House, 73-79 Chesterton Road (Policy 27 - R4)**

### **Site details**

- HELAA reference: OS038
- Policy reference: S/C/R4
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Site providing opportunity for redevelopment to improve on the existing building's contribution to the character of its immediate location, in a highly sustainable location close to the centre of Cambridge with easy walking access to shops, employment and public transport.

### **Camfields Resource Centre & Oil Depot (Policy 27 - R5), 137-139 Ditton Walk**

#### **Site details**

- HELAA reference: OS039
- Policy reference: S/C/R5
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

This brownfield site in the central area of Cambridge offers the opportunity to deliver homes in a sustainable location.

### **636 - 656 Newmarket Road (Policy 27 - R6)**

#### **Site details**

- HELAA reference: OS045
- Policy reference: S/C/R6
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

This site provides an opportunity for development in Cambridge. However, we have limited evidence that the site will still come forward at the moment, and therefore we will need to work with the landowners to gather this evidence to have greater certainty that this site will be brought forward for development by 2041 for it to be included in the draft Local Plan.

## **Shire Hall, Castle Street, Cambridge**

### **Site details**

- HELAA reference: 40083
- Policy reference:
- Proposed land use: Employment / Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

The area around Shire Hall has potential for improvement, whilst being careful to protect heritage and green space assets. Rather than including as an allocation, the First Proposals identifies the site as an opportunity area, which will enable policy guidance to be included in the new local plan.

## **Edge of Cambridge: non-Green Belt**

### **New allocations**

#### **North East Cambridge Area Action Plan - Amended Boundary, Sept 2019 (SS/5)**

### **Site details**

- HELAA reference: OS062
- Policy reference: S/NEC
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

This edge of Cambridge site is one of the last few remaining significant brownfield sites within the city, where comprehensive redevelopment will support new homes and jobs as part of a new city district in a highly accessible location.

## **Cambridge East (Safeguarded Land)**

### **Site details**

- HELAA reference: OS213

- Policy reference: S/CE
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

Site previously removed from the Green Belt and safeguarded for development should the airport site become available. Provides the opportunity for a new urban quarter for Cambridge that can be served by high quality public transport and support active modes of travel.

### **Existing allocations**

#### **West Cambridge (M13 Designated Site)**

##### **Site details**

- HELAA reference: OS161
- Policy reference: S/WC
- Proposed land use: Employment

### **Reasons for inclusion in preferred approach**

The University's West Cambridge site provides an opportunity to contribute to meeting development needs, including the creation of an innovation district. Cambridge City Council recently resolved to grant planning permission for a revised masterplan for the site. The First Proposals includes a policy proposal which would guide future development on the site.

#### **Fulbourn Road East (Fulbourn) (Policy E/3)**

##### **Site details**

- HELAA reference: OS055
- Policy reference: S/EOC/E/3
- Proposed land use: Employment

### **Reasons for inclusion in preferred approach**

This land was removed from the Green Belt and allocated for development by the South Cambridgeshire Local Plan 2018. It provides an opportunity for employment development on the edge of Cambridge at the Peterhouse Employment site, adding to the cluster of development in this sustainable location, and warrants continued allocation.

### **Cambridge Biomedical Campus extension (Policy E/2)**

#### **Site details**

- HELAA reference: OS056
- Policy reference: S/CBC/E/2
- Proposed land use: Employment

### **Reasons for inclusion in preferred approach**

This land was removed from the Green Belt and allocated for development by the South Cambridgeshire Local Plan 2018. Site constraints such as drainage, and relationship with the Nine Wells nature reserve are capable of being appropriately addressed. It provides an opportunity for further development and to meet the future needs of the Campus.

### **Fulbourn Road West 1 & 2, Cambridge**

#### **Site details**

- HELAA reference: OS260
- Policy reference: S/EOC/GB3-4
- Proposed land use: Employment

### **Reasons for inclusion in preferred approach**

This land was removed from the Green Belt and allocated for development by the Cambridge Local Plan 2018. It provides an opportunity for employment development on the edge of Cambridge at the Peterhouse Employment site, adding to the cluster of development in this sustainable location, and warrants continued allocation. Part of the site has already been developed.

## **North West Cambridge (Eddington)**

### **Site details**

- HELAA reference: S/NWC
- Policy reference: S/EOC/GB3-4
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

The development, now known as Eddington, is becoming a thriving urban quarter. Identified for development through the North West Cambridge Area Action Plan, there is now opportunities to deliver additional residential development within the site, which provides a sustainable location for future development.

## **North West Cambridge (NW/4)**

### **Site details**

- HELAA reference: OS022
- Policy reference: S/NWC
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

The development, now known as Eddington, is becoming a thriving urban quarter. Identified for development through the North West Cambridge Area Action Plan, there is now opportunities to deliver additional residential development within the site, which provides a sustainable location for future development.

## **Land between Huntington Road and Histon Road (SS/2)**

### **Site details**

- HELAA reference: OS024
- Policy reference: S/EOC/SS/2

- Proposed land use:

### **Reasons for inclusion in preferred approach**

This land was removed from the Green Belt and allocated for development originally by the Site Specific Policies DPD, and then reviewed by the South Cambridgeshire Local Plan 2018. It continues to provide a suitable location for development on the edge of Cambridge, with sustainable transport opportunities. A secondary school and country park are also planned.

### **Edge of Cambridge: Green Belt**

#### **New allocations**

### **Cambridge Biomedical Campus Extension (North of Granham's Road)**

#### **Site details**

- HELAA reference: OS217
- Policy reference: S/CBC/A
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

There is an opportunity to create a new comprehensive green edge to the city in tandem with the development taking place at Worts Causeway on the opposite side of Babraham Road. So long as it does not extend further south than the Worts Causeway sites and is contained to the lower land away from White Hill, there is potential to focus development on a smaller area of land to support the Campus. The Greater Cambridge Green Belt Study (2021) identifies an area adjoining Babraham Road where the harm of release would be lower than other land in this area, although this is still acknowledged as a high level of harm. Given the national importance of the Campus in health, life-sciences and biotechnology, and the significant public transport infrastructure investment into the area with the new Cambridge South Railway Station, it is considered that it may be possible to demonstrate a case for exceptional circumstances for a limited release of land from the Green Belt in this location.

## **Existing allocations**

### **Land at Fen Road, Cambridge**

#### **Site details**

- HELAA reference: 40394
- Policy reference: S/LAC/RM1-H/7
- Proposed land use: Residential

#### **Reasons for inclusion in preferred approach**

This site has been identified for boat moorings in the adopted Local Plans. The level of need is currently under review, and the inclusion of this site for moorings will be considered at the draft plan stage.

However, the call for sites proposal includes residential development to accompany the moorings, which would have a greater landscape impact. It would also increase development on the east side of the fen road railway crossing. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location. The proposals for residential development has therefore been rejected.

#### **Growth around transport nodes: Cambourne Area**

No sites selected.

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Rural Southern cluster**

### **New allocations**

#### **Land between Hinton Way and Mingle Lane, Great Shelford**

##### **Site details**

- HELAA reference: OS216
- Policy reference: S/RSC/HW
- Proposed land use: Residential

##### **Reasons for inclusion in preferred approach**

The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt. Opportunity to provide a landscaped edge to the village, very well located in relation to existing railway station, with resulting excellent access to Cambridge, and to Cambridge Biomedical Campus once the new Cambridge South station is open, providing the exceptional circumstances required for Green Belt release.

#### **Comfort Cafe, Four Wentways, Little Abington**

##### **Site details**

- HELAA reference: 40125
- Policy reference: S/RSC/CC
- Proposed land use: Employment

##### **Reasons for inclusion in preferred approach**

Brownfield site meeting evidenced demand for start-up and grow on space close to existing research parks, in a sustainable location with close proximity to the proposed future travel hub for the South East Cambridge Transport Scheme.

## **The Babraham Research Campus, Cambridge**

### **Site details**

- HELAA reference: 51604a
- Policy reference: S/BRC
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a low level of harm to the Green Belt. Support for continued growth of nationally important research campus meeting evidenced needs for additional space, provides justification for the exceptional circumstances required to release this land from the Green Belt, including providing policy support for key worker housing in this location.

## **Land at Maarnford Farm, Hunts Road, Duxford**

### **Site details**

- HELAA reference: 40558
- Policy reference: S/RSC/MF
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Well related to existing village – close to school, and within walking distance of Whittlesford Parkway Station. Site is supported by the parish council.

### **Existing allocations**

## **Land south of Babraham Road, Sawston (H/1(c))**

### **Site details**

- HELAA reference: OS030

- Policy reference: S/RSC/H/1 (c)
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

This land was removed from the Green Belt and allocated for development by the South Cambridgeshire Local Plan 2018. It provides an opportunity for development one of the most sustainable villages in the district, providing homes identified in the area referenced as the southern cluster in the emerging local plan.

### **Rest of the Rural Area**

#### **New allocations**

#### **Land at Mansel Farm, Station Road, Oakington**

##### **Site details**

- HELAA reference: 40190a
- Policy reference: S/RRA/MF
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt. Site in very close proximity to Cambridgeshire Guided Busway stop, providing excellent public transport access and enhancing the approach to the stop for pedestrians, providing the exceptional circumstances required for Green Belt release.

#### **Land at Highfields (phase 2), Caldecote**

##### **Site details**

- HELAA reference: 51599a
- Policy reference: S/RRA/H
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Site with lapsed planning permission in close proximity to proposed Cambourne to Cambridge Public Transport Scheme stop.

### **East of bypass, Longstanton**

#### **Site details**

- HELAA reference: OS219
- Policy reference: S/RRP/L
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Site Proposed as opportunity area, to support a range of uses include residential, older people housing, and open space, and to support completion of community facilities in the village.

### **Land adj to Buckingham Business Park, Swavesey**

#### **Site details**

- HELAA reference: 40455
- Policy reference: S/RRA/BBP
- Proposed land use: Employment

### **Reasons for inclusion in preferred approach**

Site meeting evidenced demand for warehousing and distribution units around Cambridge connected to the strategic road network, as an extension to an existing employment location. Subject to demonstrating access via the business park internal road and appropriate odour assessment.

## **Land to the north of St Neots Road, Hardwick**

### **Site details**

- HELAA reference: 40224
- Policy reference: S/RRA/SNR
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

Site provides an opportunity for local employment opportunities near to Bourn Airfield New Village, in close proximity to proposed Cambourne to Cambridge Public Transport Scheme stop.

## **Land to the north of St Neots Road, Hardwick**

### **Site details**

- HELAA reference: 40224
- Policy reference: S/RRA/SNR
- Proposed land use: Employment

### **Reasons for inclusion in preferred approach**

Site provides an opportunity for local employment opportunities near to Bourn Airfield New Village, in close proximity to proposed Cambourne to Cambridge Public Transport Scheme stop.

## **Old Highways Depot, Twenty Pence Lane, Cottenham**

### **Site details**

- HELAA reference: 40384
- Policy reference: S/RRA/OHD
- Proposed land use: Employment

### **Reasons for inclusion in preferred approach**

Existing employment site of mostly brownfield land within the village framework of Cottenham. Opportunity for development to make best use of the site.

## **The Moor, Moor Lane, Melbourn**

### **Site details**

- HELAA reference: 40215
- Policy reference: S/RRA/ML
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

Site in Minor Rural Centre with a number of village services, and also benefiting from Meldreth Railway Station. Site is bounded by development on three sides, with screening provided by existing vegetation.

## **Land to the south of the A14 Services**

### **Site details**

- HELAA reference: OS250
- Policy reference: S/RRA/S
- Proposed land use: Employment

### **Reasons for inclusion in preferred approach**

Site previously uses as depot for the A14 works, provides an opportunity to meet needs for industry and warehousing, well related to the highway network, and accessible to the cycle bridge to Northstowe. Landscape issues can be appropriately addressed.

## **Bayer CropScience Site, Hauxton**

### **Site details**

- HELAA reference: OS254
- Policy reference: S/RRA/H/2
- Proposed land use: Employment

### **Reasons for inclusion in preferred approach**

Whilst the development in this area is almost complete, an area of planned for commercial development has yet to be developed. This provides an opportunity to support local jobs and is proposed to be allocated to so that it is retained for employment uses.

### **Land to the west of Cambridge Road, Melbourn**

#### **Site details**

- HELAA reference: 40490a
- Policy reference: S/RRA/CR
- Proposed land use: Mixed use, housing and employment

### **Reasons for inclusion in preferred approach**

This enclosed site, which would have limited landscape impacts, provides an opportunity for mixed use development next to Melbourn Science Park, providing for future site needs as well as providing opportunities to housing. Melbourn also benefits from Meldreth railway station, which will provide access to the Cambridge railway stations.

### **Land to the west of Cambridge Road, Melbourn**

#### **Site details**

- HELAA reference: 40490
- Policy reference: S/RRA/CR
- Proposed land use: Residential

### **Reasons for inclusion in preferred approach**

This enclosed site would have limited landscape impacts. Whilst it has been put forward for residential development through the call for sites, it provides an opportunity for mixed use development next to Melbourn Science Park, providing for

future site needs as well as providing opportunities to housing. Melbourn also benefits from Meldreth railway station, which will provide access to the Cambridge railway stations.

## **Existing allocations**

### **Over, Norman Way (residue) (Policy E/5(1))**

#### **Site details**

- HELAA reference: OS057
- Policy reference: S/RRA/E/5 (1)
- Proposed land use: Employment

#### **Reasons for inclusion in preferred approach**

This small area of land forms the residue of the land allocated for this industrial estate. It is integral to the site and represents a logical opportunity to complete the site and provides capacity for industrial or storage uses. The landowner indicate that the site is available for development.

## **Rejected sites**

### **1. Densification of existing urban areas**

#### **Telephone Exchange south of 1 Ditton Lane**

##### **Site details**

- HELAA reference: OS140
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

There is uncertainty whether this site will be available for development in the plan period. As deliverability is not certain it is not proposed to be allocated.

## **Parkside Subdivisional Police Headquarters, Parkside, Cambridge**

### **Site details**

- HELAA reference: 40111
- Policy reference:
- Proposed land use: Mixed use, housing and employment

## **Reasons for Rejection**

Site in a highly sustainable location close to the centre of Cambridge with easy walking access to shops, employment and public transport. There is potential for development whilst considering the heritage value of the site. However, the site proposal as submitted through the call for sites implies site clearance which would not take account of existing heritage value.

## **SJC Innovation Park, Cowley Road, Cambridge**

### **Site details**

- HELAA reference: 40480
- Policy reference:
- Proposed land use: Employment

## **Reasons for Rejection**

This area will form part of the North East Cambridge area, which is proposed to be identified for development, and guided by the North East Cambridge Area Action Plan. A standalone allocation for this part of the site is therefore not proposed.

## **Abbey Stadium, Newmarket Road, Cambridge**

### **Site details**

- HELAA reference: 40123
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Abbey Stadium is protected open space. Its loss will impact on formal sports provision for Cambridge United FC. Alternative site needed, or for a scheme to demonstrate how the use will be retained. An opportunity area is proposed by the First Proposals consultation which could provide further policy guidance in the new local plan.

## **Land on north side of Station Road, Cambridge**

### **Site details**

- HELAA reference: 40133
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated. Site does not warrant specific allocation. Proposed to continue to be part on an opportunity area.

## **Land south of Coldham's Lane, Cambridge**

### **Site details**

- HELAA reference: 40134
- Policy reference:
- Proposed land use: Mixed use, housing and employment

## **Reasons for Rejection**

Former landfill, the site is contaminated land. This call for sites proposal includes residential development, which is not suitable for this site. Part of the South of Coldham's Lane area of major change is suitable for commercial development subject to detailed site considerations, to be delivered as part of a masterplan for the wider site. This has been addressed separately.

## **North Cambridge Academy, Arbury Road, Cambridge**

### **Site details**

- HELAA reference: 40018
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

Whilst within the urban area of Cambridge, the site is part of school site. Further evidence needed that it is not needed for education uses, and how it could be successfully developed when clearly integrated within the current school grounds. If issues are resolved the site is capable of coming forward as a windfall development.

## **100-112 Hills Road, Cambridge**

### **Site details**

- HELAA reference: 40214
- Policy reference:
- Proposed land use: Mixed use, housing and employment

## **Reasons for Rejection**

The First Proposals proposes to carry forward Cambridge Local Plan 2018 Site allocation M44 allocated for mixed use development including residential use. The site is located within the Station Areas West and Clifton Road Area of Major Change which seeks to support the continued and complete regeneration of mixed-use areas of the city. The preferred approach is to maintain as a mixed use allocation to help create a vibrant, mixed-use areas of the city, centred around and accessible to a

high quality and improved transport interchange. An allocation purely for employment has therefore not been taken forward.

### **Land west of Baldock Way, Cambridge**

#### **Site details**

- HELAA reference: 40168
- Policy reference:
- Proposed land use: Residential

#### **Reasons for Rejection**

Only front of site considered suitable for development. This would reduce capacity below HELAA threshold. Not considered suitable for allocation.

### **Trumpington Park and Ride site, Trumpington**

#### **Site details**

- HELAA reference: 40171
- Policy reference:
- Proposed land use: Residential

#### **Reasons for Rejection**

Current proposals for the South West Travel hub include the existing site remaining as a park and ride, therefore there is not sufficient evidence that it will be available during the plan period to justify an allocation for an alternative use. Part of the site is included in the Green Belt. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a low level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land at Cambridge North**

### **Site details**

- HELAA reference: 51486
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

This area will form part of the North East Cambridge area, which is proposed to be identified for development, and guided by the North East Cambridge Area Action Plan. A standalone allocation is therefore not proposed.

## **137 Histon Road, Cambridge**

### **Site details**

- HELAA reference: 40385
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Site forms part of a larger allocation proposed for inclusion in the First Proposals, addressed separately.

## **Land at Wolfson Court, Clarkson Road, Cambridge**

### **Site details**

- HELAA reference: 40390
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The First Proposals consultation identifies that further work will be undertaken prior to the draft plan with the higher-education institutions in Cambridge to identify their student accommodation growth needs over the next ten years, including the different types of accommodation such as self-contained accommodation for post-graduate students and their families. This will inform whether additional allocations are required.

### **379 - 381 Milton Road (Policy 27 - M1)**

#### **Site details**

- HELAA reference: OS033
- Policy reference:
- Proposed land use: Mixed use, housing and employment

## **Reasons for Rejection**

This site falls within the North East Cambridge area, and is therefore not proposed to be carried forward as a standalone allocation. Future uses will be considered through the Area Action Plan. A standalone allocation for this site is therefore no longer proposed.

### **Land south of 8-10 Adams Road, Cambridge**

#### **Site details**

- HELAA reference: 40391
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

This site was not considered suitable by the HELAA process as suitable site access was not available.

## **Cherry Hinton Telephone Exchange, 152 Coleridge Road, Cambridge**

### **Site details**

- HELAA reference: 40100
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

This is an existing allocation in the Local Plan 2018, but there is uncertainty regarding availability of the site and whether it will come forward for residential uses by 2041, and therefore it is not considered deliverable at this point. Could potentially come forward through development management process as a windfall site if it became available.

## **100-112 Hills Road, Cambridge**

### **Site details**

- HELAA reference: 40214
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

The First Proposals proposes to carry forward Cambridge Local Plan 2018 Site allocation M44 allocated for mixed use development including residential use. The site is located within the Station Areas West and Clifton Road Area of Major Change which seeks to support the continued and complete regeneration of mixed-use areas of the city. The preferred approach is to maintain as a mixed use allocation to help create a vibrant, mixed-use areas of the city, centred around and accessible to a high quality and improved transport interchange. An allocation purely for employment has therefore not been taken forward.

## **Addenbrookes Hospital Extension, Cambridge**

### **Site details**

- HELAA reference: 50505
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

This call for sites proposal relates to development within the Cambridge Biomedical Campus. A policy is proposed which would guide development within the site, and a specific allocation within the site has not been taken forward.

## **Kett House and 10 Station Road, Cambridge**

### **Site details**

- HELAA reference: 51605
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

The site is located within the Station Areas West and Clifton Road Area of Major Change which seeks to support the continued and complete regeneration of mixed-use areas of the city. These policies are proposed to be carried forward, and site proposals can be considered in that context.

## **The Paddocks, 347 Cherry Hinton Road (Policy 27 - R7)**

### **Site details**

- HELAA reference: OS032
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

This is an active site of mixed commercial uses and in reviewing whether the allocation should be carried forward, it is considered more appropriate to retain the site for the existing uses, rather than it being redeveloped for residential uses. No evidence that it will still come forward for residential uses.

### **BT Telephone Exchange & Car Park, Long Road (Policy 27 - R14)**

#### **Site details**

- HELAA reference: OS034
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

There is uncertainty whether this site will still come forward site for residential uses by 2041. As deliverability is not certain it is not proposed to be allocated.

### **149 Cherry Hinton Road and Telephone Ex (Policy 27 - R8)**

#### **Site details**

- HELAA reference: OS040
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

There is uncertainty whether this site will still come forward site for residential uses by 2041. As deliverability is not certain it is not proposed to be allocated.

### **Horizons Resource Centre, 285 Coldham's Lane (Policy 27 - R11)**

#### **Site details**

- HELAA reference: OS041

- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

There is uncertainty whether this site will still come forward site for residential uses by 2041. As deliverability is not certain it is not proposed to be allocated.

### **CPDC, Foster Road (Policy 27 - R16)**

#### **Site details**

- HELAA reference: OS042
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

There is uncertainty whether this site will still come forward site for residential uses by 2041. As deliverability is not certain it is not proposed to be allocated.

### **2. Edge of Cambridge: non-Green Belt**

No sites rejected. See sites selected.

### **3. Edge of Cambridge: Green Belt**

### **Land south of Worts Causeway, Cambridge**

#### **Site details**

- HELAA reference: 40139
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Whilst the site has the proximity benefits of an edge of Cambridge location, development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a

very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land south of Babraham Road, Shelford Bottom**

### **Site details**

- HELAA reference: 40140
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Whilst the site has the proximity benefits of an edge of Cambridge location, development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land at Granham's Road, Cambridge**

### **Site details**

- HELAA reference: 40138
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

This site is similar to that assessed as OS217, although it includes the narrow field to the south of the Addenbrooke's site, allocated in the previous local plan (OS056). However, it also includes an additional area to the west beyond the hedgerow boundary that would encroach onto White Hill, and should not be included in any Green Belt release.

## **Land at Chandos Farm, Cherry Hinton Road, Shelford Bottom**

### **Site details**

- HELAA reference: 40141
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Whilst adjoining existing development, proposals for residential development would have an adverse impact to the settlement character, and although near to the Park and Ride the development would be relatively isolated. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt, due to the development that already exists. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land west of Trumpington Road, Cambridge**

### **Site details**

- HELAA reference: 40142
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Whilst the site has the proximity benefits of an edge of Cambridge location, development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land south of Addenbrooke's Road, Trumpington**

### **Site details**

- HELAA reference: 40143
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Whilst the site has the proximity benefits of an edge of Cambridge location, development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high / high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land north of M11 and west of Hauxton Road, Trumpington**

### **Site details**

- HELAA reference: 40048
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Development of the site for residential and mixed uses would have a significant adverse impact upon the wide and local landscape character, views, and the setting of Cambridge. The Trumpington Meadows development has been designed to include a distinctive urban edge with a green foreground providing a gateway to the City. The removal of this landscape buffer between Trumpington Meadows and the M11 by extending development closer to the M11 would mean that the development uses the motorway as an enclosing element to Cambridge as it does to the northeast of the city with the A14. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land north of A14 and south of Milton Road, Impington**

### **Site details**

- HELAA reference: 40096
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

Development would result in the built development beyond the A14 and significantly altering the gap between Histon & Impington and Milton. Development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land east of Gazelle Way and west of Teversham Road, Teversham**

### **Site details**

- HELAA reference: 40250
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Development would amalgamate Cambridge, Teversham and Fulbourn and encroach into the rural countryside. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land at and adjacent to Cambridge Airport, Newmarket Road, Cambridge**

### **Site details**

- HELAA reference: 40306
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

This proposal includes the safeguarded land outside the Green Belt at the airport which is proposed for allocation. However, this call for sites proposal includes land beyond Airport Way in the Cambridge Green Belt. The development proposal encompasses a number of land parcels identified by the Cambridge Green Belt Study (2021), with parts identified as very high harm, and parts as high level of harm to the Green Belt if released for development. The proposed development strategy has identified alternative locations to meet development needs, including the significant supply of land available through the safeguarded land. It is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Cambridge South (Cambridge Biomedical Campus) – East**

### **Site details**

- HELAA reference: OS214
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

Development of this site as proposed would result in significant landscape impacts. It would encroach onto the chalk hills, and consolidate development with Babraham Park and Ride. The Greater Cambridge Green Belt Study (2021) identifies that release of the areas proposed would result in very high harm to the Green Belt. This site is not proposed for allocation. A policy is proposed for the Biomedical Campus, including the potential for smaller Green Belt release adjoining the campus site.

## **Cambridge South (Cambridge Biomedical Campus) – East**

### **Site details**

- HELAA reference: OS214
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Development of this site as proposed would result in significant landscape impacts. It would encroach onto the chalk hills, and consolidate development with Babraham Park and Ride. The Greater Cambridge Green Belt Study (2021) identifies that release of the areas proposed would result in very high harm to the Green Belt. This site is not proposed for allocation. A policy is proposed for the Biomedical Campus, including the potential for smaller Green Belt release adjoining the campus site.

## **Cambridge South (Cambridge Biomedical Campus) – West**

### **Site details**

- HELAA reference: OS215
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Site would consolidate development between Cambridge and Great Shelford, and result in significant landscape impacts. Other sites are available to deliver development on the edge of Cambridge outside the Green Belt which are accessible to the Biomedical Campus. The Greater Cambridge Green Belt Study (2021) identifies that release of the areas proposed would result in very high harm to the Green Belt. This site is not proposed for allocation. A policy is proposed for the Biomedical Campus, including the potential for a Green Belt release adjoining the campus site.

## **Land to the east of Ditton Lane, Fen Ditton**

### **Site details**

- HELAA reference: 40217
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Whilst the site has the proximity benefits of an edge of Cambridge location, development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East**

### **Site details**

- HELAA reference: 40058
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Development would cause harm to the landscape and the setting of the City. The development proposals encompass a number of land parcels identified by the Cambridge Green Belt Study (2021), identified as very high harm to the Green Belt if released for development. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land south of Addenbrooke's Road and east of M11, Cambridge South**

### **Site details**

- HELAA reference: 40064
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

This site assessment considers two large sites as a single proposal. Development south of Addenbrookes Road would consolidate development between Cambridge and Great Shelford, and result in significant landscape impacts. Development south of the Biomedical Campus as proposed would result in significant landscape impacts. It would encroach onto the chalk hills, and consolidate development with Babraham Park and Ride. Other sites are available to deliver development on the edge of Cambridge outside the Green Belt which are accessible to the Biomedical Campus, including residential developments that are accessible to the site. The Greater Cambridge Green Belt Study (2021) identifies that release of the areas proposed would result in very high harm to the Green Belt. This Cambridge South proposal is not proposed for allocation. A policy is proposed for the Biomedical Campus, including the potential for a smaller Green Belt release adjoining the campus site.

## **Land north of Barton Road and Land at Grange Farm, Cambridge**

### **Site details**

- HELAA reference: 52643
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

The site allows for extensive views to the west of Cambridge. Development at the fringes of west Cambridge would alter this setting creating a conurbation of urban development closer to the M11 thereby removing the city's countryside setting that is so highly valued. The development proposals encompass a number of land parcels identified by the Cambridge Green Belt Study (2021), with parts identified as very high harm, and parts as high level of harm to the Green Belt if released for development. The proposed development strategy has identified alternative locations

to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

### **Land north of Huntingdon Road, Girton**

#### **Site details**

- HELAA reference: 40486
- Policy reference:
- Proposed land use: Residential

#### **Reasons for Rejection**

Although the site benefits from a location close to Cambridge, it would cause significant landscape harm, and is located adjoining the A14 resulting in a poor environment for development. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

### **Land to the west of the M11 and north of Madingley Road, Madingley**

#### **Site details**

- HELAA reference: 40491
- Policy reference:
- Proposed land use: Residential

#### **Reasons for Rejection**

Development in this location would be separated from Cambridge by the M11. Development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **West of Ditton Lane, Fen Ditton.**

### **Site details**

- HELAA reference: 40516
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Development in this location would have a significant impact on the character of Fen Ditton by consolidating the different part of the village. Development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge**

### **Site details**

- HELAA reference: 40528
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Development in this location would have significant negative impacts on biodiversity. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a low level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land to the east of Horningsea Road, Fen Ditton**

### **Site details**

- HELAA reference: 47647
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Development in this location would have a significant impact on the character of Fen Ditton by filling in the gap between the village and the M11. Development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land east of Cherry Hinton Road and south of Worts Causeway, Cambridge**

### **Site details**

- HELAA reference: 47648
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Development in this location would be some distance from Cambridge, in the hills to the south of the city, and would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **Land south of Milton, north of A14, Milton**

### **Site details**

- HELAA reference: 47943

- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Development of this site would remove the landscape separation between Milton and Cambridge which is considered important to retain. Forming a narrow strip adjoining the A14, it is not considered an appropriate site for allocation to meet our aim of creating great places. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

### **Land at Capital Park, Fulbourn**

#### **Site details**

- HELAA reference: 40087
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Capital Park is an existing employment development, sited at a sensitive location between Cambridge and Fulbourn. The removal of the site from the Green Belt is not supported, as the gap between Cambridge and Fulbourn is important to maintain. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

### **Land north of A14 and south of Milton Road, Impington**

#### **Site details**

- HELAA reference: 40087
- Policy reference:

- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Development would result in the built development beyond the A14 and significantly altering the gap between Histon & Impington and Milton. Development would result in significant negative landscape impacts. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

### **Land east of Cabbage Moor, Great Shelford**

#### **Site details**

- HELAA reference: 40110
- Policy reference:
- Proposed land use:

### **Reasons for Rejection**

Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the rural countryside and amalgamate the village of Great Shelford with the City of Cambridge. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt. The proposed development strategy has identified alternative locations to meet development needs, and it is not considered that there are exceptional circumstances for a Green Belt release in this location.

## **4. Growth around transport nodes: Cambourne Area**

### **Land west of Broadway, South of Beaufort Road, Cambourne**

#### **Site details**

- HELAA reference: 40131
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land north of Cambourne, Knapwell**

### **Site details**

- HELAA reference: 40114
- Policy reference:
- Proposed land use: Mixed use, housing and employment

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land south of School Lane, east of A1198, Cambourne**

### **Site details**

- HELAA reference: 40132
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land at Grange Farm, Caxton**

### **Site details**

- HELAA reference: 40447
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land to north-east of the junction of A1198 and A428 at Caxton Gibbet**

### **Site details**

- HELAA reference: 40473
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land south west of Caxton Gibbet**

### **Site details**

- HELAA reference: 40076
- Policy reference:
- Proposed land use: Mixed use, housing and employment

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land at Vine Farm and to the south of Caxton, Caxton**

### **Site details**

- HELAA reference: 48054
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land at Crow's Nest Farm, Papworth Everard**

### **Site details**

- HELAA reference: 48096
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land south of A428 and west of the A1198, Caxton**

### **Site details**

- HELAA reference: 51601
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land north east of Bourn**

### **Site details**

- HELAA reference: 51612
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **Land north and south of Cambridge Rd, Eltisley**

### **Site details**

- HELAA reference:51668
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

The preferred development strategy identifies Cambourne as a broad location for future development, in association with the opportunities provided by East West Rail and in particular the proposed new railway station. The location of the station has not yet been established and will be key to understanding where and how additional development should be planned, including considering the individual site constraints identified when testing these land parcels which were put forward through the call for sites process. The allocation of a specific area or quantity of growth has therefore been rejected.

## **5. Rural Southern cluster**

### **Land at 120 Cambridge Road, Great Shelford**

#### **Site details**

- HELAA reference: 40117
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

Whilst the site is between existing development on the Cambridge road frontage, limiting its wider landscape impacts, it would be challenging to create a quality development with consideration of the surrounding uses, and the number of dwellings would be very small. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a low level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

### **Land west of High Street, Great Abington**

#### **Site details**

- HELAA reference: 40118
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

Part of this site falls within the Granta Park Masterplan area, identified for landscaping in association with the continued development of that site. The allocation of land is intended to provide landscaping for the park. Even if this area were excluded, development would reduce separation between the village and the park. Additional development at the Group village was planned through the last round of plan making, and has recently taken place. There are other sites considered more appropriate for allocation.

## **Deal Farm, Cambridge Road, Sawston**

### **Site details**

- HELAA reference: 40534
- Policy reference:
- Proposed land use: Employment

## **Reasons for Rejection**

This is an agricultural site, policies support the development of agricultural buildings for employment use in appropriate circumstances, and the site has recently gained planning permission for business uses. It does not warrant allocation. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt.

## **Land South of Common Lane, Sawston**

### **Site details**

- HELAA reference: 40150
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

Development and focused on the road frontage where there is existing development, with strengthened boundaries, would avoid significant landscape impacts, and is

outside the Green Belt. However, the wider site would encroach into the countryside and remove some of the landscape buffer between the village and the A1301 Sawston bypass. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford**

### **Site details**

- HELAA reference: 51660
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

This site in the Green Belt already includes a range of industrial buildings; it is not unusual to find such sites in the Green Belt. It is not considered that exceptional circumstances exist for removing the site from the Green Belt and allocating for development. Other employment land supply is available.

## **Whittlesford Highways Depot, Station Road, Whittlesford**

### **Site details**

- HELAA reference: 40165
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Very well located in relation to existing railway station, with resulting excellent access to Cambridge, and to Cambridge Biomedical Campus once the new Cambridge South station is open, but wider station area requires comprehensive redevelopment. The First Proposals proposes a policy to support a comprehensive approach to redevelopment opportunities in the Whittlesford Parkway Station Area to accommodate a transport hub, employment and housing, in line with the principles set out in work completed to date via the Greater Cambridge Partnership's Whittlesford Masterplanning Exercise.

## **Dales Manor Business Park [element of site not included in HELAA OSOS Employment Allocation]**

### **Site details**

- HELAA reference: OS208
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

Existing employment site. Does not require allocation.

## **Land on the north side of Pampisford Road, Great Abington**

### **Site details**

- HELAA reference: 40256
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

It is possible that a development scheme could address landscape and heritage issues, and development is close to Granta Park, but it is not well related to public transport. Additional development at the Group village was planned through the last round of plan making, and has recently taken place. There are other sites considered more appropriate for allocation.

## **Deal Farm, Cambridge Road, Sawston**

### **Site details**

- HELAA reference: 40534
- Policy reference:
- Proposed land use: Mixed use, housing and employment

## **Reasons for Rejection**

This is an agricultural site, policies support the development of agricultural buildings for employment use in appropriate circumstances, and the site has recently gained planning permission for business uses. It does not warrant allocation.

## **Land north of A505 - Site A1 (east of Hill Farm Road), Duxford**

### **Site details**

- HELAA reference: 40534
- Policy reference:
- Proposed land use: Mixed use, housing and employment

## **Reasons for Rejection**

Development throughout the site would result in a significantly adverse impact to the wide and local landscape character. However, development could be possible if restricted to the south of the site, with significant landscape mitigation measures. This isolated location is not suitable for residential development. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. Given the availability of alternative committed and proposed land supply there is no justification for exceptional circumstances required for Green Belt release.

## **Land off Balsham Road, Linton**

### **Site details**

- HELAA reference: 40336
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

Landscape impacts restrict the amount of the site that could be developed. There are a number of sites already coming forward on the eastern edge of Linton. There are other sites considered more appropriate for allocation.

## **Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford**

### **Site details**

- HELAA reference: 51660
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

This site in the Green Belt already includes a range of industrial buildings, it is not unusual to find such sites in the Green Belt. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. It is not considered that exceptional circumstances exist for removing the site from the Green Belt and allocating for development. Other employment land supply is available.

## **Land to the south of Babraham Road and east of site H1c, Sawston**

### **Site details**

- HELAA reference: 40509
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Most of site would not relate well to the village edge. Part of the site adjoins South Cambridgeshire Local Plan allocation H/1c, which along with H1b were identified to create a new village edge. Further release of Green Belt beyond that boundary is not necessary to achieve the goals of the original allocation. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land at Common Lane, Sawston**

### **Site details**

- HELAA reference: 40525
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Whilst limited development may be possible on the frontage similar to adjoining development, there are other sites considered more appropriate for allocation. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **The Babraham Research Campus, Cambridge**

### **Site details**

- HELAA reference: 51604
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

Support for continued growth of nationally important research campus meeting evidenced needs for additional space, provides justification for the exceptional circumstances required to release this land from the Green Belt, including providing policy support for key worker housing in this location. However, the proposal submitted through the call for sites seeks to identify a larger area, including an area detached from the main campus. These areas are not considered suitable for removal from the Green Belt as isolated parcels. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a low level of harm to the Green Belt, although the detached area sites are in an area identified as high harm.

## **6. Rest of Rural Area**

### **Land West of Over Road, Longstanton**

#### **Site details**

- HELAA reference: OS157
- Policy reference:
- Proposed land use: Residential

#### **Reasons for Rejection**

This small site was identified as a potential site through the previous Strategic Housing Land Availability Assessment, and was considered to warrant testing through the HELAA. However, it is not considered desirable to extend the built up areas of the village out to the bypass. There is also no evidence that it is available for development.

### **Scotland Farm, Dry Drayton**

#### **Site details**

- HELAA reference: 51607
- Policy reference:
- Proposed land use: Employment

#### **Reasons for Rejection**

This proposal would seek to add to the employment uses at the Dry Drayton Industries site. Whilst a sensitively developed scheme could address landscape issues, it would require development in the Green Belt. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a high level of harm to the Green Belt. Other employment locations are available or proposed to be allocated, and it is not considered that the exceptional circumstances exist to remove land in this location.

## **Land at Evolution Business Park, Milton Road, Impington**

### **Site details**

- HELAA reference: 40260
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Evolution Business Park is located in the Green Belt between Histon and Milton, and developed from former agricultural buildings. Other employment locations are available or proposed to be allocated, and it is not considered expectational circumstances exist to remove land in this location.

## **Scotland Farm, Dry Drayton**

### **Site details**

- HELAA reference: 51607
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

This proposal would seek to add to the employment uses at the Dry Drayton Industries site. Whilst a sensitively developed scheme could address landscape issues, it would require development in the Green Belt. Other employment locations are available or proposed to be allocated, and it is not considered expectational circumstances exist to remove land in this location.

## **19a Fowlmere Road, Foxton**

### **Site details**

- HELAA reference: 40382
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

Small site to the rear of properties on Fowlmere Road, would yield only a small number of dwellings, and create an undesirable form of back land development. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land r,o no. 7 St Georges Close, Impington**

### **Site details**

- HELAA reference: 40409
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

Development would add to the existing development for in the area limiting wider impacts, but consolidating this form of back land development is not considered desirable. There are other sites considered more appropriate for allocation. It is almost 1.5km from the guided busway. The site is also located in the Green Belt. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a low level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land off Royston Road, Foxton**

### **Site details**

- HELAA reference: 40418
- Policy reference:
- Proposed land use: Residential

## **Reasons for Rejection**

Site forms the grounds of a large property. Access is proposed from the A10 rather than within the village. There are other sites considered more appropriate for allocation.

## **93 Impington Lane, Impington**

### **Site details**

- HELAA reference: 40102
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Whilst relatively contained and adjoining existing and planned development, it would require releasing Green Belt land to enable further intensification of development to the rear of Impington Lane. Further intensification of development in this location is not considered desirable. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land south of Hattons Road, east of Home Farm Drive, Longstanton**

### **Site details**

- HELAA reference: 40518
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Much of the site near to the village lies in flood zones 2 and 3. the remaining land would be some distance from the village and its facilities. There are other sites considered more appropriate for allocation.

## **Land at Evolution Business Park, Milton Road, Impington**

### **Site details**

- HELAA reference: 40260
- Policy reference:

- Proposed land use: Employment

### **Reasons for Rejection**

Evolution Business Park is located in the Green Belt between Histon and Milton, and developed from former agricultural buildings. Other employment locations are available or proposed to be allocated, and it is not considered expectational circumstances exist to remove land in this location. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

### **Land at Fenny Lane Farm, Meldreth**

#### **Site details**

- HELAA reference: 40277
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Agricultural site at the northern edge of the village, that has been subject to a number of developments and conversions. Site retains a rural character in the edge of the village. There are other sites considered more appropriate for allocation.

### **44 North End and Land at Bury End Farm, North End, Meldreth**

#### **Site details**

- HELAA reference: 40284
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Agricultural business at the northern edge of the village, site is capable of development but is some distance from the railway station, and services of Meldreth. There are other sites considered more appropriate for allocation.

## **Land on the south side of Cambridge Road, Waterbeach**

### **Site details**

- HELAA reference: 40071
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Development of the site would have an urbanising effect on the semi-rural character of the south-west entrance to the village unless restricted to the Cambridge Road frontage with landscape mitigation. Parts of this area are also impacted by surface water flood risk. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land off Whitecroft Road, Meldreth**

### **Site details**

- HELAA reference: 40338
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Landscape impacts restrict the amount of the site that could be developed, and much of the site also lies in the flood zone. There are other sites considered more appropriate for allocation.

## **Land to the south of Denny End Road, Waterbeach**

### **Site details**

- HELAA reference: 56211

- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Whilst it may be possible to deliver additional development in parts of this site with limited impacts on the wider landscape, it would consolidate development with the industrial estate. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a low level of harm to the Green Belt. There are other sites considered more appropriate for allocation. It does not merit release from the Green Belt and allocation.

### **Willow Tree Stables, 110-112 Whitecroft Road, Meldreth**

#### **Site details**

- HELAA reference: 47535
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

As a standalone site this would create an isolated form of development separated from the built form and out of character with the village. There are other sites considered more appropriate for allocation.

### **Land to the rear of 124 High Street, Meldreth**

#### **Site details**

- HELAA reference: 56132
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Garden site to rear of existing properties and heavily treed. Would create an undesirable form of back land development.

### **Land between A428 and St Neots Road, Hardwick**

#### **Site details**

- HELAA reference: 40550
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

Whilst similar in nature to the site proposed to be allocated, this site is further from the Bourn Airfield site, sitting between Hardwick and Caldecote. There are other sites considered more appropriate for allocation.

### **Land between A428 and St Neots Road, Hardwick**

#### **Site details**

- HELAA reference: 40550
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Whilst similar in nature to the site proposed to be allocated, this site is further from the Bourn Airfield site, sitting between Hardwick and Caldecote. There are other sites considered more appropriate for allocation.

### **Land east of Cambridge Road, Hardwick**

#### **Site details**

- HELAA reference: 40414

- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Site would result in a substantial expansion of Hardwick village towards Cambridge. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

### **Land north of Home Close and west of Moat Way, Swavesey**

#### **Site details**

- HELAA reference: 40415
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Development potential of this site is severely limited by flood risk. These areas are predominantly those capable of being developed in landscape terms. The site is therefore not suitable for allocation.

### **Oakington Road, Cottenham**

#### **Site details**

- HELAA reference: 40014
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Site on edge of Cottenham, relatively distant from village shops and services. Site is outside of the village framework identified in the recently adopted Neighbourhood

Plan. Cottenham is proposed to be downgraded to a minor rural centre in recognition of it not being on a rapid public transport route. There are other sites considered more appropriate for allocation.

### **Land west of Church Street, Haslingfield**

#### **Site details**

- HELAA reference: 40028
- Policy reference:
- Proposed land use: Residential

#### **Reasons for Rejection**

Site in Green Belt at infill village, does not merit allocation. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

### **Land adj (north) to 69 Long Road, Comberton**

#### **Site details**

- HELAA reference: OS154
- Policy reference:
- Proposed land use: Residential

#### **Reasons for Rejection**

This small site was identified as a potential site through the previous Strategic Housing Land Availability Assessment, and was considered to warrant testing through the HELAA. Whilst impacts of development would be low, it would place development on the edge of the village, some distance from facilities. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate level of harm to the Green Belt. There are other sites considered more appropriate for allocation. There is also no evidence that it is available for development.

## **Land to the north of Meadow Road, Willingham**

### **Site details**

- HELAA reference: 51649
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Site on the northern edge of Willingham adjoining a planned development of 25 homes which has yet to be completed further into the countryside to the north of the village, some distance from the core of the village. Other developments offer more sustainable development opportunities.

## **Land off Longstanton Road, Over**

### **Site details**

- HELAA reference: 40427
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

Development of the site which sits to the south of the village would consolidate development in this location and detract from the existing linear settlement pattern, by extending development into the countryside. There are other sites considered more appropriate for allocation.

## **Land at Potton Road, Gamlingay**

### **Site details**

- HELAA reference: 40544
- Policy reference:
- Proposed land use: Employment

## **Reasons for Rejection**

Potton Road has a number of small scale employment and residential uses south of the village, maintaining a very rural character. Whilst low key development of a similar style may be possible it is not considered appropriate for allocation to meet the employment needs identified for the plan.

## **Ramphill Farm, Rampton Road, Cottenham**

### **Site details**

- HELAA reference: 40151
- Policy reference:
- Proposed land use: Mixed use, housing and employment

## **Reasons for Rejection**

Site on edge of Cottenham, relatively distant from village shops and services. Site is outside of the village framework identified in the recently adopted Neighbourhood Plan. Cottenham is proposed to be downgraded to a minor rural centre in recognition of it not being on a rapid public transport route. There are other sites considered more appropriate for allocation.

## **Land to the south of the A14 Services, Boxworth**

### **Site details**

- HELAA reference: 45107
- Policy reference:
- Proposed land use: Employment

## **Reasons for Rejection**

Site previously uses as depot for the A14 works, provides an opportunity to meet needs for industry and warehousing, well related to the highway network, and accessible to the cycle bridge to Northstowe. Landscape issues can be appropriately addressed. However, it is considered that the site boundary could be extended, and a larger proposal is considered under site OS250.

## **Madingley Mulch, Madingley Road, Cambridge**

### **Site details**

- HELAA reference: 40158
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Whilst there may be potential for the site to evolve through the application of Green Belt policies regarding infill, the site does not warrant removal from the Green Belt to enable an allocation. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Gamlingay First School, Green End, Gamlingay**

### **Site details**

- HELAA reference: 40163
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Site is part located on protected open space. Potential to impact the character and significance of the Conservation Area and the significance and setting of the Grade II Listed Building. There are other sites considered more appropriate for allocation.

## **Land west of South End, Bassingbourn**

### **Site details**

- HELAA reference: 40164
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Development is largely enclosed from the wider landscape, but there is potential to affect the setting of the Listed Building, and the character and appearance of the Conservation Area. Development would create a back land development to the rear of South End. There are other sites considered more appropriate for allocation.

## **Land at Belsar Farm, Sponge Drove, Willingham**

### **Site details**

- HELAA reference: 40179
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Site on the northern edge of Willingham which would extend a planned development of 25 homes which has yet to be completed further into the countryside to the north of the village, some distance from the core of the village. Other developments offer more sustainable development opportunities.

## **Land off Longstanton Road, Over**

### **Site details**

- HELAA reference: 40427
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Development of the site which sits to the south of the village would consolidate development in this location and detract from the existing linear settlement pattern, by extending development into the countryside. There are other sites considered more appropriate for allocation.

### **Land at Beach Road, Cottenham**

#### **Site details**

- HELAA reference: 40251
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Development of this site would continue village edge extensions along Beach Road. Whilst landscape issues are capable of being addressed, it would extend the village beyond Long Drove, into the more open landscape outside the village edge. There are other sites considered more appropriate for allocation.

### **Land at Bennell Farm (west), West Street, Comberton**

#### **Site details**

- HELAA reference: 40253
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

The purpose of inclusion of this land within the allocation in the South Cambridgeshire Local Plan 2018 was to enable provision of community facilities, in particular open space. This part of site has extensive areas of surface water flood risk. There are other sites considered more appropriate for allocation.

## **Land east of Balsham Road, Fulbourn**

### **Site details**

- HELAA reference: 40271
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

This Green Belt site is well enclosed by existing vegetation, but it falls on the edge of the village, which would extend development along Balsham Road. There are other sites considered more appropriate for allocation. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land east of Balsham Road, Fulbourn**

### **Site details**

- HELAA reference: 40272
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

This Green Belt site is well enclosed by existing vegetation, but it falls on the edge of the village, which extend development along Balsham Road. There are other sites considered more appropriate for allocation. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land at Potton Road, Gamlingay**

### **Site details**

- HELAA reference: 40544
- Policy reference:

- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Potton Road has a number of small scale employment and residential uses south of the village, maintaining a very rural character. Whilst low key development of a similar style may be possible it is not considered appropriate for allocation to meet the employment needs identified for the plan.

### **Bird Farm, Cambridge Road, Fulbourn**

#### **Site details**

- HELAA reference: 40286
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Development of parts of this site may be possible, but the contours on the village edge make avoiding significant landscape harm, and avoiding negative impacts on the setting of the listed mill challenging. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

### **Land to the south of the A14 Services, Boxworth**

#### **Site details**

- HELAA reference: 45107
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Site previously uses as depot for the A14 works, provides an opportunity to meet needs for industry and warehousing, well related to the highway network, and accessible to the cycle bridge to Northstowe. Landscape issues can be appropriately

addressed. However, it is considered that the site boundary could be extended, and a larger proposal is considered under site OS250.

## **Land to the south of Oakington Road, Cottenham**

### **Site details**

- HELAA reference: 40296
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

There are a number of large sites already committed in the southern part of Cottenham. A further large allocation in this village proposed to be downgraded to a Minor Rural Centre is not considered appropriate. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a low level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land to the west of Oakington Road, Girton**

### **Site details**

- HELAA reference: 40329
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Site would require careful design to mitigate landscape impacts. It forms an area of rural separation between the edge of the village and buildings to the north, and would have the impact of extending development into the countryside. There are other sites considered more appropriate for allocation. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Madingley Mulch, Madingley Road, Cambridge**

### **Site details**

- HELAA reference: 40158
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

Whilst there may be potential for the site to evolve through the application of Green Belt policies regarding infill, the site does not warrant removal from the Green Belt to enable an allocation.

## **Ely Road, Milton**

### **Site details**

- HELAA reference: 40345
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

The footgolf centre is relatively enclosed, but is separated from the northern edge of the village of Milton, meaning residents would be distant from village services and facilities. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a very high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land to The South Of Station Road, Gamlingay, Sandy, Beds SG19 3HE**

### **Site details**

- HELAA reference: OS009
- Policy reference:
- Proposed land use: Mixed use, housing and employment

### **Reasons for Rejection**

Mixed Residential and Employment Use, with part of site identified for commercial uses, which has not been developed. Site remains suitable for commercial development.

### **Land south of Priest Lane, Willingham**

#### **Site details**

- HELAA reference: 40468
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Site on the eastern edge of the village would extend the built up area of the village into the countryside, consolidation development with the Gypsy and Traveller pitches. There are other sites considered more appropriate for allocation.

### **Land to the west of Cambridge Road, Melbourn**

#### **Site details**

- HELAA reference: 40489
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Landscape impacts favour only developing fields adjoining Cambridge Road. The southern part of the site has come forward as an alternative proposal and is considered separately.

## **Land off Bourney's Manor Close, Willingham**

### **Site details**

- HELAA reference: 40549
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

The site is a field made up of a series of 'back gardens' associated with dwellings along the main street frontage. Development lies to the rear of the conservation and a number of listed buildings, which would impact on setting. There are other sites considered more appropriate for allocation.

## **Cockerton Road, Girton**

### **Site details**

- HELAA reference: 40555
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Whilst the site is enclosed by vegetation, development would extend this cul-de-sac further into the countryside beyond the current built form of the village. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a moderate high level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

## **Land south of Cambridge Road, Melbourn**

### **Site details**

- HELAA reference: 47903
- Policy reference:

- Proposed land use: Residential

### **Reasons for Rejection**

This site is considerably more open than the site to the north of Cambridge road which has been identified as a proposed allocation, and would have a greater impact on the landscape. There are other sites considered more appropriate for allocation.

### **Land to the rear of 38 Histon Road, Cottenham**

#### **Site details**

- HELAA reference: 40108
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Site on edge of Cottenham, capable of being developed with limited landscape impacts, but would consolidate development to rear of Histon Road with further areas of back land development. Cottenham is proposed to be downgraded to a minor rural centre in recognition of it not being on a rapid public transport route. The Cambridge Green Belt Study (2021) identifies that release of land in this area would result in a low level of harm to the Green Belt. There are other sites considered more appropriate for allocation.

### **29 Station Rd, Shepreth**

#### **Site details**

- HELAA reference: 56169
- Policy reference:
- Proposed land use: Residential

### **Reasons for Rejection**

Existing employment development. There are other sites considered more appropriate for allocation.

## **Longstanton: N of Hattons Road (Policy E/4(1))**

### **Site details**

- HELAA reference: OS058
- Policy reference:
- Proposed land use: Employment

### **Reasons for Rejection**

This site was first identified in the 1993 Local Plan, as part of the Home Farm development. It has not come forward for employment uses, and does not warrant continued allocation given the alternative sites available. However, part of the site is being proposed as a new policy area for residential development and open space (see S/RRP/L).