

APPENDIX B

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT SUPPORTING THE ISSUES & OPTIONS STAGE OF THE LOCAL PLAN REVIEW MAY 2012

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PART 1 – MAIN REPORT

MAIN REPORT

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1 Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a requirement of the National Planning Policy Framework (March 2012). It aims to ensure there is an informed understanding of the likely availability suitability and economic viability of land for housing over the period of the next Local Plan. It is a top priority for Government to ensure land availability is not a constraint on the delivery of more homes.
- 1.2 The SHLAA project has been based upon the geographic area covered within the City boundary (Maps Annex 10)
- 1.3 The Strategic Land Availability Assessment (SHLAA) has been prepared in accordance with the government's Strategic Housing Land Availability Assessment: Practice Guidance and the City Council's assessment methodology agreed in July 2009. It is a technical evidence based document to help the Council to assess the amount of land, which might be available between 2011 and 2031. It does not allocate land or commit to development but assists in informing more detailed work on the Local Plan Review.
- 1.4 The results of this assessment in this report have been the subject of public consultation in 2008 and 2009 concerning assessment criteria, density assumptions and methodology. Two calls for sites have now been undertaken and the draft SHLAA agreed in July 2011 has been the subject of public consultation between September 2011 and November 2011. This has resulted in a preferred list of sites being formulated which are considered to be deliverable and developable which along with commitments and allocations can be used to produce a housing trajectory to show how housing capacity of its housing requirements can be met by 2031.
- 1.5 Given the importance of this work and the Council's commitment to having an open and transparent process, consultation at this stage goes beyond the requirements of the guidance for evidence based work of this nature.
- 1.6 Future housing targets are currently being reviewed and will be set through Local Plan Review. These will be fed back into the SHLAA in the next update at draft plan stage.

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2. Background

- 2.1 The SHLAA helps to assess the amount of land that may potentially be available for new housing over the years 2011-2031. It is a key part of the evidence that the Council will consider and consult on as the Local Plan is reviewed.
- 2.2 SHLAA's aim to:-
Identify sites with potential for housing;
Assess their housing potential; and
Assess if and when these sites are likely to be developed.
Identify broad locations for growth when it is not possible to identify sites for growth beyond 10 years.
- 2.3 The SHLAA forms part of the evidence base for the review of the Local Plan. It identifies potential housing land, and provides a detailed assessment of it, but does not make decisions about which sites should be developed. Instead the SHLAA will be used to support decision making about housing provision and land allocations. It does not pre-judge the strategic approach that the plan will take. The information provided in the SHLAA is not binding on any future recommendation that may be made by the Council through the planning process.
- 2.4 This document is an updated version of the SHLAA following the public consultation held between September – November 2011. It is background evidence to the Issues & Options Stage of the Local Plan Review June 2012. As part of this consultation the Council initiated a fresh call for sites which are evaluated in this document. Issues raised concerning some of the more strategic submissions are being consulted upon through the Issues & Options stage. Following the Issues & Options consultation in June –July 2012 there will be a further public consultation on sites for all land uses later in the year.
- 2.5 The SHLAA is a live document and is being updated at key stages in the Local Plan Review. The Council's Web site will include the latest version.
- 2.6 The SHLAA is only one factor within the wider evidence base for the review of the Plan. It will be used in conjunction with, and alongside, other evidence including the Employment Land Review (ELR); Strategic Flood Risk Assessment (SFRA) and Strategic Housing Market Assessment (SHMA).
- 2.7 At the land allocation or planning application stage, any evidence from the SHLAA will be considered alongside these other background studies and any information gathered during pre-application discussions. The assessment itself does not represent a statement of Council policy; it is for the Local Plan Review to decide which sites are deliverable and should come forward for residential development and

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in what timescale. The inclusion of sites in the SHLAA should not be taken to imply that they will be allocated for development, or that the Council will consider planning applications favourably.

- 2.8 This means that the identification of sites in this study **does not** necessarily mean that they will be allocated for housing development later on, or that sites will be granted planning permission.
- 2.9 One of the purposes of a SHLAA is to demonstrate that enough land can be identified to meet policy requirements. The Government has announced that it intends to revoke the RSS, which provides a housing figure for Cambridge. Through the review of the Local Plan the Council will determine the appropriate level of housing provision in the light of the need to balance housing need and demand against the capacity of the area to accommodate new development.
- 2.10 Following the Government's decision about the possible imminent revocation of the RSS, local authorities in Cambridgeshire agreed a joint planning statement¹ on the future development strategy for the County to 2031. This proposed a more locally justified level of future housing supply and incorporated recent evidence prepared by Cambridgeshire authorities in responding to the draft review of the RSS submitted to the Government in March 2010. For Cambridge this work suggested that provision of 14,000 dwellings would be more appropriate for Cambridge than the previous figure of 19,000 dwellings in the adopted RSS May 2008. This was a starting point following the government's decision to abolish the RSS. It is not an adopted target. An appropriate level of future provision will be set through the Local Plan Review.
- 2.11 The starting point has been to set out how much development land already has planning permission or is allocated in existing plans – in effect sites that are already know about, are planned for and which are likely to come forward. It is then the role of the SHLAA to look for additional sites and ascertain what the prospect is for them coming forward and the likely timing of their delivery. It does this by separating new sites out according to the following typology²:

1 Environment Scrutiny Committee Meeting-October 5th 2010 Minute 10/65/ESC refers (<http://www.cambridge.gov.uk/democracy/ieListDocuments.aspx?CIId=177&MIId=282&Ver=4>)

2 ² See paragraphs 47-48 of the National Planning Policy Framework To be considered **deliverable**, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered **deliverable** until permission expires, unless there is clear evidence that schemes will not be implemented within five years To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

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Whether it is **developable** – i.e. in a suitable location for residential development; development is viable and there is a reasonable prospect that site will be available for housing and be developed within 6-10 or where possible 11-15 years

Whether a site is **deliverable**. Sites will have different degrees of developability, and to maintain housing supply we need to work out which are deliverable in the short term (usually the first 5 years of the plan).

According to national guidance³ for a site to be **deliverable**, it needs to be:

Suitable – the site is in a suitable location for housing development and is free of known planning constraints (for example is it public open space, close to services and facilities or are there listed building or landscape constraints).

These categories and terminology are applied precisely and methodically within this SHLAA to help the Council identify the best sites and eventually manage how and where housing land may come forward.

Available - there are no legal or ownership constraints to development, and the site is not used for an existing use that is likely to continue;

Achievable – the development of the site is viable, and there are no cost, market or delivery factors that may prevent the site coming forward in the next five years

One important aspect of this approach is that these categories are applied using the help and expertise of the Housing Market Partnership, which is a group convened by the City Council made up of developers, agents, local authorities and residents' associations representative.

3 [Strategic Housing Land Availability Guidance – Practice Guidance](#). (2007). Department of Communities and Local Government

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3. Structure of Document

- 3.1 The SHLAA comprises this report and a series of Annexes that summarise the assessment criteria, the calculation of the potential of sites and work carried out. Ward maps of potential sites are included in Annex 10 with detailed assessments on a site by site basis included in Part 3 of the document. Owing to size limitations sites that were rejected are being made available in a separate Technical Appendix along with a summary of the reasons for rejection.

4. Policy Context

- 4.1 A number of key policy documents have been taken into account in producing the SHLAA. In addition a series of environmental and other planning constraints held in the Council's GIS system have been used in the assessment of sites. These include a number of statutory and other constraints and planning designations. Full details are included in Annex 1

The National Planning Policy Framework :

- 4.2 In March 2012 the Government published the National Planning Policy Framework, which serves to replace Planning Policy Statement 3 (PPS3) and Planning Policy Statement 25 (PPS25) and all previous planning guidance. Section 6 and paragraphs 47-55 sets out the government's strategy for delivering a wide choice of quality homes.
- 4.3 Local planning authorities are encouraged to boost the supply of housing to meet the full objectively assessed needs for market and affordable housing in the housing market area. In addition to the requirement for local planning authorities to identify a rolling five-year supply of deliverable housing sites, there is an additional buffer requirement of 5% to ensure choice and competition in the market for land. In cases where there has been a record of persistent under delivery of housing this buffer would rise to 20%.
- 4.4 The NPPF does make allowance for the role of windfall sites in the five-year housing supply. It states that residential gardens should not be included under windfall sites. The NPPF also sets out that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens. Such a policy option is being considered as part of the review of the Local Plan.
- 4.5 The NPPF states that the Council will also be able to set out its own approach to housing density. This is being considered as part of the review of the Local Plan.
- 4.6 The approach towards SHLAA's remains broadly similar to that previously advocated in PPS3 and are outlined above in paragraph 2.10 and associated footnotes. The SHLAA was originally a requirement of national Planning Policy Statement 3 Housing PPS3 which has now been replaced by the National Planning Policy Framework. The National Planning Policy Framework still makes reference to SHLAA's and the responsibility of local planning authorities through evidence work to identify a 5 year supply of deliverable sites and a longer term supply of developable sites or broad locations for future housing growth.
- 4.7 **Technical Guidance to the National Planning Policy Framework which replaces key elements of Planning Policy Statement 25:**

Development and Flood Risk (Dec, 2006). This aims to ensure that flood risk is taken into account into all levels of decision-making. Any sites identified within functional floodplain have been excluded from any further assessment. In terms of high probability of flood risk, i.e. Zone 3a, SHLAA methodology sets out that appropriate weight will be given to the redevelopment of land at risk of flooding that provides significant regeneration benefits on previously developed land. Any proposals will also be considered against the requirements of the Technical Guidance in terms of the sequential and exception tests. A separate note is available at ANNEX 1A of how flood risk was assessed in the SHLAA.

Regional

- 4.8 The RSS for the East of England (the East of England Plan) is the current regional planning guidance and sets out a housing requirement to 2021. The government have announced their intention to abolish the regional strategy and its associated housing targets through the Localism Act 2011. The Act hasn't automatically abolished the East of England Plan. It gives the Secretary of State the power to revoke Regional Spatial Strategies but the Secretary of State now needs to make an order to revoke them. Pending actual revocation of the whole or parts of regional strategies they will remain material considerations.

Local

- 4.9 Current Local Development Framework (LDF) development plan documents are the Cambridge Local Plan adopted in 2006, the Cambridge East Area Action Plan adopted in 2008, and the North West Cambridge Area Action Plan adopted in 2009.
- 4.10 The 2006 Local Plan has a number of key policies which were taken into account in the suitability assessment undertaken in the SHLAA: -
- Spatial Strategy
 - 3/1 Sustainability
 - 3/2 Setting
 - 3/4 Context
 - 3/5 Mixed Use
 - 3/10 Subdivision of plots
 - 4/1 Green Belt
 - 4/4 Trees
 - 4/5 Nature conservation sites
 - 4/6 Local Nature Conservation
 - 4/9 Ancient Monuments
 - 4/10 Listed Buildings
 - 4/11 Conservation Areas
 - 4/12 Buildings Of Local Interest
 - 4/13 Pollution
 - 4/14 Air quality
 - 4/16 Flooding

5/2 Conversions
5/11 Community Facilities
7/3 Protected industrial space
8/1 Spatial location
8/2 & 8/3 Traffic
8/4 & 8/5 Walking and cycling
8/7 Public transport access
8/13 Cambridge Airport public safety zone

Annual Monitoring Report

- 4.11 The most recent Annual Monitoring Report December 2011 is relevant to the SHLAA housing trajectory referred to later in this report.
- 4.12 The National Planning Policy Framework advises sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. There is also an additional buffer requirement of 5% additional supply required to ensure choice and competition in the market for land.

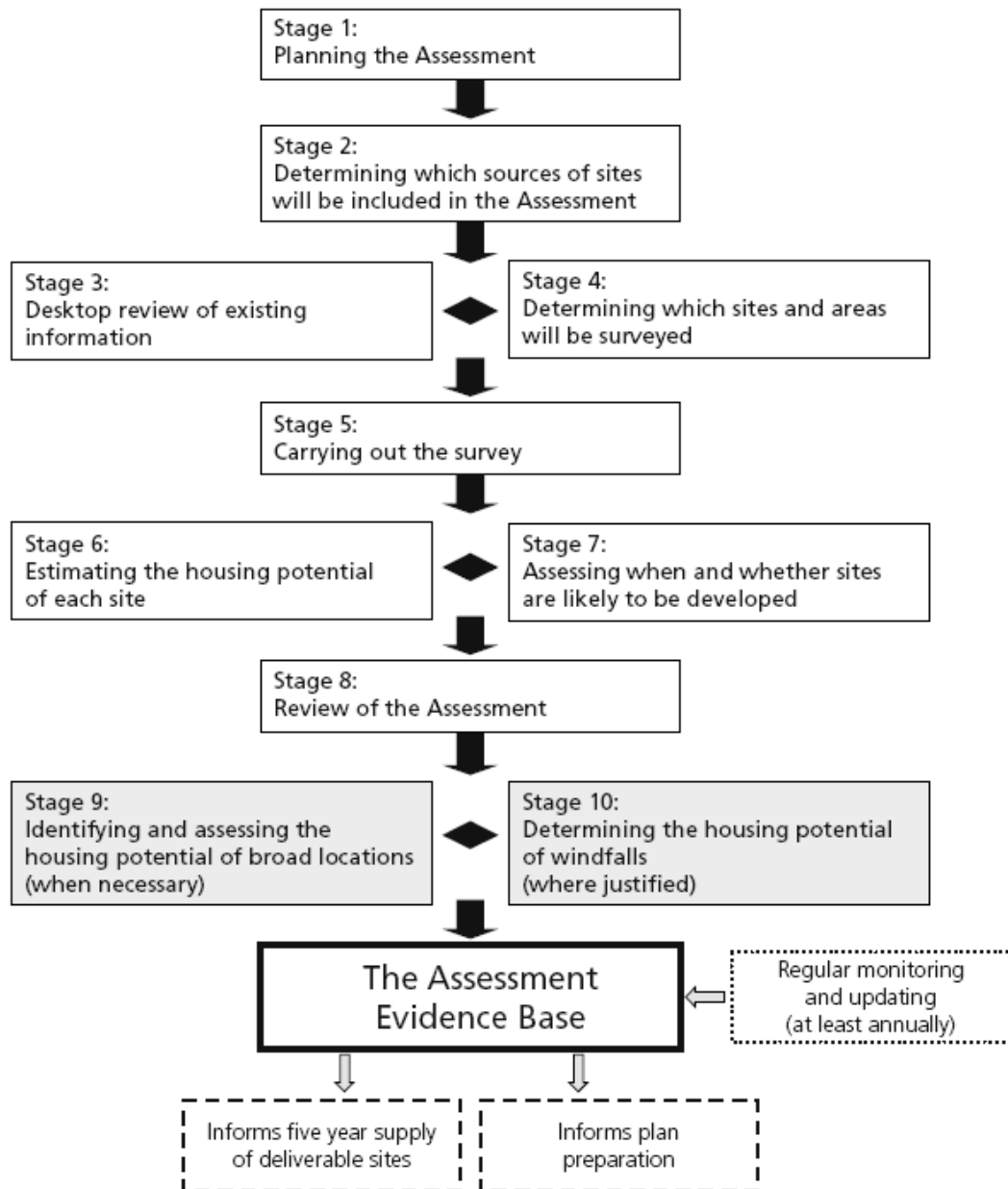
Urban Capacity Study

- 4.13 The Council undertook an Urban Capacity Study (UCS) in 2002. The sites, which were identified but have yet to be built out, have been rolled forward for reconsideration in this assessment in the SHLAA. This accords with the national SHLAA guidance. The UCS sites have site ID references of 206 and below.

5. Methodology

5.1 Central Government has produced SHLAA Practice Guidance.⁴ This sets out the main stages that a SHLAA should go through, as illustrated below. This SHLAA follows this staged approach:

Figure 1: The SHLAA process and outputs



Source: Strategic Housing Land Availability Assessments – Practice Guidance, DCLG, July 2007

⁴ [Department of Communities and Local Government - Strategic Housing Land Availability Assessments – Practice Guidance \(2007\)](#)

Stage 1: Planning the Assessment

A Joint Approach

- 5.2 Guidance on preparing SHLAAs suggests that in planning assessments consideration should be given to carry it out with other local planning authorities in the same housing market areas. However, at the time the City Council started work on this document, the City Council and South Cambridgeshire District Council has different LDF timetables and it was considered impractical to prepare a joint assessment. This position has now changed and the two districts are running their Local Plan reviews in parallel. South Cambridgeshire have just commenced work on their SHLAA and undertaken a call for sites. The information on these sites will be available at the end of September. This is especially relevant for sites where there are cross boundary issues.
- 5.3 Any additional sites brought to the City Council's attention as part of consultation on this document will be made available after the consultation and once the Council has assessed the sites.

Partners and Stakeholders

- 5.4 Consultation on methodology and site assessment criteria was carried out in February 2009 and July 2009 included other Local Authorities, Agents, and the former Government Office for the East of England and the House Builders Federation.
- 5.5 The Practice Guidance encourages the full involvement of relevant stakeholders via the establishment of a Housing Market Partnership (HMP). This has been set up and is made up of representatives of the following interest groups:
- House Builders Federation (HBF)
 - Local Property Agents
 - A National House builder
 - A Local House builder
 - A Registered Social Landlord (RSL)
 - A representative of Residents Associations
 - Local authority representatives
- 5.6 The HMP provide input on the SHLAA process at specific milestones. It is important that the SHLAA is as robust as possible and it is anticipated that the local knowledge, and the expertise of market conditions and viability factors of Partnership members will ensure the SHLAA's robustness. A full list of consultees and members of the Housing Market Partnership can be found at Annex 6. Assessment of sites has also been informed through the input of the HMP.

Resources and Skills

- 5.7 The Planning Policy team at Cambridge City Council has led, prepared and conducted the majority of the work for the Assessment. Specialist technical expertise and local knowledge has been sought from Council members, other services within the Council and from the local development industry through the HMP, the community and other stakeholders.

Management and Scrutiny Arrangements

- 5.8 The Assessment has been prepared under the management of the Planning Policy Manager. The Executive Councillor for Planning and Sustainable Transport has made decisions, where necessary, on the assessment with the aid of Environment Scrutiny Committee and Development Plan Steering Group and Development Plan Scrutiny Sub Committee. The findings of the Assessment are being made available through detailed consultation with stakeholders, and local residents, including those living near suggested sites, to seek their input on the sites being put forward. Given the importance of this work and the Council's commitment to having an open and transparent process, consultation at this stage goes beyond the requirements of the guidance for evidence based work of this nature.

Quality Assurance

- 5.9 In order to ensure the quality of the work, and to complete consistent and worthwhile assessments, the process of assessing individual sites has been standardised as much as possible, using a standard pro-forma (see Annex 7). Extensive liaison has also occurred with various officers around the Council on the assessments including Principal Development Control Officers, Environmental Health officers, Conservation and Urban Design officers, the Head of Property and colleagues in the Housing Strategy Team, who helped review the assessments carried out.
- 5.10 Partners and Stakeholders have helped in scrutinising the Assessments to further evaluate the developability and / or deliverability of sites.

Work Programme and Project Milestones

- 5.11 A full list of milestones is included at Annex 5. The SHLAA will inform the review of the 2006 Local Plan starting with Issues and Options. Two 'call for sites' has been undertaken and this document has been agreed by members in July 2011 and has been the subject of public consultation for 6 weeks from the 30th September 2011.

- 5.12 An annual update will occur, through the Council's Annual Monitoring Report. The annual review of the sites will update their status in terms of new planning permissions, sites under construction, sites completed and sites that are no longer likely to come forward, as well as updating the 5 year supply of deliverable sites.
- 5.13 The SHLAA will also be revisited and updated as appropriate during key stages in the preparation and progress of the review of the Local Plan so that the Inspector and objectors have access to the latest relevant information

Stage 2: Determining which sources of sites will be included in the Assessment

- 5.14 The SHLAA Practice Guidance sets out the following sources of sites with potential for housing, and this has informed the Council's approach:

Sites in the planning process:

- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses;
- Existing housing allocations and site development briefs;
- Unimplemented / outstanding planning permissions for housing; and Planning permissions for housing that are under construction

Sites not currently in the planning process:

- Vacant and derelict land and buildings;
 - Surplus public sector land;
 - Land in non-residential use, which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development;
 - Additional housing opportunities in established residential areas, such as under-used garage blocks;
 - Large scale redevelopment and redesign of existing residential areas;
 - Sites in rural settlements and rural exception sites (not applicable in Cambridge);
 - Urban extensions and
 - New free standing settlements (not applicable in Cambridge).
- 5.15 No minimum site threshold has been applied, and officers have endeavoured to identify as many sites as possible, regardless of their potential. This was to ensure a thorough and robust approach to the identification of new potential land.

Stage 3: Desktop Review of Existing Information

- 5.16 The following data sources are suggested when investigating identification of sites with potential for housing, and / or to identify any other information, such as constraints:

Table 1 Data Sources

Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions / sites under construction	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals and lapsed planning consents	To identify sites – particularly those applications rejected on grounds of prematurity
Dwelling starts and completion records	To identify the current development progress on sites with planning permission
Other sources of information that may help to identify sites	Purpose
Cambridge City Urban Capacity Study 2002. Where sites were identified but have yet to be built out they have been rolled forward into this assessment.	To identify sites and any constraints to delivery
English House Condition Survey	To identify buildings
National Land Use Database	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land	To identify buildings and land
Cambridge City Council Employment Land Review	To identify surplus employment buildings and land
Valuation Office Database	To identify vacant buildings
Cambridge City Council vacant property register (commercial and industrial)	To identify vacant buildings
Commercial property databases e.g. estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land
Invitation to development industry, agents, landowners and stakeholders to put forward sites	To identify sites

Stage 4: Determining which sites and areas will be surveyed

- 5.17 The SHLAA Practice Guidance notes a number of factors to consider when determining how comprehensive (in terms of geographic coverage) and intensive (in terms of minimum size of site to be surveyed) the survey element of the assessment will include.
- 5.18 **The nature of the housing challenge** –Affordability of housing remains a problem in Cambridge. The ratio of lower-quartile house prices to lower-quartile earnings, a measure of affordability used in the Barker Review was around 9.5 in 2010, up from 8.2 in 2009 source: Cambridge City Council AMR 2011. This measure is particularly significant for first time buyers. The SHLAA Guidance notes that in areas with high housing targets and / or worsening affordability the Assessment should be more comprehensive and intensive. For this reason the Council has identified as many sites as possible throughout the city.
- 5.19 **The nature of the area** – Cambridge is an urban area of compact size. The Guidance notes that in urban areas it may not be necessary or feasible to identify all the sites with potential for housing. However, as mentioned above the Council has not applied a minimum site size threshold
- 5.20 **The nature of land supply** –The current Cambridge Local Plan provides approximately a 50/50 split between allocated sites on the urban fringes of Cambridge and sites within the existing built up area of the City. Between 1999 and 2009 housing development has been concentrated on sites within to the existing areas of the City. However, this will shift in the forthcoming years as the sites on the fringes of the City that have been released from the Green Belt will be under construction and delivering a large number of new homes and associated infrastructure. Progress to date is as follows:
- **Trumpington Meadows** up to 1,200 new homes are to be built out from late 2011 to 2018 including 40% affordable housing. 600 of these are in the City. The first phase of 353 dwellings is under construction.
 - **Glebe Farm** east of Hauxton Road 286 homes (including 40% affordable housing) has full planning consent and is under construction.. Completion expected by the end of 2015.
 - **Clay Farm** up to 2,300 homes including 40% affordable housing to be built out from late 2011 to 2018. Reserved matters has been approved for two schemes for 306 and 128 homes in the southern part of the site. These are both under construction. Work on the infrastructure for the whole site is well underway with the construction of the spine road and balancing ponds to be completed by summer 2012. Build out from 2011 to 2018.
 - **Bell School** Has outline consent for 347 homes including 40% affordable housing and 100-bed student accommodation for the Bell

Language School. Discussions on taking this forward are ongoing. .
Build out likely to commence in 2013.

- **North West Cambridge** 3,000 new homes split between the City and South Cambs District Council (SCDC). An application was submitted in September 2011 and is currently under consideration by both authorities..
- **NIAB** In April 2012 90 dwellings were complete and occupied on the frontage site. A further 61 are expected to be completed over the next 18 months. Outline consent has been approved by Committee for a further 1593 dwellings on the remainder subject to the completion of a S106 agreement. This is still under negotiation.

- 5.21 **The resources available to the team** –The SHLAA has been prepared by officers in the Policy Team, with the assistance and guidance of other officers within the Council, as well as advice from the HMP, other stakeholders and best practice by other authorities.
- 5.22 For the reasons explained above all sites identified using the sources of information in Stage 3 have been visited by officers and assessed. This allowed an up to date view on development progress, and to identify any possible constraints to development.

Key Constraints Within the Assessment

- 5.23 **Green Belt.** Green Belt is an important national policy constraint and there remains a presumption against inappropriate development. As this SHLAA is a technical rather than policy document it is not the forum to make judgments on the relative merits of Green Belt sites over sites elsewhere unless a policy case has already been established to do so, or where it is necessary to look at Green Belt sites to achieve agreed numbers. The National Planning Policy Framework continues to support Green Belt policy.
- 5.24 The boundary of the Green Belt around the City has also been recently reviewed and amended and sites have been taken out to enable the urban extensions. These will continue to be built out over the next 10 years. The Cambridge Local Plan (2006) also included provision for safeguarded land to meet development needs in the urban extensions beyond the year 2016. The Local Plan Review will consider if there are exceptional circumstances that justify the need for any further reviews of the Green Belt. The Issues and Options consultation has identified a number of broad locations within which the Council has received SHLAA additional site submissions. Further changes to the Green Belt can only be effected in exceptional circumstances and through the preparation or review of the Local Plan.
- 5.25 **Protected open space.** This has been included to protect the amenity and infrastructure of existing and future residents. Where sites conflict with protected open space shown on the Local Plan Proposals Map it

has been noted in the assessment. Where land has been identified which may meet the criteria for future designation this has been included and assessed. The City Council has adopted an Open Space and Recreation Strategy in October 2011. Where sites have been identified within the SHLAA as meeting the criteria for designation as protected open space they have been assessed and considered unsuitable.

- 5.26 **Private gardens.** Whilst such sites are likely to continue to remain a small source of new housing supply it is impossible to predict the level at which sites will be developed as it depends on the intentions of a number of private individuals. In addition, private residential gardens are now classified as green field development and do not therefore constitute a favoured source of supply. Planning Committee, has considered a separate advice note in June 2011, on development affecting private gardens.
- 5.27 **Protected industrial sites.** Sites currently designated as protected industrial sites under Policy 7/3 of the Cambridge Local Plan have been noted from the study. Where the subsequent Employment Land Review has recommended that sites may be considered for housing they have been included and assessed for developability potential.

Other Uses

- 5.28 Communal establishments (including student halls of residence and student flats where there is an element of supervision). These do not count towards housing supply under national definitions. Where they comprise self-contained student or warden accommodation they can be counted for monitoring purposes.
- 5.29 Where sites have been submitted to the Council and fall within the above constraints they have been subject to a full assessment against other constraints.

Stage 5: Carrying out the survey

Methodology

- 5.30 Officers from the Planning Policy team have carried out site surveys for all the sites in the SHLAA, except where they were included in the 2002 Urban Capacity Study. All officers were briefed to ensure they followed consistent practice in identifying sites and recording information.
- 5.31 The following site characteristics have been recorded and checked on site visits:
Site Description;
Current Use;
Site area;
Source of supply;

Site owner(s) (where known);
Site boundaries;
Surrounding land uses;
Character of surrounding area;
Physical constraints (e.g. access, steep slopes, potential for flooding, natural features of significance, location of pylons);
Policy designations;
Development progress;
Relevant planning history; and
Initial assessment: is the site Developable/Deliverable?

- 5.32 Where landowners, developers or the public submitted sites to the Assessment they were asked to fill in a copy of the site pro forma, and officers in the Planning Policy team visited these sites and assessed them taking into account the information in the submitted pro forma.

Stage 6: Estimating the housing potential of each site

- 5.33 To arrive at an eventual figure for the amount of potential new housing the SHLAA has to apply an assumed density to each site to derive a figure. This is difficult in practice given that location and accessibility affects density over time, as do changing policy constraints, development trends and the types of sites coming forward.
- 5.34 The SHLAA Practice Guidance suggests that the estimation of housing potential for identified sites should be guided by emerging or existing policy, particularly the approach to housing densities at the local level.
- 5.35 *The Guidance proposes that a design-led approach to assessing individual sites can be used. However, given the time and resources of the assessment team it was unrealistic to go down the design led approach for the assessment given the large number of sites initially identified (in excess of 890). An assessment of housing potential was therefore assessed through the use of density formulae taking into account the location, accessibility, size and shape of sites. Annex 3 sets out the methodology for assessing densities.*
- 5.36 Following further evaluation, sites considered to be suitable were subject to a design led approach with the Council's Urban Design Team to test the robustness of the initial estimates. The assessments of remaining SHLAA sites now show the constrained housing capacity on each site based on a design led approach. This has resulted in 21 developable SHLAA sites being reclassified as small sites likely to deliver less than 10 dwellings. These have been added to the list of small sites with potential for less than 10 dwellings. The Local Plan would not normally consider allocating sites likely to produce less than 10 dwellings.

- 5.37 The Council has also been careful to ensure any existing housing on sites is taken into account so that constrained housing number estimates are net increases in stock.
- 5.38 Just because a number is generated from this assessment this does not necessarily mean that the same number of dwellings will be acceptable on a particular site as is included in this assessment. The actual number may be higher or lower and it will be up to the planning application process to make a final judgement.

Stage 7a: Assessing Suitability for Housing

- 5.39 Assessing the suitability, availability and achievability of residential development on a site will provide the information on which a judgement can be made as to whether a site can be considered deliverable, developable or not currently developable. Site suitability was researched through a desktop exercise, through site visits and with the help and advice of the Housing Market Partnership. The site visit pro-forma (Annex 7) identifies the information that will be used to assess a site's suitability, availability, achievability and action needed to overcome constraints.
- 5.40 As the SHLAA needs to assess the maximum potential for housing development in the City it should not unnecessarily constrain potential by removing sites at an early stage unless there are very sound reasons for doing so. To help achieve this, a three-stage approach to assessment has been adopted. This was agreed with Development Plan Steering Group in July 2009 along with 43 planning and environmental criteria to assess sites. These are detailed in Annex 1.
- 5.41 Each stage contained a number of criteria. Level 1 covered strategic considerations such as Green Belt and flooding constraints, Level 2 more local environmental constraints such as protected open space, and tree preservation orders, and Level 3 sustainability access to facilities and design considerations. Sites are given red, amber and green marking against each of the 43 criteria to indicate the sites suitability.

Figure 2: SHLAA Suitability Assessment Criteria Scoring System

KEY	LIKELY EFFECT
Red	The site is undevelopable.
Amber	The site may be developable subject to detailed justification and mitigation measures to enable acceptability of detailed development proposals.
Green	The site is developable.

- 5.42 Sites were filtered against this traffic light system. Where sites have scored red this means a constraint is present which is considered to be a 'show stopper' and the site has not been carried forward to the next level of assessment.
- 5.43 Where sites have scored amber this does not necessarily mean they are unsuitable for development. However, there may be constraints on the site that may prevent development in the short to medium term, or sites may perform more poorly against planning criteria. Sites are still brought forward into the next level for assessment and this information will be used to inform development options as part of preparation of the next development plan.
- 5.44 Initially 891 sites were identified and assessed for suitability against the above criteria. Around 137 were subject to existing allocations and consents and were removed to prevent double counting in the SHLAA and AMR. Development was completed on a few sites while work on assessment progressed and these were also discounted.
- 5.45 570 smaller sites were identified through the site search and have been subject to site visits but have not been further assessed for deliverability, as they would yield less than ten residential units once density assumptions were applied and therefore would not be of a size that would be allocated in future development plans. A list of these sites is included at Annex 2 (Note 21 further sites were added to this following the subsequent evaluation of remaining sites see stage 7 & 8 below).
- 5.46 This left 184 sites for detailed suitability assessment. 61 of these sites were concluded to be suitable and were discussed in a series of member briefings in June 2011 prior to the July 2011 Development Plan Scrutiny Sub Committee. 123 sites were deemed to be unsuitable for development. Details outlining the summary of the reasons and maps for rejected sites with a capacity of 10+ dwellings, are being published in a separate technical appendix to the SHLAA. Copies of the full assessments for developable sites are included in Part 3 of this report.
- 5.47 Inclusion of these sites in the SHLAA does not indicate that sites will be developed or are capable of being developed; instead they represent the types of land uses that can come forward. They are included in this SHLAA to help inform future land supply assumptions.

Stage 7b: Assessing availability for housing

- 5.48 In 2008 the Council initiated a 'call for sites'. 13 sites that were suggested to the Council were evaluated alongside other sites identified by officers in the desktop assessment using the above methodology. There was an initial assumption that these were available

for development save for any constraints, which may need to be addressed.

- 5.49 Further work was undertaken to assess remaining sites considered to be deliverable or developable through researching and contacting landowners or their agents during July and August 2011 to establish whether they have any development intentions and whether the sites are available for development over what timescale and whether they faced any constraints. These were discussed with the Housing Market Partnership. The conclusions are also presented in Table 4. Developable sites have to be available now and not in any use which is likely to continue. The assessment column in Table 4 outlines the current use of each site.
- 5.50 In addition, owners of sites with planning permission, which have not yet started (commitments) and those sites, which are allocated through the Cambridge Local Plan, have been contacted through the SHLAA and Annual Monitoring Report (AMR) surveys to update the current position regarding availability. Table 5 reviews the position on existing allocations in the current adopted Local Plan.
- 5.51 As part of the consultation on the SHLAA between September and November 2011 a fresh call for sites from landowners and developers was initiated. This resulted in a further 40 sites being submitted of which 7 were resubmissions and 2 were within the new broad locations being put forward by the Council. 1 further site was reinstated for assessment as a result of representations received. This resulted in 34 new sites for assessment
- 5.52 Table 7 of this report includes conclusions on the 'call for sites'.

Stage 7c: Assessing achievability for housing

- 5.53 Initial work on assessing achievability was undertaken through the desktop study using information researched by the Council, site visits and through a call for sites. This will be further developed following specific discussions with the landowners to ascertain what if any development intentions there were on the part of landowners and at what stage the site was likely to be available
- 5.54 There was also general discussion, through the Housing Market Partnership meeting, around those aspects which could affect viability including
- Current market conditions leading to the existing use value being greater than residential value in some circumstances;
 - Front-loading of costs, e.g. legal and planning fees, specifically affecting small sites;
 - The impact of demands for mixed uses on sites;

- Potential future cuts in grant funding from the Homes and Communities Agency may affect sites with regard to affordable housing;
- 5.55 The result of this discussion along with their views on the suitability of sites has been fed into the overall assessment. The Housing Market Partnership has met six times to oversee work on the SHLAA and to advise the evaluation of sites. Table 4 again summarises the conclusions reached on achievability.
- 5.56 As part of the Strategic Housing Land Availability Assessment (SHLAA) the local planning authority is to assess the achievability of each site tested. Part of this exercise is to undertake a strategic level financial appraisal to determine whether the scheme is likely to be capable of being delivered. The Local Plan is currently being reviewed and this appraisal work should generally be carried out in accordance with proposed Local Plan policies.
- 5.57 The NPPF is clear that the sites and scale of development identified in the Local Plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. It states that: ‘in order to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.’⁵
- 5.58 In accordance with Communities and Local Government (DCLG) practice guidance a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgment about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:
- market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
 - cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations (including CIL, minimum space standards policy, Affordable housing policy, Sustainability Code Levels), prospect of funding or investment to address identified constraints or assist development; and
 - delivery factors – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest

⁵ NPPF, para 173

and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

- 5.59 The Council will undertake a viability assessment on the sites and scale of potential housing and commercial development in Cambridge. This will build on viability work that has been done as part of the Cambridge and South Cambridgeshire Joint Infrastructure Study. The work will involve testing the economic viability of land identified in the Councils Strategic Housing Land Availability Assessment (SHLAA) to meet identified housing need over the Local Plan period. This work should also establish the impact of affordable housing policy and any other policy standards (e.g. code for sustainable homes, and policy options on density standards) on the economic viability of sites and it should assess the appropriate and defensible levels of charge for the Community Infrastructure Levy.
- 5.60 When completed, one of the outcomes of this work will be that it will provide the necessary strategic level financial assessment to determine the achievability of SHLAA sites. It is intended to undertake this work later in the summer alongside work developing the draft submission plan. The SHLAA will be updated accordingly at the same time.

Stage 7d: Overcoming constraints

- 5.61 For each stage of the assessment through this SHLAA there has been work on constraints and issues applicable to each site. These may be planning constraints but could equally be legal, financial, or other constraints such as infrastructure. The delivery of these is considered to largely be the responsibility of the developer in discussion with and agreement of the Local Planning Authority when planning applications are considered and determined. Where the issues/ constraints for these sites scored amber in the assessment these matters were not considered so significant that they could not be mitigated against and therefore prevent the underlying potential for housing. For those where constraints were considered too significant these were found unsuitable for housing.
- 5.62 Table 4 identifies those sites, which are considered to be developable or deliverable. This table also lists key constraints against each site and how they could be overcome. This has been developed from the consideration of sites with the HMP, partners and landowners.

Stage 8: Assessment Results & Review of the Assessment

- 5.63 The outcome of this stage is bringing together information on all potential sources of housing supply found to be deliverable and developable and to inform a housing trajectory to 2031.

What is the assessment telling us?

- 5.64 Initial assumptions are that the review of the Local Plan will need to consider the provision of up to 14,000 new homes between the years 2011 and 2031 (700 per year). This will be updated through further work as part of the Local Plan Review.

Sites in The Planning Process

- 5.65 Between 2001/02 and 2010/11 4,698 dwellings were built. In the early years of the plan housing completions were below the average annual requirement. This is because larger sites, particularly those allocated on the edge of Cambridge require a long lead in time and are therefore unlikely to bring forward significant numbers of completions until the middle to later part of the plan period. In April 2011 there were commitments and allocations, which provide capacity for 10,612 dwellings. These are detailed in the Councils December 2011 Annual Monitoring Report housing trajectory. Table 2 follows and highlights the main commitments.

Table 2: Dwellings In The Pipeline 2012-2031

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Totals
Dwellings on deliverable urban extensions	392	783	1251	1326	793															4545
Dwellings on developable urban extensions						930	952	490	280	80	0	0	0	0	0	0	0	0	0	2732
Dwellings on other allocations without permission	25	138	117	111	206															597
Dwellings on other allocations without permission						207	80	43	68	50	81	72	10	0	0	0	0	0	0	611
Dwellings on other allocated sites with planning permission	279	635	244	30	80															1268
Dwellings on other allocated sites with planning permission						64	47	0	0	0	0	0	0	0	0	0	0	0	0	111
Dwellings on deliverable on large sites (Over 50) with permission (not allocated)	63	65	70	30	0															228
Dwellings on deliverable on large sites (Over 50) with permission (not allocated)						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwellings deliverable on small sites (10-49) with permission (not allocated)	82	11	14	0	0															107
Dwellings deliverable on small sites (10-49) with permission (not allocated)						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL																				
Total deliverable sites (five year land supply): cumulative	841	1632	1696	1497	1079															6745
Total developable & deliverable sites						1201	1079	533	348	130	81	72	10	0	0	0	0	0	0	3454

(Source: Cambridge City Council Annual Monitoring Report 2010/11)

Sites Currently identified as Suitable in the SHLAA

- 5.66 The Council originally identified around 891 sites for assessment.
- This number reduced to 750 sites after removing sites in the process of being built out, sites already allocated or with planning consents. These sites were assessed against a broad range of environmental & planning constraints detailed in Annex 1.
 - Density assumptions were then applied to reveal which sites may be capable of yielding more than ten units.
 - The 570 small sites yielding less than 10 units were removed and are listed in Annex 2
 - This reduced the number of sites to 184 sites.
 - In July 2011 60 of these were identified as being potentially developable and
 - 124 sites were rejected.

 - Following contact with land owners 8 of the 60 sites were found to be unavailable for housing development and a further 3 sites were deemed to be undevelopable on closer scrutiny by officers and the HMP. One site was moved from undevelopable to potentially developable when the landowner indicated its current use will become redundant in the longer term this left 50 developable sites and 134 undevelopable sites. Details of the latter are contained in a separate Technical Appendix to this document.

 - The remaining 50 sites were further scrutinised by the Housing Market Partnership and the Urban Design Team on developability and density assumptions. This resulted in a further 22 sites being re-classified as small sites likely to deliver less than 10 units net and were added to the 569 sites in Annex 2 to make 591.

 - This left a final list of 28 sites, which are considered to be developable or deliverable before 2031 and were subject to consultation in September 2011. The 2011 Call for sites added 35 new sites

 - The consultation produced 35 new sites of which 11 were considered developable, 5 were classified as small sites, and 6 were considered unsuitable. In addition a further 13 of the 35 sites have been added as edge of City strategic sites. The Council has not concluded the assessments of these sites as they all lie within the inner boundary of the Green Belt.

 - Officers have initiated discussions with South Cambridgeshire District Council on edge of City sites.

- These are all shown in Table 4. Full details of the suitability assessments and constraints facing these 65 sites are included in Part 3 of this report.
- Of the 28 original suitable SHLAA sites 1 has been rejected following the consultation and 4 have been withdrawn by landowners. With 23 remaining 11 new sites have been added as being suitable following the call for sites and the public consultation making **a total of 34 sites**.
- Leaving aside the edge of City Strategic Sites the 34 remaining SHLAA sites are likely to deliver a constrained capacity **1260 dwellings** over the 19 years of the next plan to 2031. The capacity of each site is shown in the final column of Table 4.

5.67 Further analysis then took place on all of the small sites identified. Two further duplicates were removed to leaving 596. All of these sites were assessed using the full suitability assessment methodology described above. This reduced the total number of suitable sites from 591 to 222. The housing capacity of these 222 sites was calculated at around **800 dwellings**. ANNEX 2A shows this capacity against each site.

Table 3: Potential Housing Supply Numbers

Total dwellings developed / deliverable / developable 2011-2031 (work in progress)

Table 3: Potential Housing Supply Numbers

Total dwellings developed / deliverable / developable 2012-2031

Dwellings developed 1 st April 2001 to 31 st March 2011:	4,698
Deliverable Schemes (5 year supply) (2012/13-2016/17)	
Dwellings in urban extensions	4545
Dwellings on other allocations without permission	597
Dwellings other allocated sites with planning permission	1,268
Dwellings deliverable on large sites (Over 50) with permission (not allocated)	228
Dwellings deliverable on small sites (10-49) with permission (not allocated)	107
Sub Total	6,745
Developable Schemes (6-14 years supply) (2017/18-2030/31)	

Dwellings in urban extensions	2,732
Dwellings on other allocations without permission	611
Dwellings other allocated sites with planning permission	111
Dwellings deliverable on large sites (Over 50) with permission (not allocated)	0
Dwellings deliverable on small sites (10-49) with permission (not allocated)	0
Sub Total	3,454
Total	10,199
Commitments in reporting year of AMR 2011-2012	413
	10,612
SHLAA Sites	
Dwellings on identified SHLAA sites over 9 dwellings as potentially being developable / deliverable over 19 years	1260
Future small sites estimates average of 42pa over 19 years based on assessment of future sites compared with a trend of 102pa actual completions over the last 9 years.	800
Grand Total: (rounded)	12,670

- 5.68 Some 10,199 homes have already been allocated or permitted in planning consents in April 2011. 6,745 of these are deliverable within the next 5 years and 3,454 dwellings are considered to be developable beyond 5 years but in the lifetime of the next plan. This excludes dwellings being built in 2011/12 which was the reporting year 2011/12 and is not part of the trajectory. These amount to a further 413 projected completions.
- 5.69 The provisional list of sites in this draft SHLAA at present has potential to contribute to a constrained capacity of around 1260 dwellings. Table 4 below lists currently suitable, achievable, and deliverable/developable sites.
- 5.70 The future allowance for small sites of less than 10 dwellings, included in Table 3 above, could be found in the broad location beyond the City Centre shown on the map in Annex 11 and contribute 800 new homes by 2031.
- 5.71 Officers have also looked at planning consents granted and built out since 2001/2 Table 8 on pages 70 & 71. This has revealed that small sites have contributed 102 dwellings per annum in the 10 years since 2001/2. This compares favourably with the number of small sites identified through the SHLAA which were concluded as being suitable

and could potentially deliver 42pa to 2031. This source would therefore contribute 800 dwellings over the next 19 years to 2031

- 5.72 An analysis of the current deliverability and developability of allocated sites can be found in Table 5. To be deliverable in the first 5 years sites have to be available now, achievable and suitable. To be developable they have to be suitable, and achievable but not necessarily immediately available.
- 5.73 The suitability of current allocations in Table 5 and planning consents consents in Table 2 has not been revaluated at this stage as it has been assumed that they were considered to be suitable in relation to planning constraints by virtue of the fact they were allocated or determined through a formal planning process. Officers and the HMP have however reconsidered their achievability and availability.
- 5.74 Work has been undertaken on clustering the broad locations of the 222 remaining small sites, which were assessed. Further details on this are included at Stage 9. Stage 9 also considers other edge of City strategic sites.

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints <i>Contamination etc access</i>	Deliverable/ Developable	Estimated Capacity
1	Abbey Stadium and land fronting Newmarket Road	105	Abbey	2.88	53.63	154.33	154	In use as football stadium supporters club and ancillary uses. Not yet available.	Yes –pre-discussions in progress with landowner. Potentially achievable if replacement open space can be provided	Yes subject to satisfactory replacement of open space and other constraints in assessment being resolved	Access and constrained nature of frontage. Covenant on south stand re allotments. Landowner suggested removing Boston Road from site which will mitigate overlooking.	Developable in 6-10 years	154
2	1 Ditton Walk	202	Abbey	0.28	65	17.97	14	Yes	Yes-outline Planning permission now granted for 12 houses (6 yr consent) 10/0861/OUT 24th Nov 10	Yes	Trees at rear of site and other constraints in assessment	Deliverable in 0-5 years	12
3	Catholic Church of St Vincent de Paul	430	Abbey	0.16	75	11.89	6-10	No, in use currently as church	Yes land owner has indicated has potential in longer term and they have bought adjoining land at 30 Ditton Lane which could make the site larger	Yes	The site initially considered to be suitable for development. Site may result in a gain of only 6 on redevelopment. This could increase by addition of adjoining land	Developable in 6-20 years	10 including adjoining site

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
4	636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road	443	Abbey	1.01	75	76.10	75	No- in current use as 2 churches community hall and other uses	Yes County Council owns part, is interest from 3 of the 4 site owners. Waiting to hear from remaining owner. Potentially achievable.	Yes	Access would have to be from Peverel Road Existing community facilities would need to be incorporated in any redevelopment	Developable in 6-20 years	75
5	Ditton Fields Nursery School, Wadloes Road	870	Abbey	0.19	75	14.29	14	Yes- School now demolished site available	Yes –City Council own and want to develop in 3 year programme	Yes	Mitigation over loss of community facility-Nursery provision has been transferred to Meadows Primary School in Galfrid Road.	Deliverable in 0-5 years.	14

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints <i>Contamination etc access</i>	Deliverable/ Developable	Estimated Capacity
6	Telephone Exchange south of 1 Ditton Lane	855	Abbey	0.17	75	13	13	No it is in use currently as a telephone exchange building and car park.	Yes - landowner has indicated that its use will become redundant in longer term and it may be released for residential development after 2020.	Yes	The site may be appropriate for housing development subject to amenity issues being addressed	Developable in 10-20 years	13
7	Land to r/o 551-555 Newmarket Road	894	Abbey	0.11	65	7	4	No in use as residential property	Yes achievable. Land owner put forward in call for additional sites	Yes	Subject to agreeing access details and clean up of past contamination on site		Small site
8	Camfields Resource Centre Ditton Walk	906	Abbey	0.31	40	13	14	Yes vacant warehouse on market.	Yes achievable. Land owner put forward in call for additional sites	Yes	Contamination from adjoining site which is oil depot. Noise.	Deliverable in 0-5 years	14
9	162 - 184 Histon Road	012	Arbury	0.23	75	17.57	18	No in use as tyre depot	Yes-Landowner has indicated lease been renewed for Quickfit but owners explored residential 18 months ago. Will revisit within 10-15	Yes	See assessment	Developable in 10-20 years	18

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
									years. Have requested site is left in SHLAA				
10	Land rear of 129 to 133 Histon Road	312	Arbury	0.14	75	10.64	11	No, in use currently as parking for car dealership and showroom	Yes achievable dependant on landowner intentions in respect of larger allocated site to north	Yes	Would only be available in conjunction with adjoining allocation, which is part of same use. Waiting to hear from landowner	Developable in 6-19 years	11
11	St Johns College Playing Fields	899	Castle	10.31	37.5	96.69	10	No in use as College playing fields by two colleges.	Not achievable. No involvement by landowner. Submitted to SHLAA by member of public	Not suitable I	Loss of protected open space. Proximity to Trinity College Fellows garden, flooding unsuitable to housing, Zone 3b.TPO's significant archaeology constraints.	Not developable	0
12	Shire Hall Site, Old Police Station, Castle Mound, and 42 Castle St	909	Castle	2.91	66	192	105	No in use currently as County Council offices.	Achievable. Land owner put forward in call for additional sites	Yes subject to exclusion of Castle Mound and land in front of existing Shire Hall buildingall Ha	Old Police Station on Castle St listed building. Castle Mound Ancient Monument. Subject to finding suitable site to relocate to.	Developable in 6-19 years	105

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
13	Mount Pleasant House	919	Castle	0.57	65	37	50		Achievable. Land owner put forward in call for additional sites				50
14	34 a b Storeys Way	886	Castle	0.75	40	30	4	No in use currently by University Dept of Archaeology	Achievable. Land owner put forward in call for additional sites	Yes	Trees on site. Limited potential may suit student hostel better. Too small for SHLAA	Small Site	0
15	BP Garage, 452 Cherry Hinton Road & garages off Glenmere Close	057	Cherry Hinton	0.26	65	17.11	17	No in current use as petrol station and garages to rear	Yes- Land owner has confirmed interest in residential development in medium to long term.	Yes	Remediation costs and loss of parking. Multiple ownership of garages to rear which may or may not form part of site. Garages too small for modern cars. Some local storage facilities in conjunction with development would mitigate loss of garages. Loss of petrol station, see response to representations.	Developable in 10-20 years	17

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
16	78 and 80 Fulbourn Road and the open space to the south	755	Cherry Hinton	0.59	40	23.68	10	Yes site open greenfield site not in use	Yes-Site potentially achievable. Site to north recently developed for housing. Waiting to hear from land owner	Yes	See assessment. Green Belt to south	Deliverable in 0-5 years	10
17	Blue Circle Site - Coldhams Lane	920	Cherry Hinton	9.11	25	228	273		Yes achievable. Land owner put forward in call for additional sites	Not suitable	Serious contamination issues render site unsuitable for residential development. Designation as City wildlife site and protected open space.	Not developable	0
18	Lock up garages adjacent to 2 Derwent Close	063	Coleridge	0.19	65	12.21	10	No in use as garages. Complexity of freehold and leasehold. Many owners and leaseholders unwilling to see site developed.	Not achievable	Yes	Multiple garage owners. sage of garages.. On street parking issues, environmental issues, Anglian Water pumping Station a further constraint	Not Developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
19	152 Coleridge Road	081	Coleridge	0.21	75	15.50	6	No in use as telephone exchange	Yes. In operational use currently but land owner has confirmed interest in residential development after 2020 when site will be redundant	Yes	Small site unless developed in conjunction with Site 87	Developable in 10-20 years	6
20	149 Cherry Hinton Road	087	Coleridge	0.18	75	13.41	17	No in use as dry cleaners	Yes potentially achievable. Landowner considers current use will continue for some time but site could come forward before end of plan period and residential use is one of a range of uses which would be considered. Could be developed on own or in conjunction with Site 81 above	Yes	Noise issues, contamination and loss of employment land.	Developable in 10-20 years	17
21	189 Coleridge Road	893	Coleridge	0.10	75	7	2	In use currently as single double fronted dwelling house and garden	Achievable. Land owner put forward in call for additional sites	Difficult site to develop no access to rear without demolishing existing property. Any net gain small Would involve loss of garden land	Issues of overlooking and loss of light. Retain current building line at front	Small site	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints <i>Contamination etc access</i>	Deliverable/ Developable	Estimated Capacity
22	Clifton Industrial Estate	913	Coleridge	4.15	61.88	257	100	In use currently as industrial estate	Achievable. Land owner put forward in call for additional sites	Yes subject to retention of employment floorspace within any redevelopment	Subject to access and traffic impact assessment. Protected industrial land	Developable in 6-10 years	100
23	Railway Sidings west of Rustat Road	854	Coleridge	2.11	53.63	113	0	In railway use currently as sidings	Achievable. Land owner put forward in consultation	Not suitable owing to proximity to railway with noise and design issues	Noise and design constraints. Better suit employment uses	Not developable	0
24	169-173 High St Chesterton	915	East Chesterton	0.16	75	12	8 if former pub to be retained.	Yes vacant restaurant	Yes landowner has put forward in call for sites	Yes	Former Saigon City Restaurant. Recently the subject of a planning refusal on grounds of loss of former public house.	Land to rear is developable	0 - Small site if former pub to be retained.
25	Shirley Infants School, Green End Road	352	East Chesterton	0.91	75	68.51	35	No in use as school.	Not achievable e Owing to changed demographics landowner has decided to retain in educational use and asked to remove site from SHLAA	Yes	Timing depends on demand from education dept for future school places. From an urban design perspective The current grain of development in adjoining area would suggest a	Not developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
											much lower density would be appropriate here around 35 maximum over whole site. This would include higher density on part.		
26	Land to R/O 1 - 28 Jackson Road (Car parking and lock-up garages)	151	Kings Hedges	0.27	75	20.48	20	Yes subject to satisfactory re-housing of any displaced residents	Yes Council own and considering residential development options	Yes	Access issues potentially. Housing Dept considering enlarging the site to improve developability.	Developable 6-10 years	20
27	Garages south of Hawkins Road	230	Kings Hedges	0.25	48.75	12.16	12	Landowner has decided not to develop site and has withdrawn from SHLAA	Council owned. Not now achievable	Yes	Narrow site. Access to the site is up a narrow un-adopted access road between two dwellings. Highway Authority state that the site has no highway frontage for access. May be other forms of sheltered residential, which would reduce need for vehicular access. Loss of	Not developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
											garaging could potentially create on street problems. Emergency access to rear of Grove School needs to be retained.		
28	Vindis garage Milton Road	236	Kings Hedges	0.44	75	33.28	33	No site in use currently as car dealership and showroom. Landowner has said site unavailable. Delete from SHLAA	Not achievable. Landowner has said site unavailable	Yes	Part of frontage may be highway land.	Not developable	0
29	98 -144 Campkin Road	887	Kings Hedges	0.52		0.00	28	Yes subject to satisfactory re housing of any displaced residents	Yes –Council own and are considering the site's inclusion in its housing programme	Yes	Protected open space to south	Developable in 6-10 years	28
30	Land south of the Ship, including the car park	902	Kings Hedges	0.34	65	22	10	No in use in conjunction with pub	Yes Land owner has confirmed site could be available for development including site of pub as well and land to north Site 257. Call for sites submission.	Yes	The loss of the community public house would have a major impact on the local area. The replacement of the public house would therefore need to be overcome before any residential development	Developable in 6-10 years provided mitigation occurs	10

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
											could be provided onsite. Highway Authority would prefer access from Cameron Road. Frontage of southern section narrows.		
31	Land at George Nuttall Close			0.13	40	5	4	No in use as entrance /amenity space and access road for existing flats	Achievable. Land owner put forward in call for additional sites	Not suitable. In use as entrance/amenity space for existing flats. Other section represents entrance to car park built on contaminated land.	Possible contamination risks. Design constraints. Will block access to existing development and reduce amenity.	Undevelopable even as small site	0
32	48-61 Burleigh Street	204	Market	0.30	80	24.18	12	No in use for range of retail and office uses	Yes potentially achievable. Some development to rear has already occurred. Waiting to hear from landowners	Yes	Would wish to retain grain of retail frontage to Burleigh St. Ownership issues could prove to be a constraint	Developable in 6-20years	12
33	64-68 Newmarket Rd	892	Market	0.27	80	22	60	Yes landowner put forward in call for sites	Achievable. Land owner put forward in call for additional sites		Design issues	Deliverable 0-5 years	60
34	Auckland Road Clinic	917	Market	0.20	80	16	12	Yes landowner put forward in call for sites.	Achievable. Land owner put forward in call for additional sites	Suitable	Trees on site. Existing property on common frontage.	Deliverable in 0-5 years	12

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
35	Owlstone Croft, Owlstone Road (formerly site 28)	912	Newnham	0.96	75	72.33	30	No in use as student hostel currently. Land owner put forward in call for sites	Land ownership issues over access. Multiple ownership. Agreement to alterations to track not likely to be forthcoming. Land registry searches have confirmed that a right of way exists. Owners have right of way over track leading to Grantchester Street. The track is owned by at least 2 other landowners. College has right of way over land and can undertake surface maintenance but not other alterations. Site in use as student hostel at present which is a much needed use. No evidence of replacement intentions.	Not suitable on basis of impacts upon Conservation area, impacts on Paradise Nature Reserve and its users.	Difficult access issues potentially. Adjoining streets are narrow with on street parking. Track also serves as public footpath from nature reserve and its use by vehicles creates pedestrian hazards. Site would require a full transport assessment in terms of its potential impact on surrounding roads. The Highway Authority has commented that the site has no adopted highway frontage for access and this could be available to future occupiers. An edge of the site falls within Zone 2 and 3a (medium to high probability of flooding) under the Cam study.	Not deliverable or developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
											Proposals for development in this zone should be accompanied by a Flood Risk Assessment. Adverse impacts on Conservation area and Nature Reserve. Site only suitable for elderly sheltered housing or for redeveloped student hostel which would mitigate access and ownership constraints. These uses are not counted in SHLAA housing numbers.		
36	Grange Farm	916	Newnham	44.03	18.75	825	1500 developer				In Green Belt		Edge of City strategic site
37	Land North & South Of Barton Road	921	Newnham	36.97	18.75	693	600 developer				In Green belt		Edge of City strategic site
38	Downing Playing Field Grantchester Rd	895	Newnham	4.83	24.75	Part development only	50	No in use as college playing field	Not achievable. No involvement by landowner. Submitted to SHLAA	Not suitable	In Green Belt and designated as protected open space	Not Developable	Edge of City strategic site

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
									by member of public				
39	Pembroke Playing Field Grantchester Road	896	Newnham	3.76	24.75	Part development only	0	No in use as college playing field	Not achievable. No involvement by landowner. Submitted to SHLAA by member of public	Not suitable	In Green Belt and designated as protected open space	Not Developable	Edge of City strategic site
40	St Catherine's Playing Field Grantchester Road	897	Newnham	2.71	24.75	Part development only	50	No in use as college playing field	Not achievable. No involvement by landowner. Submitted to SHLAA by member of public	Not suitable	In Green Belt and designated as protected open space	Not Developable	Edge of City strategic site
41	Trinity Old Fields Grange Road	898	Newnham	3.90	24.75	Part development only	20	No in use as college playing field	Not achievable. No involvement by landowner. Submitted to SHLAA by member of public	Not suitable	Protected Open Space	Not Developable	0
42	Corpus Christi College Playing Fields to west Leckhampton House	900	Newnham	2.71	24.75	Part development only	20	No in use as college playing field	Not achievable. No involvement by landowner. Submitted to SHLAA by member of public	Not suitable	Protected Open Space	Not Developable	0
43	West's Renault RUFC Grantchester Road	901	Newnham	8.55	24.75	Part development only	25	No in use as playing field	Not achievable. No involvement by landowner. Submitted to SHLAA by member of public in call for sites	Not suitable	In Green Belt and designated as protected open space . Serious flood risk.	Not Developable	0
44	21-29 Barton Road	910	Newnham	0.55	40	Part development only	15	No in use as residential accommodation	Put forward by landowner in call for sites	Yes	Protected trees on site. Asbestos building at rear	Deliverable 6-19 years	15

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45	Land at Wilberforce Road	877	Newnham	0.60	30	18	3 developer estimate	Yes in use as open pasture	Put forward by landowner in call for sites	Not suitable	In Green Belt	Not Developable	0
46	Emmanuel Sports Ground & City Hockey Club	182	Newnham	6.44	33	Part development only	0	No, in use as College Playing Field and Sports Ground	Not achievable. No involvement by landowner. Submitted to SHLAA by member of public in call for sites. Already categorised as unsuitable	Not suitable	Protected open space	Not Developable	0
47	Mill Road Depot and adjoining properties, Mill Road	102	Petersfield	2.70	61.88	166.99	167	No in use as Council Depot	Yes- Ongoing Council project looking into relocation of depot. Subject to a development brief being drawn up	Yes	Access and contamination issues. Highway Authority has commented they would prefer access to not be from Mill Road.	Developable in 10-20 years	167
48	31 Queen Edith's Way	196	Queen Edith's	0.23	75	17.48	12	No in use as residential	Yes potentially pending what landowner intentions are. Nearby plots have been successfully redeveloped	Yes	See assessment. Design issues	Developable 6-20 years	12
49	Cambridge South East-Land south Fulbourn Road r/o Peterhouse Technology Park extending south & west of Beechwood	911	Queen Edith's	116.55	25	2914	2367 developer estimate						Edge of City strategic site

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	on Worts Causeway, land west of Babraham P&R												
50	Land South of Addenbrookes and Southwest of Babraham Road	925	Queen Edith's	39.80									Edge of City strategic site
51	Railway depot adjacent to 125a Cavendish Road	068	Romsey	0.30	75	22.65	20	No in use as railway workshop. Network Rail have confirmed existing use likely to continue to 2031. Remove from SHLAA	Not achievable	Yes	No current highway frontage and noise issues. Adjoining site to north allocated and is being considered for residential use	Not Developable	0
52	213 - 217 Mill Road	070	Romsey	0.22	75	16.38	10	In use as retail store and parking, Cutlacks customer parking to rear and garages	Yes potentially pending what landowner intentions are.	Yes	Access from Ross St rather than Mill Road. Retain garages and Mill Road houses	Developable 6-20 years	10
53	Ridgeons, Cromwell Road	922	Romsey	3.27	33	108	120	No in use as builders merchants	Yes-Put forward by landowner occupier in call for sites. Could be developed in conjunction with adjoining allocated site	Yes	Loss of employment land, contamination Relocation of existing use. Highway frontage needs investigating.	Developable in 6-10 years	120

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54	18 Vinery Road		Romsey	0.20	65	13	10	No, in use as NHS offices	Yes-Put forward by landowner occupier in call for sites.	Yes		Deliverable 0-5 years	10
55	Horizons Resource Centre, Coldhams Lane	629	Romsey	0.82	40	33	40	No in use as County adult centre	Yes-Put forward by landowner occupier in call for sites.	Yes	Subject to revised flood risk assessment of this part of Cambridge by Environment Agency summer 2012	Developable in 6-19 Years	40
56	82-90 Hills Road and 62-63 Bateman Street	872	Trumpington	0.58	75	43.66	20	No in use as language centre office and other uses	Yes some potential for mixed use including residential on part. No potential on 57-60 Bateman St as 100+ year lease. Some potential for mixed use including residential on remainder but landowner deferring decisions until can negotiate early surrender of lease on 90 Hills Rd.	Yes	Site 872 can be considered to be suitable for development subject to the early consideration of trees on site, the adjacent Historic Park and Garden / Protected Open Space, noise, parking, the issues with the surrounding historic environment,	Developable in 10-20 years	20

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57	Car park east of 1 to 12 Porson Court	583	Trumpington	0.38	65	24.94	21	No in operational use as car park for adjoining allocated residential use	Yes- Land owner has confirmed interest in residential development in medium term. This and adjoining allocated site 5.06 is underutilised and land owner looking to partially release part of the site for residential development with phasing on further releases.	Yes	Dependant on future of allocated site 5.06. Access otherwise difficult	Developable in 10-20 years	21
58	Land East of Hauxton Road (part Cambridge South)	878	Trumpington	20.46	18.75	384	350 developer estimate	Yes open green field site	Yes-Put forward by landowner occupier in call for sites.		In Green Belt		Edge of City strategic site

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Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
59	Land South of Addenbrookes Road	904	Trumpington	9.22	25	230	250 developer estimate	Yes open greenfield site.	Yes-Put forward by landowner occupier in call for sites.		In Green Belt		Edge of City strategic site
60	Land West Of Hauxton Road- Predominantly Residential option	914 a	Trumpington	4.65	33	153	80 developer estimate	Yes, open greenfield site	Yes-Put forward by landowner occupier in call for sites		In Green Belt		Edge of City strategic site
61	Land West Of Hauxton Road- Community Stadium option	914 b	Trumpington	4.65	N/A	N/A	Developer proposes Community Stadium option	Yes, open greenfield site	Yes-Put forward by landowner occupier in call for sites		In Green Belt	Non residential proposal	Edge of City strategic site

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Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints Contamination etc access	Deliverable/ Developable	Estimated Capacity
62	Land West of Trumpington Road	924	Trumpington	45.30	25	1133	-	Yes, open green field site, part football ground and pitch and put golf course	Yes-Put forward by landowner occupier in call for sites		In Green Belt		Edge of City strategic site
63	Glebe Farm North of Addenbrookes Access Rd	903	Trumpington	1.00	65	65	25	Yes, open greenfield site	Yes-Put forward by landowner occupier in call for sites	Yes	Allocated without planning consent	Deliverable in 0-5 years	25
64	Cambridge Professional Development Centre Padget Road Trumpington	905	Trumpington	3.15	33	104	50	No in use as a professional County Council training centre	Yes-Put forward by landowner occupier in call for sites	Yes.	Open space needs to be retained for community use	Developable in 6-19 years	50

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65	Libraries & Info Service HQ, Roger Ascham Site, Ascham Road	907	West Chesterton	0.27	40	11	8	No in use as a Library Service HQ	Yes-Put forward by landowner occupier in call for sites	Yes	Too small to be a SHLAA site	Small Site	0
66	Cambridge Student Support Centre (CSSC) Ascham Road	908	West Chesterton	0.58	40	23	0	No in use as special needs school	Yes-Put forward by landowner occupier in call for sites	Not suitable	The school and adjoining pavilions are a Grade II Listed Building.	Not Developable	0

Table 5: Deliverability and Developability Of Allocations in 2006 Local Plan

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
5.01	Land off Fitzwilliam Road and Clarendon Road	3.04	Housing	208	154 market 54 affordable	Crest Nicholson Eastern/ Januarys	✓	✓	✓	Under Construction DELIVERABLE
5.02	The Paddocks Trading Estate, Cherry Hinton Road	2.80	Housing	123	74 market 49 affordable	BAE Systems Pension Fund/ Bidwells	x	✓	✓	Not available until after 2016 DEVELOPABLE
5.03	Cromwell Road	2.44	Housing	124		BT Plc	✓	✓	✓	Mostly built out. Small section subject of outstanding outline consent 08/0500/OUT Reserved Matters application imminent Current use moving to Long Road DELIVERABLE
5.04	379 to 381 Milton Road	2.41	Housing	83		EMG Ford Dealership occupies/ Rapleys	X	✓	✓	Car dealership with long lease No immediate plans but owner would consider residential use in long term provided allocation doesn't preclude current use DEVELOPABLE
5.05	Cambridge City Football Ground, Milton Road	1.71	Housing	147	See Mitcham's Corner Strategic Planning and Development Brief-2003. Public Open Space should be included on site.	Savills	✓	✓	✓	Application refused. Possible constraints: Access restrictions and reprovision of existing open space. DELIVERABLE if reprovision can be secured

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
					Development dependent upon successful relocation of football club					
5.06	British Telecom, Long Road	1.67	Housing	76		BT Plc	X	✓	✓	Current owner reviewing and considering partial land release as site is underutilised despite recent rationalisation DELIVERABLE
5.07	Willowcroft, Histon Road	1.47	Housing	67		Murketts ATS	X	✓	Y	DEVELOPABLE subject to both landowners intentions being established
5.08	Territorial Army, Cherry Hinton Road	1.26	Housing	0		East Anglia Reserve Forces & Cadets Association	x	✓	x	NO INTENTION of developing for residential use NOT DEVELOPABLE
5.09	Travis Perkins, Devonshire Road	1.23	Housing	43		Explore Living /Savills	✓	✓	✓	Application expected 66% for housing 1.01 acres contamination issues, existing use remains on part site DELIVERABLE
5.10	The Nuffield Hospital, Trumpington Road	1.19	Housing	0		Nuffield Foundation	x	✓	x	NO INTENTION of developing for residential use
5.11	Caravan Park, Fen Road	0.95	Housing	0		Subject to establishing details of owner	X	✓	X	5 pitches occupied by persons who identify themselves as travellers. Remainder is permanent caravan site. NOT DEVELOPABLE OWNER UNKNOWN
5.12	Parkside Police and Fire Stations, Parkside	0.95	Housing and community facilities	230	99 u/c on fire station 131 on police HQ	Stoford /Grosvenor/Bidwells –Fire Station (Universities Superannuation Fund)	✓	✓	✓	Under construction DELIVERABLE
5.13	Milton Infant	0.89	Housing and	2-3?	See Mitcham's	Januarys	✓	✓	X	Part built out as nursing home.

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
	and Junior School, Milton Road		community facilities		Corner Strategic Planning and Development Brief 2003					Remainder being explored as serviced apartments and residential and community facility 67 residential flats unlikely. DELIVERABLE but small site numbers for SHLAA
5.14	Ridgeons, Cavendish Road	0.80	Housing	28		Ridgeons/ January's	X	✓	✓	Part built out 1-17 Cavendish Place. Major part will be available in 2012/13 DELIVERABLE
5.15	Henry Giles House, Chesterton Road	0.77	Housing	48	See Mitcham's Corner Strategic Planning and Development Brief 2003	Dept Work and Pensions/ Telereal Trillium	X	✓	✓	Land owner working on plans to bring this site forward in medium term. Will also involve relocation of current tenant. DEVELOPABLE
5.16	147 Hills Road	0.77	Housing	133	93 market 40 affordable	Trilatera site Almaren Properties/ Januarys	✓	✓	✓	Had consent. Details of scheme being reviewed. Contamination issues. DELIVERABLE
5.17	295 Histon Road	0.71	Housing	32		Squash Club Januarys	✓	✓	?	DELIVERABLE?
5.18	Sandy Lane	0.60	Housing	23		Sandy Lane Developments	✓	✓	Y	Planning consent. Site cleared and site started (drainage works) but halted. Legal issues with S106. DELIVERABLE?
5.19	135 Long Road	0.43	Housing	0						Built out
6.01	Bradwell's Court	0.36	Mixed uses including A1 retail, A2, A3 and with private or	0	See Bradwell's Court Planning Brief					Built out

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
			student residential above							
7.01	New Street/Newmarket Road	2.01	Employment, B1, Housing, Student hostels	95	Plus 5 u/c inc reporting year	Harvest Way-Almaren Properties Occupation Rd- section Hames Bros, Falcon Estates & others	?	✓	Y	5 Planning applications being pursued on most of remaining sites see AMR DELIVERABLE
7.02	Betjeman House, Hills Road	1.17	Mixed use B1(a), B1(b), A1 retail, A3 and housing	156		11/534 Pace Cambridge/The Halpern Partnership Ltd	✓	✓	✓	Application approved for redevelopment to provide mixed use scheme comprising 156 residential units (including 40% affordable), B1 office use, retail / food and drink (classes A1, A3 and A4 uses including retention of "Flying Pig" public house), and new community use. Phase 1 offices Under construction. Phase 2 Phase 3 Housing DELIVERABLE
7.03	Coldham's Lane/Newmarket Road	0.95	Mixed uses including housing and employment B1(a) (not exceeding existing B1(a) floorspace), hotel, student hostel and A1 non-food retail (not exceeding 50% of the site area)	40		Premier Inns	x	y	x	Application for Premier Inn hotel pending.

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
7.04	Mitcham's Corner Sites	0.71	Mixed uses including employment B1(a), local A1, A2, A3 and housing	0	See Mitcham's Corner Strategic Planning and Development Brief 2003	Pegaus Planning	x	✓	x	Pre discussions re student housing and retail scheme
7.06	West Cambridge Site, South of Madingley Road	66.90	Higher Education. D1 University Faculty, B1(b), sui generis research institutes, staff and student housing, sports and shared facilities	0	In accordance with agreed Masterplan	University Of Cambridge	x	✓	x	200 units completed staff units. No more residential anticipated
7.07	Leckhampton House Grounds	2.94	Student hostel or affordable/key worker housing for the Colleges.	0	The capacity and approach to development will be constrained by the need to be sensitive to the landscape aspects, including the trees, the buildings at the northern end and the nature conservation interest and tree planting of the	Corpus Christie/ January's	x	✓	x	No landowner intention currently built student hostel on alternative site. Private sector housing being sought on Spens Ave section 4 units

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
					site; development brief needed; development to be sensitive to setting of Leckhampton House					
7.09	Grange Farm off Wilberforce Road	1.21	Student hostel or affordable/key worker housing for the Colleges	0	Form of development must respect sensitive location; vehicle access from Wilberforce Road; should provide pedestrian and cycleway links between the Cotton footpath and Rifle Range Road and along Rifle Range Road	St Johns College	✓	✓	✓	Land owner wants to pursue current allocated use would like to realign site but this would encroach upon Green Belt DEVELOPABLE SHLAA site 916 broad location
7.10	Mill Lane/Old Press Site	0.82	Redevelopment /refurbishment for predominantly University uses, with some mixed use to	150	Planning Brief to be prepared 90 market and 60 affordable	University of Cambridge	x	✓	✓	SPD approved Not likely to come forward for 10 years. Mostly student accommodation commercial and University uses. Relocating existing uses DEVELOPABLE

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
			enhance the attractiveness of the public realm							
7.11	Brunswick Site	1.57	Mixed use housing development and community facilities. Could include a student hostel for Anglia Ruskin University on part of the site in lieu of affordable housing	205		McLaren Properties/ Savills	✓	✓	✓	Under construction for residential plus student accommodation for ARU DELIVERABLE
7.12	Former Magnet Warehouse, Mill Road	1.10	Mixed use housing development and community facilities. Could include a student hostel for Anglia Ruskin University on part of the site in lieu of affordable	50		Coop and Muslim Academic Trust own. Rapleys Huntingdon and Bidwells /Nathaniel Lichfield	✓	✓	✓	Site cleared. Development Brief approved. Application for Mosque pre-app submitted DELIVERABLE

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
			housing							
7.13	Sedley School Site	0.52	Student hostels for Anglia Ruskin University	Completed						Built out
7.14	Bradmore Street Site	0.05	Student hostels for Anglia Ruskin University	N/A		ARU	x	✓	x	Not likely to proceed. To be used for relocation of the University's Optometry Clinic instead
9.01	East Cambridge	114.89	Mixed uses (see policy 9/4)	406	Details to be determined in Masterplan 315 plus 91	Pinks/Januarys Whites	✓	✓	?	Marshalls advised that relocation not anticipated in period to 2031. . . Developer being sought on two residual sites allocated in AAP outside Marshalls ownership. Land may come forward independently of rest of Cambridge East AAP sites. Land north of Cherry Hinton 8.38ha from 2015/2016 Land off Coldhams Lane 1.30 ha likely 2013/14. DELIVERABLE
9.02	Addenbrooke's	57.93	Mixed uses (see policy 9/5)	Completed	Staff housing only. Details to be determined in Masterplan	Addenbrookes NHS Trust				Completed 100 units
9.03	Huntingdon Road/Histon Road	52.87	Mixed uses (see policy 9/8)	1686	Details to be determined in Masterplan. The existing Christ's & Sidney Sussex Sports Ground should be	Barratt Homes	✓	✓	✓	NIAB 151 of 187 homes under construction on the frontage and outline consent for a further 1593 dwellings on the remainder pending the conclusion of a S106 agreement DELIVERABLE

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
					retained unless adequate provision can be made elsewhere					
9.04	Cambridge Northern Fringe	52.64	Mixed uses (see policy 9/6)	0	Details to be determined in Masterplan	Anglia Water, Network Rail, City Council	x	x	x	No longer viable STW to remain. Employment led solution sought. SCDC withdrawn Chesterton Sidings
9.05	East of Shelford Road	31.38	Mixed uses (see policy 9/5)	See below	Details to be determined in Masterplan	Countryside own with CCC (formerly Pemberton Trustees) /Bidwells Skanska and Bovis developing parts	✓	✓	✓	2011-2022 DELIVERABLE AND DEVELOPABLE
9.06	Clay Farm, South of Long Road	29.31	Primarily residential with ancillary uses (see policy 9/5)	2125 on 9.05 and 9.06	Details to be determined in Masterplan	Countryside/ Bidwells (formerly Pemberton Trustees)	✓	✓	✓	Overview: Clay Farm (land between Long Road and Shelford Road): C/00620/07 2,300 homes including 40% affordable housing; a new secondary and primary schools; community, sport and recreation facilities; local shops; public open space, including allotments; roads, footpaths, cycleways and crossings of Hobson's Brook to a new area of public open space. Status: Clay Farm-Reserved matters approved for two sites in southern part of site for 306 homes and 128 homes. Both under construction April 2012 Infrastructure on whole site under construction and complete by summer 2012. Timescales: Build out from 2011 to 2022

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
										Developer indicates 1950 anticipated DELIVERABLE completions in 5 years on Clay Farm and Glebe Farm (get split) and 586 DEVELOPABLE dwellings on Clay Farm Glebe Farm 2016-2018/19 DELIVERABLE AND DEVELOPABLE
9.13	Glebe Farm			286	172 market and 114 affordable		✓	✓	✓	Glebe Farm 286 homes including 40% affordable housing has full consent and is under construction April 2012. Completion expected by end of 2015. Small area of 1ha allocated but without consent following abandonment of Household Waste Recycling Site by County Council. See site 903 in SHLAA call for sites . DELIVERABLE
9.07	Madingley Road/Huntingdon Road	67.86	Mixed uses (see policy 9/7)	1910	To be released for development only when the University can show a clear need. Details to be determined in a Masterplan,	Cambridge University	x	✓	✓	North West Cambridge 3,000 new homes split between the City and South Cambs District Council (SCDC). Work is in progress on master planning. Outline Application pending Build out after the achievement of an outline planning and reserved matters applications. .

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
					including the boundaries of Green Belt and green corridor. A strong landscape and biodiversity framework should be adopted early in the development of the site drawing on existing character and features					Position may change depending on decisions of Highway Agency in light of withdrawal of A14 expansion plan DEVELOPABLE
9.08	Trumpington Meadows	15.5	Primarily residential with ancillary uses (see policy 9/5)	517		Barratts/Grosvenor/ University Superannuation Fund	✓	✓	✓	Overview: (the former Monsanto land, around the Trumpington Park and Ride site): 1,200 homes including 40% affordable housing; a primary school (including community facilities); local shops; a 60-hectare country park; a children's play area; a multi-use games area; tennis courts; allotments; access roads, footpaths and cycleways. Status First phase reserved matters application for 353 homes at Trumpington Meadows under construction April 2012 completion expected end 2015. . Timescales: Built out from

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
										2011 to 2021 DELIVERABLE AND DEVELOPABLE
9.10	Station Area	8.77	Mixed uses (see policy 9/9)	169		Brookgate	✓	✓	✓	Overview Outline Application approved. Reserved matters for student accommodation for ARU approved. Both RMs approved and current RM for residential (11/0633) Office development for Microsoft on former Gt Eastern House site Status Timescale DELIVERABLE AND DEVELOPABLE
9.11	19 Acre Field and land at Gravel Hill Farm	11.85	Mixed uses (see policy 9/7). Site is part of First Phase of development of land between Madingley Road and Huntingdon Road	See NW Cambridge	Details to be determined in Masterplan. Otherwise, the site is available for immediate development.	Cambridge University	X	✓	✓	North West Cambridge First Phase of Site 9.07 above. Work is in progress on master planning. Build out after the achievement of an outline planning and reserved matters applications DEVELOPABLE
9.12	Bell School Site, Red Cross Lane	7.61	Housing	347	Details to be determined in Masterplan Site includes Bell Language School playing field. Public open space	Bell School / Geoff Bolton Stuart Smith Reynolds	✓	✓	✓	Consent granted. Site to be sold Overview: (land south of Greenlands, south west of the Bell School and west of Babraham Road): 347 homes including 40% affordable housing and 100-bed student accommodation for the Bell Language School; public open

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
					should be included on site and an appropriate contribution made to sports provision through commuted payments to compensate for the loss of this playing field					space, including allotments; access roads, footpaths and cycleways. Status: . Awaiting appeal decision on refusal over access. Timescales: Build out to commence in 2013 DELIVERABLE
9.14	Land between 64-66 Peverel Road	1.44	Housing	0		City Council	X	X	X	Land currently allotments No intention of building due to demand for current use. Designated POS in Draft OS & Recreation Strategy
9.15	Land between Hills Road and Station Road (Triangle Site)	1.51	Housing	N/A	Details to be determined in Masterplan					Built out
9.16	Marshalls North Works	1.29	Housing	-	Part of large development north of Newmarket Road	Marshall	x	✓	?	

SHLAA Draft Trajectory

- 5.75 An indicative draft housing trajectory follows at Table 6 which sets out the amount of housing that could be provided, and at what point in the future. This table takes into account the findings of the SHLAA and the constraints faced in the development of each identified site which could affect the sites availability and achievability.
- 5.76 Current market constraints and general slow down in the housing market may mean that initially not all of the expected number of housing units identified in this version of the SHLAA will be developed. The Council's AMR updates the Housing Trajectory on an annual basis in conjunction with land owners and developers setting out any changes in the rate of development approved coming forward.
- 5.77 A discount rate has not been applied to Table 6 for the non-implementation of planning permissions as detailed work on the deliverability and developability of specific sites has been carried out. The demand for housing in the City is also such that a very high rate of take up is generally experienced with consents granted.
- 5.78 At this stage it is not possible to finalise the trajectory. New forecasts are in preparation and the Council is about to undertake consultation on Issues & Options for the Review of the Local Plan. Current site numbers indicate that there is the potential capacity for 12,670 new dwellings in Cambridge from 2011 to 2031. Table 6 also shows the timing of development already in the pipeline.
- 5.79 The Council's 2012 Annual Monitoring Report will update the position on housing commitments and progress in the development of allocations towards the end of the year.
- 5.80 At this stage the SHLAA will be finalised with more up to date figures on planning commitments

Table 6 Draft SHLAA Trajectory May 2012

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
EXISTING URBAN EXTENSIONS																					0
Dwellings on deliverable urban extensions (5 yr supply)	190	392	783	1251	1326	793															4735
Dwellings on developable urban extensions							930	952	490	280	80	0	0	0	0	0	0	0	0	0	2732
Dwellings on other allocations without planning permission	0	25	138	117	111	206															597
Dwellings on other allocations without planning permission							207	80	43	68	50	81	72	10	0	0	0	0	0	0	611
Dwellings on other allocated sites with planning permission	115	279	635	244	30	80															1383
Dwellings on other allocated sites with planning permission							64	47	0	0	0	0	0	0	0	0	0	0	0	0	111
Dwellings on deliverable large sites (Over 50) with permission (not allocated)	40	63	65	70	30	0															268
Dwellings on deliverable large sites (Over 50) with permission (not allocated)							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwellings on deliverable small sites(10-49) with permission	68	82	11	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175
TOTAL	413	841	1632	1696	1497	1079	1201	1079	533	348	130	81	72	10	0	0	0	0	0	0	10612
Plan Total																					
Cumulative total planned supply, 10, 15 & 19 years																					
Total planned supply, 5, 10, 15 & 20 years					6079					10319					10612					10612	10612
TOTAL DIFFERENCE																					
Add initial SHLAA sites (10 dwelling plus)		66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	1260
Total estimated supply including initial SHLAA sites																					
Difference																					
Add small site estimates @41 per annum from identified future small sites		42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	42	800
Small site total																					
GRAND TOTAL																					

Source: Cambridge City Council Annual Monitoring Report 2011 t, Initial SHLAA work

Table 7 Conclusions on Call For Sites 2008/9 and 2011/12.

Site Ref	Name	Size ha	Source	Current Use	High Level Reason
163	Portland Place Garages	0.03ha	Call for Sites – Bidwells	Garages	SIZE SMALL SITE-Suitable small site but too small for SHLAA
182	Emmanuel Playing Fields Wilberforce Road		Call for sites-Bidwells	Playing fields	REJECTED- Protected open space. Same reasons apply 2011/12
201	Beadle Estate Ditton Walk	1.5ha	Call For Sites-Bidwells	Industrial	REJECTED- Employment Land Review
202	1 Ditton Walk	0.27ha	Call For Sites-Bidwells	Industrial/Storage	SITE DEVELOPABLE
620	Ridgeons Depot Cromwell Road	3.2ha	Ridgeons	Builders Merchants	SITE DEVELOPABLE
629	Coldhams Lane	0.72ha	Call For Sites-County Council	Withheld	Awaiting results of Environment Agency reassessment of flood risks on east side of Cambridge. Expected summer 2012.Developable PENDING EA
658	Hope St Yard	0.11ha	Call For Sites-Mrs S Williams	Garages/storage offices/workshops	SIZE SMALL SITE-Too small to be SHLAA site (5 dwelling capacity)
854	Rail Sidings Rustat Rd	2.11ha	Call For Sites-Bidwells	Rail sidings	REJECTED Employment Land Review. Reassessed following consultation which identified error in classification in Employment Land Review which identified mixed use potential. REJECTED –INCOMPATIBLE ENVIRONMENT as to close to railway to create satisfactory residential environment. More suitable for employment uses.
876	Grange Farm	1.6ha	Call For Sites Savills	Agricultural use	REJECTED Green Belt. See site 916 also
877	South of Emmanuel Playing Fields	0.6ha	Call For Sites Savills	Agricultural use	REJECTED- Green Belt. Resubmitted in 2011 Call for

Site Ref	Name	Size ha	Source	Current Use	High Level Reason
					sites. REJECTED for same reasons and SIZE SMALL SITE to small to be in SHLAA.
878	East Of Hauxton Rd	25.6ha	Call For Sites-Bidwells	Agricultural use	REJECTED- Part of BROAD LOCATION in Green Belt
879	St Andrews Road	3.23ha	Call For Sites-Bidwells	Offices	REJECTED-Employment Land Review
886	34a Storeys Way	0.79ha	Call For sites – University EMBS	Field stations	SIZE SMALL SITE-Suitable small site but too small for SHLAA
2011 Call For Sites					
892	64-68 Newmarket Road	0.27ha	Unex	Vacant commercial buildings	SITE DEVELOPABLE
893	189 Coleridge Road	0.10ha		Residential garden	SIZE SMALL SITE-Suitable small site but too small for SHLAA. GARDEN LAND
894	Land r/o 551-555 Newmarket Road	0.11ha		Residential garden	SIZE SMALL SITE-Suitable small site but too small for SHLAA. GARDEN LAND
895	Downing College Playing Field Grantchester Road	4.83ha		Playing field	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt; Protected Open Space
896	Pembroke Playing Field Grantchester Road	3.76		Playing field	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt; Protected Open Space
897	St Catherine's Playing Field Grantchester Road	2.71		Playing field	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt; Protected Open Space
898	Trinity Old Fields Grange Road	3.90		Playing field	REJECTED –Protected Open Space. Some minor development may be possible on site of pavilion but would be for student residential rather than SHLAA uses
899	St Johns College Playing Fields	10.31		Playing field	REJECTED –Protected Open Space.

Site Ref	Name	Size ha	Source	Current Use	High Level Reason
900	Corpus Christi College Playing Fields to west Leckhampton House	4.29		Playing field	REJECTED –Protected Open Space.
901	West's Renault RUFC Grantchester Road	8.55		Playing field	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt; Protected Open Space; serious flooding issues.
902	Land at and south of The Ship PH Northfield Ave	0.34		Public house and car park	ONLY DEVELOPABLE if existing community Public House can be retained as part of development.
903	Glebe Farm North of Addenbrookes Access Rd	1.00		Open greenfield site	DEVELOPABLE
904	Land South of Addenbrookes Road	9.22		Open greenfield site	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
905	Cambridge Professional Development Centre Padget Road Trumpington	3.15		County Professional training centre	DELIVERABLE/DEVELOPABLE
906	Camfields Resource Centre Ditton Walk	0.31		Vacant commercial property	DELIVERABLE/DEVELOPABLE
907	Libraries & Info Service HQ, Roger Ascham Site, Ascham Road	0.27		Library Service HQ	REJECTED-Involves demolition of Grade II Listed building
908	Cambridge Student Support Centre (CSSC) Ascham Road	0.58		Special school	SIZE SMALL SITE-Suitable small site but too small for SHLAA.
909	Shire Hall Site, Old Police Station, Castle Mound, and 42 Castle St	2.91		County Council offices	DEVELOPABLE
910	21-29 Barton Road	0.55		Residential	DEVELOPABLE
911	Cambridge South East-Land south Fulbourn Road r/o Peterhouse Technology Park extending south & west of Beechwood on Worts Causeway, land west of Babraham P&R	116.55		Open greenfield site. Arable agricultural land	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
912	Owlstone Croft	1.08		Student hostel	REJECTED-Ownership

Site Ref	Name	Size ha	Source	Current Use	High Level Reason
					constraints, access difficulties, ecology and conservation constraints
913	Clifton Industrial Estate	4.15		Industrial estate	DELIVERABLE
914a	Land West Of Hauxton Road- Predominantly Residential	4.82		Open greenfield land agricultural use	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
914b	Land West Of Hauxton Road- Residential & Community Stadium	0.00		Open greenfield land agricultural use	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
915	169-173 High St Chesterton	0.16		Vacant restaurant and former public house	SIZE SMALL SITE following decision on application
916	Grange Farm	44.03		Open greenfield land agricultural use	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
917	Auckland Road Clinic	0.20			DEVELOPABLE
918	18 Vinery Road	0.20			DEVELOPABLE
919	Mount Pleasant House	0.57			DEVELOPABLE
920	Blue Circle Site -Coldhams Lane	9.11			REJECTED-Contamination, Biodiversity, Protected open space
921	North & South of Barton Road	36.97		Open greenfield land agricultural use	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
922	Cromwell Road (new site plan)	3.27			DEVELOPABLE
923	Land at George Nuttall Close	0.13		Landscaped frontage of residential development	REJECTED- NOT SUITABLE

Stage 9 Identifying and assessing the housing potential of broad locations (when necessary) & Stage 10: Determining the housing potential of windfall sites (where justified)

5.81 Stages 9 and 10 are both Optional in the guidance depending on the level of land identified in the SHLAA. Stage 9 Broad locations for development will be considered if sufficient specific sites to meet the 15-year target cannot be identified. **These can take three fundamental forms:**

- *Within and adjoining settlements – for example, areas where housing is or could be encouraged, and small extensions to settlements; and*
- *Outside settlements – for example, **major urban extensions, growth points**, new freestanding settlements and eco-towns.*
- **Residential areas** where existing or **proposed planning policy actively encourages additional housing**, e.g. through infilling and redevelopment.

5.82 The current Local Plan carried forward the 12,500 housing target contained in the Cambridgeshire Structure Plan and put specific sites forward both within and on the edges of the city that could deliver that target. 6,500 of these are within the urban area and 6,000 are envisaged in the urban extensions. Land was released from the Green Belt for the developments at the Southern Fringe, North West Cambridge, NIAB and Cambridge East sites. Large allocations were also made to redevelop the site at Cambridge Northern Fringe East and the Station Area.

- *Cambridge East: 10-12,000 dwellings on Cambridge Airport, this site crosses the boundary with South Cambridgeshire. Most of this site is unlikely to come forward before 2031 as the airport will not relocate in the immediate future. Some development is possible on the edges of the airfield north of Cherry Hinton (406 dwellings) and north of Newmarket Road (1750 dwellings). These sites are included in the City and South Cambridgeshire District Council's 2011 AMR's.*
- *Cambridge Southern Fringe: Just over 4,000 dwellings across various sites along the southern edge of the city (including the Bell School). One of these sites Trumpington Meadows crosses the boundary with South Cambridgeshire.*
- *North West Cambridge: 3,000 dwellings plus 2,000 student beds on land between Madingley Road and Huntingdon Road, this site crosses the boundary with South Cambridgeshire.*
- *NIAB: up to 1,780 dwellings on land between Huntingdon Road and Histon Road.*

- *Cambridge Northern Fringe East: This site is no longer considered developable for housing as relocation of the works is not considered viable and employment led development here would fit better with the remaining works*

Cambridge Station: 650 dwellings around Cambridge Station

- 5.83 In the Southern Fringe, Glebe Farm has full planning consent. On both Clay Farm and Trumpington Meadows Phase 1 Reserved Matters applications have been approved, further Phases are expected to be granted detailed consent on Clay Farm in 2011. The Bell School has outline approval for up to 347 dwellings. In the North West, the University will submit an outline application on the North West Cambridge site in September 2011; on NIAB 1 the S106 agreement for the outline application for the Main Site is likely to be signed before the end of 2011. Both sites are expected to commence residential construction in late 2012/2013 subject to detailed consents.
- 5.84 There remain a number of reasons why the rate of housing completions may remain high during the next plan period:
- The housing market in Cambridge remains strong, with a continued demand and high prices achieved;
 - High densities have continually been achieved in Cambridge;
 - Intensification of existing residential plots and redevelopment of existing residential has been relatively consistent and is popular method of developers.
 - The number of smaller households continues to increase nationally and this increased demand for small dwellings can be partly met by houses converted into flats

Impact of the recession

- 5.85 The economic downturn will inevitably have an effect on housing delivery in the next few years. Information from developers suggests that, generally speaking, they expect developments to start one or two years later than planned, this is especially so for developments thought likely to start within the next year or two, and in addition larger developments are likely to be spread over a longer time period. It should be noted the effects of the recession relate to the timing of development rather than to the extent, or location of development sites.

Broad Locations of Small Sites with potential for housing beyond 2021

Approach to Small Sites

- 5.86 It is usual practice for SHLAAs to exclude any sites below a certain size threshold (typically 0.25 hectares or less than ten dwellings) so that it can focus on more strategic major sites. Sites below these sizes are not usually identified and allocated in development plans.

- 5.87 Where sites come forward for development and have not been identified in the Local Plan or SHLAA and are on previously developed land they are known as and counted as unidentified 'windfall' development. Under current Government guidance this is to make sure a Local Plan provides certainty and has a sufficiently long-term strategy in place, which does not rely upon unanticipated and unplanned development coming forward. Any windfall sites that are built over this time will still however contribute to housing completions. states that windfalls should not be included in the first 5 years of supply unless robust evidence of genuine local circumstances that prevent specific sites or broad locations being identified.
- 5.88 Due to the highly built up nature of the City with its tight boundary surrounded by Green Belt many such small sites have come forward in the past and they remain a significant and continuing component of housing supply. As a result of this and the high demand for new housing in the area, sites likely to deliver less than 10 dwellings have been identified in the SHLAA trawl for sites, to help give the Council a robust an understanding as to their likely contribution. A list of identified sites that may be typical of the kinds of smaller sites that may come forward is included at Annex 2.
- 5.89 The Council has analysed the specific small sites it identified through the SHLAA process to see if there was any geographic pattern or type of land use, The map in ANNEX 11 shows that most were located outside the City centre as defined in the 2006 adopted Local Plan in residential neighbourhoods across the City. The draft housing trajectory Table 6 identifies a supply of new housing from the broad location of "sites with a capacity of under 10 dwellings within the developed area of Cambridge outside the defined City centre". This is based upon the assessment of the suitability of such sites carried out through the SHLAA. While the Council is not necessarily saying that these specific sites will come forward within the plan period, collectively they help provide a better understanding of the type of small sites that will come forward within the urban area. Furthermore, the thorough nature of the assessment of such sites is suitable evidence that this broad location will continue to provide dwelling completions in the future. It will be for the Review of the Local Plan to consider the merits of developing a policy to encourage residential development in this area.
- 5.90 By assessing the suitability of all sites included in the broad location "sites with a capacity of under 10 dwellings within the developed area of Cambridge outside the defined City centre" the Council can be sure that there are enough suitable sites within this broad location. By comparing the number of dwellings predicted from this source with the past rate of actual completions from this source (see table 8 Small Sites Past Completion Rates 2001/2-2009/10), the Council can be sure that it is not being unrealistic about the number of completions from this source. Past rates of completion from this source are far higher. The Councils assessment of future developable small sites identifies 41 dwellings per year from this source; past completions from this source

are 103 dwellings per year. This suggests that the Council's analysis is realistic and, if anything, underestimates future completions from the broad location.

5.91 By including small sites listed in Annex 2 the Council is seeking to avoid the need to identify windfalls.

5.92 The SHLAA also identifies these types of sites as [advice](#)⁶ from the Planning Advisory Service on preparing SHLAAs confirms that:

“Broad locations within settlements could include residential areas where existing or proposed planning policy actively encourages additional housing, e.g. through infilling and redevelopment. By the nature of such areas it is often not possible to identify individual sites, because one cannot predict which property owners will bring forward proposals. However, an assessment of the potential supply can be made by reference to past levels of development and the study partners' assessment of the future potential. It should be noted that since it is based upon proactive policy, the likely supply from such a broad location is not windfall in terms of the National Planning Policy Framework, and can therefore be included in the SHLAA, but only for the 11-15 year period”. The individual sites identified may not come forward, but collectively they can help provide a better understanding of the contribution that smaller sites may make and could allow the SHLAA to avoid having to identify a windfall assumption as well. In addition, the Council also made an assessment of how much potential may come forward on sites of less than ten dwellings based upon development trends over the past ten years.

6 Planning Advisory Service, Strategic Housing Land Availability Assessment and Development Plan Documents, July 2008.

Table 8: Small sites past completion rates

BREAKDOWN OF HOUSING COMPLETIONS BY SIZE OF SITE AND TYPE OF APPLICATION 2001/2 TO 2010/11

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	
Net completions on sites of 10 dwellings or more	109	223	375	466	558	555	423	502	166	299	3676
Net completions on sites of 9 dwellings or less	50	64	130	135	173	74	98	85	122	91	1022
TOTAL	159	287	505	601	731	629	521	587	288	390	
Total 2001/2 to 2010/11											4698
Average number on large sites 2001/2 - 2010/11											368
Average number on small sites 2001/2 - 2010/11											102
Percentage small sites (1-9 dwellings) from total sites.	31.4%	22.3%	25.7%	22.5%	23.7%	11.8%	18.8%	14.5%	42.4%	23.3%	
Average percentage 2001/2 to 2010/11											23.6%

TOTAL 2001/2-2010/11	Total	10 plus dwellings	1-9 dwellings
Number of dwellings - demolition	-28	0	-28
Number of dwellings - rebuild	608	527	81
Number of dwellings - change of use	123	6	117
Number of dwellings - conversion/subdivision/amalgamation	208	26	182
Number of dwellings - new build	3787	3106	681
TOTAL	4698	3665	1033

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	TOTAL
Demolitions 1-9 net units	-6	0	0	-1	-3	-2	-6	-4	-2	-4	-28
Rebuilds 1-9 net units	1	10	8	-7	11	11	-2	5	28	16	81
Changes of Use 1-9 net units	7	5	29	18	21	-5	33	1	2	6	117
Conversions 1-9 net units	15	5	12	26	26	19	15	32	13	19	182
New Builds 1-9 net units	33	44	81	99	118	51	58	51	81	65	681
TOTAL	50	64	130	135	173	74	98	85	122	102	1033

Source: Cambridge City and Cambridgeshire County Council Research & Monitoring

Approach to Edge Of City Strategic Sites

- 5.93 Alongside exploring what the right level of development for Cambridge should be over the next 20 years, it is important to explore where development should be directed. As part of this, a key issue for consideration at this stage is to explore the principle of whether there should be more development on the edge of Cambridge and whether exceptional circumstances exist to justify the release of further land from the Green Belt to meet the housing and employment needs of the area. This principle is not being addressed in the SHLAA and is instead being explored through the Issues and Options Report.
- 5.94 Given the tight administrative boundary and close interrelationship with South Cambridgeshire, both Councils will be working together to consider holistically how best to meet the needs of the wider Cambridge area, especially in relation to housing and employment. The current development strategy that came through the cooperative Structure Plan process in 2003, was based on the principle of providing as much housing as possible in and close to Cambridge to create a better balance between jobs and homes and to provide for the most sustainable development strategy that was consistent with protecting the most important qualities of Cambridge and its rural neighbours. The Councils will need to consider how best to achieve a Green Belt boundary that is compatible with long term sustainable development that will endure into the future, and whether this requires the boundary to be revisited in this round of plan making.
- 5.95 The NPPF states that the Government attaches great importance to Green Belts whose essential characteristics are their openness and permanence. Five purposes for Green Belts are set out, the key one for the Cambridge Green Belt being: "To preserve the setting and special character of historic towns". The Cambridge Green Belt is one of the few to which this criteria applies. The purposes and functions of the Cambridge Green Belt are intended to help achieve the preservation of the setting of Cambridge and its special character.
- 5.96 The current Green Belt boundary around the city was established with the expectation that its boundaries could endure beyond the end of the 2016 plan period first established by the Structure Plan, which set out broad locations for development. Given that growth strategy is at an early stage in its delivery, a key question is whether there are exceptional circumstances that would justify further alterations to the Green Belt to cover the period to 2031 and beyond
- 5.97 In order to ensure that the testing process for the local plan is robust, a comprehensive approach to reviewing the land on the edge of Cambridge has to be taken at this stage, with all locations being assessed and presented for comment as part of this Issues and Options consultation. Some of the broad locations are within the City and others straddle the boundary with South Cambridgeshire.

- 5.98 For land in the city, the broad locations considered in the Issues and Options Report cover the area between the urban edge and the administrative boundary. The only exception to this, is broad location 3, land west of Trumpington Road where a smaller area has been looked at and excludes land towards the River Cam and Grantchester Meadows. This is on the basis that this land would not be a reasonable option for development due to its significant impact on Grantchester Meadows.
- 5.99 The Council has assessed these submissions using the existing SHLAA criteria and has included summary assessments of these sites in Part 3 of this document. The Council is not concluding on the suitability, availability, and achievability of this site as the principle of releasing any further land from the Green Belt has not been decided at this stage.
- 5.100 Questions relating to the principle of whether there should be more development on the edge of Cambridge and whether exceptional circumstances exist to justify the release of further land from the Green Belt to meet the housing and employment needs of the area are raised in the Issues and Options Report, which will be subject to six weeks public consultation.
- 5.101 The SHLAA will then revisit the conclusions on this and other strategic sites on the edge of the City.

Stage 10 Determining the potential of windfalls (where justified)

- 5.102 Cambridge is a constrained urban area surrounded by a Green Belt but significant land releases are already providing for development in the short to medium term in the urban extensions.
- 5.103 The SHLAA guidance provides for the inclusion of windfalls where there are genuine local circumstances that prevent specific sites being identified. In line with the National Planning Policy Framework such allowances can be in first five-year supply if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 5.104 The Council has done a lot of work on the SHLAA, on small sites, and subsequently broad locations. It does not want to rely on windfalls unless there are genuine local circumstances.
- 5.105 At this stage there is insufficient evidence of the need to rely on windfalls. A view will be taken once further work is completed on the SHLAA and the housing trajectory.

Stage 11: Annual Monitoring & Review

5.106 The SHLAA is not a static document in that it will need to be updated annually in conjunction with the Council's Annual Monitoring Reports as construction starts or completes on allocated and other schemes. A full SHLAA resurvey will not normally be required annually but information on new sites put forward as part of the Local Plan process can be included as appropriate.

6. Conclusions

- 6.1 The SHLAA report provides a snapshot of both committed and potential future housing land supply up to 2031 from a base date of April 2012. The results of the assessments in this report will help to inform future work to be undertaken to review the Cambridge Local Plan.
- 6.2 It has been carried out in accordance with government practice guidelines on the production of SHLAA's and has sought to engage stakeholders at appropriate stages in the process, including consulting on the draft methodology, a density methodology consultation, and a 'call for sites' stage and further consultation with a Housing Market Partnership on the suitability availability and achievability of sites.
- 6.3 There will be further opportunities as the SHLAA evolves and through Annual Monitoring of the Local Plan for stakeholders to continue to be involved, for example by providing information about new or existing sites as they become available.
- 6.4 The sites identified within this SHLAA have been researched from a number of resources including a previous Urban Capacity Study. It is important to note that a number of assumptions have been used as detailed in this report in accordance with the Practice Guidance and at times planning officer's professional judgment at a certain point in time. Given the complexity of criteria used, the number of sites, and the development monitoring processes, the SHLAA document should be regarded as a living document and the information contained within it will be subject to frequent change over short periods of time, for example as a site moves from investigation, possibly to allocation, and then subsequently a planning application which is approved will then entail construction and completion. The Council intends to keep the document up to date through Annual Monitoring and will periodically review the whole document, for example every five years, during the plan period to 2031.
- 6.5 Planning applications for residential development will continue to be assessed on their individual planning merits having regard to government guidance the development plan and other material considerations. Information contained in the SHLAA Assessments may provide a useful guide to planning constraints and other considerations on a given site, but applicants will still need to undertake their own detailed research to identify any potential opportunities on sites within the SHLAA or indeed on other windfall sites that have not been identified but are in the areas of search indicated.

7. Next Steps

- 7.1 There will be further opportunity to comment on any sites the Council decides to pursue as part of the formal review of the Local Plan. There will also be a further consultation on sites for the Local Plan Review later in the year. The SHLAA itself will continue to be maintained through annual monitoring processes and may be updated more comprehensively at key stages in the plan process. The next update will be undertaken towards the end of the year and before consultation commences on the Draft Submission Plan.

PART 2 – ANNEXES

ANNEX 1 – ASSESSMENT CRITERIA

ANNEX 1A-FLOOD RISK ASSESSMENT

ANNEX 2 – SMALL IDENTIFIED SITES (LESS THAN 10 DWELLINGS)

ANNEX 2A- CAPACITY OF SMALL IDENTIFIED SITES

ANNEX 3 – CALCULATING THE POTENTIAL OF SITES

ANNEX 4 – NATIONAL POLICY CHECK

ANNEX 5 – WORK CARRIED OUT SO FAR

ANNEX 6 – THE HOUSING MARKET PARTNERSHIP

ANNEX 7 – SITE VISIT PROFORMA

ANNEX 8 – INITIAL CONSULTEES

ANNEX 9 – ADDITIONAL SITES FORM

ANNEX 10- WARD INDEX MAPS OF POTENTIAL SITES

ANNEX 11- MAP OF BROAD LOCATIONS AND SMALL SHLAA SITES

ANNEX 12- LIST OF CONSULTEES SHLAA CONSULTATION SEPT 2011

ANNEX 1 - ASSESSMENT CRITERIA

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
AVAILABILITY			
1	Site owner	Identification of the owner of a site is important in ascertaining the likelihood of the site coming forward for development.	
2	What are the owner's intentions towards the site?	A site is considered available if it is controlled by a house builder who has expressed an intention develop the land or a landowner who has expressed an intention to sell.	
3	Is the site currently in use? If yes, what is its use and how well used is it?	This could have a bearing on how soon a site could come forward for housing development, i.e. whether it will be developable in the short, medium or long term.	
4	Are there any existing buildings or structures on site? If so, are they in use?	This may have an impact on the timescales for development (i.e. short, medium or long-term).	
5	Are there any known legal issues / covenants that could constrain the development of the site?	Issues for consideration that could constrain the development of a site include multiple ownerships and the presence of ransom strips, tenancies or operational requirements of landowners. Such information can be obtained through legal searches and land registry searches.	
Overall Availability Assessment Conclusion			
SUITABILITY			
LEVEL 1: STRATEGIC CONSIDERATIONS			
6	Is the site in the Green Belt?	There is a presumption against development in the Green Belt. The purposes of the Cambridge Green Belt as set out in RSS Policy CSR3 are to: Preserve the unique character of Cambridge as a dynamic City with a thriving historic centre; Maintain and enhance the quality of its setting; and Prevent communities in the environs of Cambridge from merging into one another and with the City. The Cambridgeshire & Peterborough Structure Plan (2003) identified a number of specific locations around Cambridge	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		<p>where land should be released from the Green Belt. In order to assess the importance of various sites to the purpose of the Green Belt and the potential impact of developing these sites, the City Council undertook an Inner Green Belt Boundary Study (2002). As a result a number of sites were subsequently allocated for development in the Cambridge Local Plan, Cambridge East Area Action Plan, Southern Fringe Area Action Plan and the Submission Draft North West Cambridge Area Action Plan. The presumption against further releases of land from the Cambridge Green Belt has been established in policy CSR3 of the RSS (2008).</p> <p>As such, when assessing any Green Belt sites, consideration will need to be given to the impact of such development on the purposes of the Cambridge Green Belt.</p>	
7	Is the site in an area of flood risk?	<p>The Council (with partners) has commissioned and completed a detailed Strategic Flood Risk Assessment. This informs a sequential approach to determining the suitability of land for development in areas at risk of flooding, steering new development to areas at the lowest possible risk of flooding (Zone 1). Where there are no reasonably available sites within Zone 1, consideration of available sites in Flood Zone 2 (Medium Probability) should be made, where sites ultimately shown to be developable through site based Flood Risk Assessment. Only where there are no reasonably available sites in Flood Zones 1 or 2 will consideration be given to the suitability of sites in Flood Zone 3a (High Probability). Where sites are allocated an 'exceptions test' will be applied to demonstrate that the sustainability benefits of allocation are such that allocation is necessary. Where sites fall within Zone 3b (flood plain) this has been treated as a 'Level 1' constraint and sites have been removed from consideration at an early stage.</p>	
8	Is the site	European Sites for Nature Conservation	

SITE ASSESSMENT CRITERIA	COMMENTS	SCORE
	<p>Importance include Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and RAMSAR sites. SACs and SPAs (including candidate SACs and SPAs) are protected under the Habitats Directive (transposed into UK law as the Conservation (Natural Habitats, &C) Regulations 1994). RAMSAR sites support internationally important wetland habitats and are designated under the Ramsar Convention. Development will not be permitted where there is the possibility that it will have an impact on such sites, unless it can be demonstrated to the European Commission that development is required for Imperative Reasons of Overriding Public Interest (the 'IROPI' test). It should be noted that developments away from such sites could have the potential to damage these sites. While there are no such sites within Cambridge itself, there are a number of sites in surrounding districts that should be considered because of their proximity to Cambridge and/or the nature of their conservation interest. These sites are:</p> <ul style="list-style-type: none"> • Eversden and Wimpole Woods SAC; • Ouse Washes SAC, SPA and Ramsar Site; • Fenland SAC and Ramsar Site; • Portholme SAC; and • Devil's Dyke SAC 	
9	<p>Sites designated as being of national importance for nature conservation include Sites of Special Scientific Interest (SSSIs). The Wildlife and Countryside Act 1981, as amended, imposes a duty on a range of authorities carrying out functions which are likely to affect SSSIs. This duty requires an authority to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features for which sites are of special interest. In line with this and the further requirements of PPS9, such sites are given a high degree of protection under the planning system. Development</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		on such sites should be avoided, and full consideration given to any development likely to have a negative impact on such sites. There are currently two SSSIs in Cambridge - Cherry Hinton Pit; and Traveller's Rest Pit	
10	Would development of the site involve the demolition of Listed Buildings?	In line with the requirements of PPG15, development that involves the demolition of a listed building will not normally be permitted unless: The building is structurally unsound for reasons other than deliberate damage or neglect; or It cannot continue in its current use and there are no viable alternative use; and Wider public benefits will accrue from redevelopment.	
11	Would development of the site affect a Scheduled Ancient Monument?	Scheduling is the process through which nationally important sites and monuments are given legal protection. A schedule has been kept since 1882 of monuments whose preservation is given priority over other land uses. As such, development affecting a Scheduled Ancient Monument or its setting should be avoided. The current legislation, the Ancient Monuments and Archaeological Areas Act 1979, supports a formal system of Scheduled Monument Consent for any work to a designated monument. The Cambridgeshire Environment Report (2005) noted that there are 5 Scheduled Ancient Monuments in Cambridge, as follows: <i>Cambridge Castle Mound (Monument No. 14); Chesterton Abbey (Monument No. 25); Hobson's Conduit (Monument No. 35); Civil War earthworks at the Castle (Monument No. 48); Old Cheddar's Lane pumping station (Monument No. 65).</i>	
12	Would development of the site affect any Historic Park & Gardens?	PPG15 requires local planning authorities to protect registered parks and gardens in preparing development plans and in determining planning applications. The effect of proposed development on a	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		<p>registered park or garden or its setting is a material consideration in the determination of a planning application. Planning and highway authorities should also safeguard registered parks or gardens when themselves planning new developments or road schemes. There are 11 Historic Parks and Gardens in Cambridge as follows:</p> <p><i>Cambridge Botanic Garden; Christ's College; Clare College; Emmanuel College; Histon Road Cemetery; King's College; Mill Road Cemetery; Queens' College; St John's College; Trinity College; and Trinity Hall.</i></p>	
Level 1 Conclusion			
Does the site warrant further assessment?			
SUITABILITY			
LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS			
13	Is the site designated as Protected Open Space on the Proposals Map or does it meet the criteria for Protected Open Space (policy 4/2)?	<p>Open space is an essential part of our natural resource base, making a significant contribution to the setting, character, amenity and biodiversity of the City and local communities. Open space includes commons, recreation grounds, Historic Parks and Gardens, sites with a local nature conservation designation, outdoor sports facilities, provision for children and teenagers, semi-natural green spaces, allotments, urban spaces and cemeteries. Spaces designated 'Protected Open Space' are shown on the proposals map, while other sites not designated but which fulfil at least one of the Criteria to Assess Open Space can also be considered. The Criteria to Assess Open Space are:</p> <p>Criteria for Environmental Importance Does the site make a major contribution to the setting, character, structure and the environmental quality of the City?</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		<p>Does the site make a major contribution to the character and environmental quality of the local area?</p> <p>Does the site contribute to the wildlife value and biodiversity of the City?</p> <p>(If yes to any of these, the site is worthy of protection for environmental reasons).</p> <p>Criteria for Recreational Importance</p> <p>Does the site make a major contribution to the recreational resources of the City?</p> <p>Does the site make a major contribution to the recreational resources of the local area?</p> <p>(If yes to either of these, the site is worthy of protection for recreational reasons).</p> <p>In line with local planning policy, development will not normally be permitted which would be harmful to the character or lead to the loss of open space of environmental and/or recreational importance unless the open space uses can be satisfactorily replaced elsewhere and the site is not important for environmental reasons.</p>	
14	Is the site designated as a Local Site of Nature Conservation Importance or does it contain any BAP Priority Species or Habitats?	<p>Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites and a number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National and Local Biodiversity Action Plan (BAP) targets are a high priority for their habitat conservation and management. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.</p>	
15	Is the site allocated as Protected	Protected Industrial Sites are identified on the Proposals Map. In an attempt to maintain a balance in the nature of job	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	Industrial Site (Policy 7/3 of the Local Plan) or in a B1(c), B2 or B8 use?	<p>opportunities in the City, the best industrial/storage sites (B1(c), B2 and B8 uses) are specifically protected from redevelopment for other uses. For those sites not identified as being protected, a number of criteria need to be met if redevelopment for an alternative use is deemed to be acceptable, namely:</p> <p>That there is sufficient supply of such floorspace in the City to meet demand and/or vacancy rates are high; and either;</p> <p>The proposed development will generate the same number or more unskilled jobs than could be expected from the existing use; or</p> <p>The continuation of industrial and storage uses will be harmful to the environment or amenity of the area; or</p> <p>The loss of a small proportion of industrial or storage floorspace would facilitate the redevelopment and continuation of industrial and storage use on a greater part of the site; or</p> <p>Redevelopment for mixed use or residential development would be more appropriate.</p> <p>As such, the need to protect industrial sites will need to be weighed up against a sites potential for housing.</p>	
16	Are there any protected trees (TPOs) on the site?	Trees on, or affected by, development sites are a material consideration that needs to be considered early on in the process of development. They are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. When considering sites that include trees covered by TPOs, the felling, significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the proposal that outweigh the current and future amenity value of the trees.	
17	Is there any relevant planning history? (Planning applications,	Some of the sites being considered as part of this assessment may have previously been considered through the plan making process or planning application.	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	planning appeals, Local Plan Inquiry)	Consideration of planning history may provide useful information as to the principle of development of a particular site, and whether there are any considerable constraints that would affect the suitability or viability of the site for development.	
18	Is the site already allocated for development? If so, what use is it allocated for?	Consideration has been given to whether or not the site has already been allocated for a certain type of development, for example through allocation in the Local Plan Proposals Map. Where a site has been allocated for a use other than housing (for example employment), regard will need to be given to contribution that the site could make to housing provision and whether this outweighs the need for other uses.	
19	Is the site allocated / being considered for development in the Minerals and Waste LDF?	Cambridgeshire County Council is responsible for the preparation of plans relating to minerals and waste, and are currently in the process of preparing the Minerals and Waste LDF. These plans allocate sites for minerals and waste development and also safeguard sites for such uses. As such, consideration has been given to the Minerals Local Plan, the Waste Local Plan and proposals in the draft Minerals and Waste LDF in assessing sites suitability for housing. Minerals and Waste Plans also identify 'areas of search' which can cover large areas of land, but would not necessarily rule out a site for housing development. Nevertheless, consideration needs to be given as to whether development of the site could prejudice any future Minerals and Waste sites.	
Level 2 Conclusion			
Does the site warrant further assessment?			
SUITABILITY			
LEVEL 3: OTHER CONSIDERATIONS			
Environmental Considerations:			
20	Is there potential contamination on site?	Contaminated land is a material consideration under the land use planning process, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.	
21	Are there potential noise problems with the site?	When assessing a site's potential, consideration will need to be given to whether there are any existing noise sources that could impact on the suitability of a site for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available. Further investigation will be required to establish the nature and level of noise impacts and the implications this will have for development.	
22	Could the topography constrain development of the site?	Certain topographical or ground conditions may need to be mitigated for in order to make development for particular uses acceptable. While the presence of such conditions may not render a site undevelopable, it could have an impact on the economic viability of development in terms of the cost of mitigation measures.	
23	Would development of the site be likely to affect, or be affected by, an Air Quality Management Area?	The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authorities air quality action plan. There is currently one AQMA declared within Cambridge. As such, consideration has been given to the location of sites within or near the AQMA, or large sites that could affect the AQMA. This would not necessarily render a site unsuitable for housing, but an Air Quality Assessment would be required to ensure that housing development in such locations was acceptable.	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
Access and Transport Considerations:			
24	Are there issues with car parking in the local area?	This consideration will be especially important where a site's former use is car parking, as development of the site will have the potential to push car parking onto streets within the vicinity of the site. The Councils policy in relation to car parking is to promote lower levels of car parking in order to encourage modal shift. However, care must be taken to ensure that such an approach does not exacerbate problems with on-street car parking in the vicinity of new development. This scoring for this criterion will be based on officer assessment based on time of visit to the site. It is difficult at this stage to assess the cumulative impact of traffic increases associated with multiple sites coming forward as the SHLAA can only assess sites on a site-by-site basis. Before a site is developed a transport assessment must be submitted that will examine in more detail the impacts of the development of a site on the wider area. Where the site is within the Controlled Parking Zone this will be noted.	
25	Is there sufficient access to the site?	Sites will need to be capable of achieving appropriate access that meets Local Highway Authority standards for the scale of the development.	
26	Is the site used to access nearby properties / businesses / roads or pathways?	The maintenance of access to existing properties may have an impact on the potential of bringing sites forward for housing development, although this may not necessarily rule all sites out if alternative access points are available.	
27	Is the site within 400m ⁷ of a high quality public transport ⁸ route?	Access to high quality public transport routes for new residents from the day that they move into a new development is vital to ensure that modal shift is encouraged. New development should offer realistic,	

7 400m will be measured using a moderated buffer that will take into account any significant barriers

8 A High Quality Public Transport service is one that provides a 10 minute frequency during peak periods and a 20 minute frequency inter-peak. Weekday evening frequency should run ½ hourly until 11pm and on Sunday an hourly service should run between 8am – 11pm (Source: Cambridge Local Plan, 2006). It should also provide high quality low floor, easy access buses, air conditioning, pre-paid/electronic ticketing and branding to encourage patronage.

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		safe and easy access by a range of transport modes, and not exclusively by car. In planning for new development, consideration of good accessibility should be a vital element influencing the location, scale, density, design and mix of land uses. As such, measuring the distance of a site from its nearest high quality public transport route has been carried out to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site. Development will also be required to contribute to the provision of new transport infrastructure via S106 payments.	
Design and Impact Considerations:			
28	Do any nearby buildings overlook or front onto the site?	Concerns of over-looking and the impact of development on the amenity of neighbouring sites could have the potential of reducing the amount of housing that could be brought forward on particular sites.	
29	Is the site part of a larger site or could it prejudice the development of any strategic sites?	Where a site is part of a larger site or is located in close proximity to a strategic site (e.g. an urban extension), consideration will need to be given to the need to ensure coordinated development and ensuring that development does not prejudice the development of strategic sites. If development is poorly planned and is not carried out in a coordinated and comprehensive way, there is a chance that the special character of the City will be damaged, that infrastructure will not be provided to serve development when it is needed, that provision will not be made for necessary land uses and that the intention to make development sustainable will not be met.	
30	Would development impact upon the setting of a Listed Building?	The desirability of preserving Listed Buildings and their settings is a material planning consideration. As such, the impact of development on the setting of Listed Buildings will be considered when assessing sites.	
31	Is the site within or adjacent to a Conservation Area?	The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on LPAs to designate as conservation areas 'areas of special architectural or	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. When considering locations for new developments that are within or affect the setting, or views into and out of a Conservation Area, the desirability of preserving or enhancing the Area's character or appearance is a material consideration. When considering the demolition of buildings that contribute positively to the character of a Conservation Area, the same tests that would apply to a Listed Building will be applied (see Criterion 8 above).	
32	Would development of the site affect any locally listed buildings (e.g. Buildings of Local Interest)?	There are over 1,000 buildings in Cambridge that, although unlikely to meet current criteria for statutory listing, are nevertheless important to the locality or the City's history and architectural development. Local planning policy therefore protects such buildings from development which adversely affects them unless: The building is demonstrably incapable of beneficial use or reuse; or There are clear public benefits arising from redevelopment. As such, while the presence of a locally listed building on a site would not necessarily rule out housing development, detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.	
33	Would development of the site affect any archaeological remains and their settings?	Archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation. Cases involving archaeological remains of lesser importance will not always be so clear cut and planning authorities will need to weigh the relative importance of archaeology against other factors including the need for	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		the proposed development. Information regarding known archaeological features is contained within the Cambridgeshire Historic Environment Record. However, this does not guarantee that there will be no further archaeological remains present, and further investigation and mitigation measures may be required prior to the development of sites.	
34	Does the shape of the site impact upon its developability?	It is considered important to take into consideration the constraints imposed by the problems of developing a site with an awkward shape. For example, a long narrow site could pose difficulties in terms of providing an access road alongside dwellings. This would have an impact on the housing capacity of such sites, with a judgement needing to be made on a case-by-case basis.	
35	Relationship with existing communities	Examines how the site relates to the community it adjoins. The integration of new and existing communities is a key element in the creation of sustainable communities.	
Access to Services and Facilities:			
36	Is the site within 400m ⁹ from the City Centre?	A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage modal shift. As such, measuring the distance of the site from the City Centre has been carried out in order to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site. For some very large developments, new facilities may be provided as part of a development proposal. For those outside this 400m radius, it will be important to ensure easy access to the City Centre using sustainable modes of transport.	
37	Is the site within 400m ⁴ of a District Centre / Local Centre?	A key element of sustainable development is ensuring that people are able to meet their daily needs locally, thus helping to encourage modal shift. As such, measuring the distance of a site from its nearest district/local centre has been	

⁹ 400m will be measured using a moderated buffer that will take into account any significant barriers

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		carried out to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site. For some very large developments, new facilities may be provided as part of a development proposal. For those outside this 400m radius, it will be important to ensure easy access to these centres using sustainable modes of transport.	
38	Is the site within 400m of local services? (Doctors surgery, nursery, primary school, secondary school, public open space)	Local services are essential to the quality of life of residents, employees and visitors to the City, and as such they must be conveniently located in relation to new and existing development. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from local services has been carried out to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services via S106 contributions.	
39	Is the use of the site associated with a community facility?	The protection of existing community facilities is necessary as the scope to provide additional facilities is limited by high land values and competition with other land uses such as employment and housing. While the existence of a community facility on a site may not necessarily rule out housing on the site, consideration needs to be given to: The extent to which the facility is used by the local community; The current provision of community facilities in the local area; The accessibility of the site.	
Planning Policy Considerations:			
40	Is the site in an Area of Major Change?	Areas of Major Change are identified on the Proposals Map and are strategic growth sites delivering housing and mixed use developments. Given the importance of these sites in helping to meet housing targets in a sustainable manner, the allocation of sites that could prejudice the appropriate delivery of these strategic sites should be avoided.	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
41	Will development take place on Previously Developed Land?	National planning policy seeks to use previously developed land for development rather than Greenfield land where possible and appropriate. As such, appropriately located previously developed land should be given priority for development over Greenfield land, subject to other considerations.	
42	Is the site identified in the Council's Employment Land Review (ELR)?	The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Any housing proposals for sites identified for potential protection in the ELR should therefore be weighed up against the potential for housing.	
Other Considerations:			
43	Are there any other constraints on site?	Are there any other constraints that may affect development of the site?	
Level 3 Conclusion			
Overall Suitability Assessment Conclusion			
ACHIEVABILITY			
44	Market factors	Such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land use values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites).	
45	Cost factors	Including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.	
46	Delivery factors	Including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.	

SITE ASSESSMENT CRITERIA	COMMENTS	SCORE
Overall Achievability Assessment Conclusion		
DELIVERABLE / DEVELOPABLE / UNDEVELOPABLE		
Overall Assessment Conclusion		

ANNEX 1A FLOOD RISK ASSESSMENT OF SHLAA SITES

Methodology for Assessing Flood Risk.

Background

1. The Technical Guidance to the National Planning Policy Framework applies the sequential test to new development, steering new development to areas of lowest risk. This largely repeats guidance from the previous guidance PPS25.
2. Residential development is included within the 'more vulnerable' classification. This applies the exception test (site should only be developed if it has wider sustainability benefits that may outweigh risk) in areas of higher risk.
3. Identified flood zones are derived from WSP flood mapping, which includes mapping of the Cam, Great Ouse and Bin Brook catchments. Where these differ from Environment Agency data the former is used as it is more up to date and detailed.
4. The sequential test categories are:

Flood Zone	SHLAA Category	SHLAA Wording
Zone 1: Low probability. Defined as less than a 1 in 1000 annual probability of river flooding, and all land uses are appropriate.	Green	Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding
Zone 2: Medium Probability. Defined as having between a 1 in 100 and 1 in 1000 annual probability of river flooding. More vulnerable uses are appropriate. Proposals for development in this zone should be accompanied by a Flood Risk Assessment.	Amber (commentary column is marked as yellow to show solely zone 2 rather than zone 2/3a/3b)	Site falls within Zone 2 (medium probability of flooding). Proposals for development in this zone should be accompanied by a Flood Risk Assessment.
Zone 3a: High Probability. Defined as having a 1 in 100 or greater annual probability of river flooding. More vulnerable uses are suitable subject to application of the exception test.	Amber	Site falls within Zone 3a. Proposals for development must be subject to application of the exception test.
Zone 3b: Functional Floodplain. Areas required for storage of flood water. Essential infrastructure only.	Red.	Site (or part of the site) falls within Zone 3b (Functional Floodplain). Site unsuitable for housing.

4. Sites within zones 2 and 3a have not been removed from the SHLAA as they are not necessarily undevelopable. However, risk of flooding may be a factor in site selection in future planning processes.
5. Where sites are partly included within flood zone areas they have been included in the list below.

Sites identified and categorised against probability of flood risk (more detail than in main spreadsheet):

	Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score
1	Site 17 Detail	Car Park at the bottom of Abbey Road	017	Site falls within Zone 3a (Cam Wider . Proposals for year event), not classed in EA Zone 3) development must be subject to application of the exception test.	
2	Site 27 Detail	Apple Court, Newton Road	027	Some edges of the site falls within Zone 3b under the Cam Study 20 year event (Functional Floodplain) and is therefore unsuitable for housing.	
3	Site 28 Detail	Owlstone Croft, Owlstone Road	028	An edge of the site falls within Zone 2 and 3a (medium to high probability of flooding) under the Cam study. Proposals for development in this zone should be accompanied by a Flood Risk Assessment.	
4	Site 29 Detail	Croftgate, Fulbrooke Road	029	Edge of the site is in functional floodplain (3b) and is therefore unsuitable for development.	
5	Site 60 Detail	50 & 52 Chalmers Road	060	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
6	Site 61 Detail	41 - 47 Ward Road Cambridge	061	Majority of the site falls within Zone 3a. Any proposals for development must satisfy the exception test.	
7	Site 75 Detail	28 - 30 Natal Road	075	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
8	Site 128 Detail	Lock up garages to the r/o 1 to 7 St Thomas' Road	128	Site is within flood zone 3b and is within floodplain and is not suitable for development	
9	Site 133 Detail	lock up garages adjacent to 95 Seymour Street	133	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
10	Site 134 Detail	Lock up garages adjacent to 71 Seymour Street	134	Site is within flood zone 3b and is within floodplain and is not suitable for development	
11	Site 157 detail	Lock-up garages to R/O 6 - 20 Acrefield Drive.	157	Sequential test has been applied according to PPS25. Site falls within flood zone 3a. Proposals for development must be subject to application of the exception test.	

	Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score
12	Site 158 detail	Lock-up garages adjacent to 57 Acrefield Drive.	158	Sequential test has been applied according to PPS25. Site falls within flood zone 3a. Proposals for development must be subject to application of the exception test.	
13	Site 159 detail	Lock-up garages adjacent to 33 Pentlands Close.	159	Sequential test has been applied according to PPS25. Site falls within flood zone 3a. Proposals for development must be subject to application of the exception test.	
14	Site 171 Detail	Land to the r/o 12 Brookfields	171	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
15	Site 201 Detail	Beadle Industrial Estate	201	Sequential test has been applied according to PPS25 and part of the site falls inside of flood zone 2 and is therefore at medium risk of fluvial flooding. Applications for development will need to be supported by a flood risk assessment.	
17	Site 203 Detail	The Paddocks Trading Estate, 1 Cherry Hinton Road	203	Parts of the site are within flood zones 2 and 3a - medium to high risk of fluvial flooding. Residential development should be subject to the exception test.	
18	Site 464 Detail	Various warehouses, depot etc, Ditton Walk south	464	Edge of the site is in functional floodplain (3b) and is therefore unsuitable for development.	
20	Site 485	Open space / garden of Newnham Cottage and Harvey Court (Gonville & Caius College).	485	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
21	Site 497 Detail -	Caius College Fellows' Garden	497	Part of the site falls inside of flood zone 3a. Residential development must be subject to the exception test.	
22	Site 617	Various warehouses, car parks etc at Cambridge Retail Park, east of the railway	617	Part of the site is in functional floodplain (3b) and is therefore unsuitable for development.	a
23	Site 624	Car park and garages to north-west of The Paddocks Coldhams Lane	624	Site is within flood zone 3a and development must be subject to the exceptions test.	
24	Site 625	Car park and garages to north-west of The Paddocks Coldhams Lane	625	Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding however it is accessed from a road that falls outside of EA flood zone 1 and is therefore at medium to high risk of fluvial flooding	
25	Site 626 Detail	Garages north of 19 The Paddocks Coldhams Lane	626	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
26	Site 627	Land to r/o 24-29 The Paddocks Coldhams Lane	627	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	

	Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score
27	Site 628 Change conclusion as floods	Land Adjoining 34 The Paddocks Coldhams Lane	628	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
28	Site 629 Detail Change conclusion as floods	Horizons Resource Centre, Coldhams Lane	629	Part of the site fall within flood zone 3b and is functional floodplain. The site is not suitable for development.	
29	Site 630 Detail	Garages south of 69 to 71 Wycliffe Road	630	Part of the site fall within flood zone 3b and is functional floodplain. The site is not suitable for development.	
30	Site 631	Car park west of 58 Wycliffe Road	631	Part of the site fall within flood zone 3b. The site is not suitable for development.	
31	Site 632	Open space and car park north of 22 Wycliffe Road	632	Part of the site fall within flood zone 3b. The site is not suitable for development.	
32	Site 633 Score	Car park north of 1 Wycliffe Road	633	Part of the site fall within flood zone 3b. The site is not suitable for development.	
33	Site 636	Car park for Brookfields Medical Practice.	636	Part of the site falls within flood zone 3b and is therefore unsuitable for development.	
34	Site 637	Car park.	637	Part of the site falls inside of flood zone 2 and is therefore proposals must be subject to flood risk assessment.	
35	Site 646	Sainsbury's car park	646	Part of the site falls inside of flood zone 2 and is therefore proposals must be subject to flood risk assessment.	
36	Site 647	Area of trees.	647	Part of the site falls within flood zone 3b and is therefore unsuitable for development.	
38	Site 667	Garages south of 14 to 38 Natal Road	667	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
39	Site 727	Garages south of 90 Malvern Road	727	Parts of the site fall within flood zones 3a. Development must be subject to the exception test.	
40	Site 770 Detail	Land west of 84 to 92 Walpole Road	770	Parts of the site fall within flood zone 3a. Development must be subject to the exception test.	
41	Site 771	Car park west of 125 Walpole Road	771	Parts of the site fall within flood zones 3a. Development must be subject to the exception test.	

	Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score
42	Site 772	Car park west of 175 Walpole Road	772	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	
43	Site 773	Land north of 13 to 27 St Bede's Crescent	773	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	
44	Site 774	Play area north of 29 to 47 St Bede's Crescent	774	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	
45	Site 775	Land north of 49 to 71 St Bede's Crescent	775	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	
46	Site 776	Car park north of 62 to 72 St Bede's Crescent	776	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
47	Site 777	Land north of 75 St Bede's Crescent and 18 St Bede's Gardens	777	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	
48	Site 778	Car park south of 19 to 24 St Bede's Gardens	778	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
49	Site 779	Car park south of 9 and 10 St Bede's Gardens	779	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
50	Site 780	Land south of 5 St Bede's Gardens	780	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
51	Site 781	Land north of 39 St Bede's Gardens	781	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
52	Site 782	Car park south of 39 to 41 St Bede's Gardens	782	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
53	Site 783	Land west of 51 and 52 St Bede's Gardens	783	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
54	Site 791	Car park north of 3 to 5 Britten Place	791	Part of the site fall within flood zone 2. Proposals for development must be accompanied by a flood risk assessment.	
55	Site 792	Open space east of 3 to 10 Trevone Place	792	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	

	Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score
56	Site 793	Car park and open space south of 5 to 16 Ancaster Way	793	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
57	Site 794	Car parks north of 17 to 27 Birdwood Road	794	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
58	Site 795 Detail -	Play area south of 72 to 84 Birdwood Road	795	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
59	Site 796 Detail	Garages south of 86 to 90 Birdwood Road	796	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
60	Site 797 Detail	Garages behind 1-3 Gray Road	797	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
61	Site 873 Detail	Seymour House, Seymour Street	873	Parts of this site are within flood zone 3b and the site is therefore unsuitable for development.	
62	Site 879	72-76 St Andrew's Road	879	Parts of the site fall within flood zone 3a and therefore development must be subject to the exceptions test.	

ANNEX 2 – SMALL IDENTIFIED SITES (LESS THAN 10 DWELLINGS)

570 sites were identified through the site search but have not been subject to a full developability/deliverability assessment as they would yield less than ten units and therefore would not be of a size that would be allocated in future development plans. Inclusion of sites on this list does not indicate that sites will be developed or a capable of being developed, instead they represent the types of land uses that can come forward. They are included in this SHLAA to help inform future land supply assumptions. The total *unconstrained* potential for these sites is 815 dwellings.

No	Site Ref	Address
1	1	Garages on St Matthews Street (south)
2	3	Land r/o 82-90 Richmond Road
3	4	33 Histon Road
4	6	25/29 Glisson Road
5	7	Land to the r/o 21-31 Harding Way
6	9	Lock up garages between 46 & 52 Garden Walk
7	10	Lock up garages to the r/o 23 Garden Walk
8	11	4 Stretten Avenue
9	13	Car parking/garages on Aragon Close
10	14	Car parking/garages on Sackville Close
11	15	Car parking/garages on Woburn Close
12	16	Lock up garages to the r/o 18 & 20 Humphreys Road
13	17	Car Park at the bottom of Abbey Road
14	19	Arbury Road Garage, Arbury Road
15	23	Land to the r/o 77-79 Shelford Road
16	24	Land to the r/o shops on Anstey Way
17	25	Land adjacent to 15 Beverley Way
18	27	Apple Court, Newton Road
19	29	Croftgate, Fulbrooke Road
20	30	Land between 18-23 Wordsworth Grove
21	34	Victoria Road
22	35	2 Greens Road
23	36	Lock up garages between 28 & 30 Mortlock Avenue
24	37	Land to the r/o 1a Green End Road
25	41	Garages and houses at 61 and 63 Kinross Road
26	42	River Court, Ferry Lane
27	43	Land adjacent to 1 Water Street
28	44	20 St Andrews Road
29	45	Land adjacent to 5 Maple Close
30	47	Garages off Chestnut Grove
31	48	Bungalows, gardens and garages on Chantry Close
32	50	Land to the r/o 131 and 129 Ditton Fields
33	51	Lock up garages between 11 and 13 Ekin Road
34	52	Lock up garages between 31 and 33 Howard Close
35	54	9 - 12 Gerard Close
36	55	Land at Stanesfield Close

37	56	Land adjacent to 79 Fulbourn Road
38	59	Land adjacent to 70a Hartington Grove
39	60	50 & 52 Chalmers Road
40	61	41 - 47 Ward Road Cambridge
41	62	115 - 119 Perne Road
42	65	Garages to the r/o 47 Glisson Road
43	66	Land at Gresham Road (r/o 3 - 8 Harvey Road)
44	69	73 Sedgwick Street
45	71	Land to the r/o and incl. 176 Vinery Road
46	72	Avis Car Hire, 245 Mill Road
47	77	Car park to the r/o 292 Mill Road
48	78	Scout Hut on Cyprus Road
49	82	57 Perowne Street
50	83	99 - 105 Gwydir Street
51	85	65 & 66 Devonshire Road
52	90	Garages to the r/o 5-17 New Square
53	92	Fitzpatrick House, Barton Road (corner of Hardwick Street)
54	94	17/18 Park Street
55	98	Land adjacent to 89 Greystoke Road
56	114	Car Park on Adam and Eve Street
57	116	Surface Car Park to the r/o the Bath House, Gwydir Street
58	117	Garages on St Matthews Street (north)
59	118	Part of the surface car park at Arbury Court
60	120	Surface Car Park and part of the Amenity Space adjacent to 1 Great Eastern Street
61	123	Land to the r/o 46-50 Holbrook Road
62	127	21-24 Union Lane, Cambridge
63	128	Lock up garages to the r/o 1 to 7 St Thomas' Road
64	129	Land to the r/o 161-169 Lichfield Road
65	131	Lock up garages to the r/o 30 Gunhild Court
66	133	Lock up garages adjacent to 95 Seymour Street
67	134	Lock up garages adjacent to 71 Seymour Street
68	135	4 - 8 Garlic Row
69	137	Lock-up garages adjacent to 11 Uphall Road
70	138	Lock-up garages adjacent to 11 Uphall Road
71	139	Lock-up garages adjacent to 11 Pamplin Court
72	141	Land adjacent 19 Millington Road
73	145	Lock-up garages adjacent to 12 Barnes Close
74	147	Land to R/O 24 - 38 Whitehill Road
75	148	Lock-up garages adjacent to 4 Peverel Close
76	149	Lock-up garages adjacent to 19 Wadloes Road
77	152	Lock-up garages to R/O 19 - 24 Gainsborough Close
78	156	Lock-up garages to R/O 26 - 30 Enniskillen Road.
79	157	Lock-up garages to R/O 6 - 20 Acrefield Drive.
80	158	Lock-up garages adjacent to 57 Acrefield Drive.
81	159	Lock-up garages adjacent to 33 Pentlands Close.
82	160	Land adjacent to 56 Stourbridge Grove
83	162	Land adjacent to 7 Dukes Court, Sun Street.

84	163	Lock-up garages adjacent to 3 Portland Place.
85	165	Land to R/O 59-61 Jesus Lane
86	166	Land adjacent to and including 155 Newmarket Road
87	167	Land to R/O 43-55 Hemingford Road
88	169	Land adjacent to 1 Lansdowne Road
89	170	Land to R/O 30-32 Coleridge Road
90	171	Land to the r/o 12 Brookfields
91	178	Allotments behind 102 Kendall Way
92	194	Lock-up garages adjacent to 26 Derwent Close
93	195	Lock-up garages on land between 28 and 32 Abbey Road
94	197	38 Queen Edith's Way
95	199	Land adjacent to 16 St Barnabus Road
96	207	Open space at end of Minerva Way
97	208	Behind 115-125 Northfields Avenue
98	209	Land west of 12 Arden Road
99	210	Car Park on Amwell Road
100	211	Car Park on Caravere Close
101	212	Garages on Bayford Place
102	214	Car park on Markham Close
103	215	Land behind 70-78 Hazelwood Close
104	216	Garages behind 1-5 Jermyn Close and open space to the north
105	217	Land west of 43 Ashvale
106	218	Land at end of Moyne Close
107	219	Car parks of Buchan Street Neighbourhood Centre and Supermarket
108	220	Car park of Buchan House
109	221	Car park end of Jedburgh Close
110	224	Open space east of Chapman Court
111	226	Car park at Albemarle Way
112	231	Garages west side of 5-8 Wiles Close
113	232	Garages behind 9 St Kilda Avenue
114	234	Garages between Arthorpe Way and Campkin Road
115	235	Garages at the end of Atkins Close
116	240	Car park west of Molewood Close
117	241	Car park north of Molewood Close
118	242	Car park south of Molewood Close
119	243	Car park between Carisbrooke Road and Chatsworth Avenue
120	244	Car park between Faringford Close and Chatsworth Avenue
121	245	Car park east of Chatsworth Avenue
122	246	Car park between Chatsworth Avenue and Lexington Close
123	247	Garages between Lexington Close and Belmore Close
124	248	Car park and open space at end of Lexington Close
125	249	Garages east of Badminton Close
126	250	Garages at the end of Borrowdale
127	252	Garages south of Hazelwood Close
128	253	Car park north of Molewood Close
129	254	Car park at end of Molewood Close
130	255	Flats 39-50 at Aylesborough Close

131	256	Jedburgh Court
132	257	Land north of the Ship
133	258	Land south of Montrose Close
134	259	Playground at end of Atkins Close
135	260	Car park at end of Rutland Close
136	261	Car park east of Jermyn Close
137	262	Land south of Molewood Close
138	263	Land between Brackley Close and Verulum Way
139	264	Car park north of Somerset Close
140	265	Car park between Humphreys Road and Alex Wood Road
141	266	Garages and land between Alex Wood Road and Wavell Way
142	267	Garages between Wavell Way and Carlton Way
143	268	Car park at end of Tedder Way
144	269	Garages north of Harris Road
145	270	Green space in front of 22 to 36 Ferrars Way
146	271	Car park of Roseford Chapel
147	272	Land west of 64 Roseford Road
148	274	Car park at the end of Gilbert Close
149	275	Car park south of Gilbert Close
150	276	Green space south of Finch Road
151	277	Garages behind Carlton Terrace
152	278	Green space east of 139 Perse Way
153	279	Garages north of Hill Farm Road
154	282	Car park behind 2 to 12 Cameron Road
155	283	Garages behind 27 to 33 Nuns Way
156	284	Garages behind 1 to 25 Nuns Way
157	286	Car park behind 20 to 28 Cameron Road
158	287	Car park behind 66 to 86 Crowland Way
159	288	Garages south east of 199 and 225 Campkin Road
160	289	Garages south east of 237 and 259 Campkin Road
161	290	Car park between 90 and 106 Hawkins Road
162	291	Garages at the end of Larkin Close
163	292	Car park at the end of Wilson Close
164	293	Garages at the end of Stott Gardens
165	294	Garages between 61 and 76 Hopkins Close
166	295	Garages between 49 and 53 Hopkins Close
167	296	Car park between Hopkins Close and George Nuttall Close
168	297	Land between George Nuttall Close and Hawkins Road
169	299	Garages between 177 and 179 Gilbert Road
170	300	Car park of shops at corner of Histon Road and Windsor Road
171	301	Garages east of Lingholme Close
172	304	Car park to the east of Harvey Goodwin Gardens
173	305	Car park to the south of Harvey Goodwin Gardens
174	306	Open space to the south of Harvey Goodwin Gardens
175	307	Garages south of Supanee Court
176	308	Car park behind St Luke's Church
177	309	Car park north of Bermuda Road

178	310	Car park of British Queen Pub
179	311	Land rear of 41 to 43 Linden Close
180	313	Car park behind The Grapes Pub Histon Road
181	314	Car park behind 18 to 22 St Luke's Street
182	315	Car park north of Wessex Place - Wessex Place now empty and boarded-up
183	317	Land rear of 23 to 25 Chesterton Road
184	318	Car park behind Carlton Court
185	319	Play area on Bateson Road
186	320	Garages in front of 32 to 38 Green's Road
187	321	Garages and builders yard between Primrose Street and Green's Road
188	325	Land north of 19 Milton Road
189	327	Garages at the end of Atherton Close
190	328	Garages east of 5 Hurst Park Avenue
191	330	Garages at the end of Mulberry Close
192	331	Garages behind 36 to 41 Mulberry Avenue
193	332	Garages in front of 18 to 20 Kirkby Close
194	333	Garages in between 1 to 5 and 6 to 10 Birch Close
195	334	Garages between Birch Close and Kirkby Close
196	335	Car park at Marfield Court
197	336	Car park at Havenfield
198	339	Car park of the Milton Arms Public House
199	340	Car park north of 48 to 56 Robert Jennings Close
200	341	Car park south of 54 to 56 Robert Jennings Close
201	342	Car park south of 39 to 47 Robert Jennings Close
202	343	Car park south of 57 to 59 Robert Jennings Close
203	344	Car park south of 19 to 20 Robert Jennings Close
204	346	Car park opp. 5 King's Hedges Road
205	347	Garages east of Maitland Avenue
206	348	Garages east side of 5-8 Wiles Close
207	349	Garages on Sherbourne Court
208	350	Garages south of Sherbourne Close
209	351	Garages north of Sherbourne Close
210	353	Car park north of Enniskillen Road
211	354	Garages and open space west of Enniskillen Road
212	356	Garages south of Dundee Close
213	357	Garages north of Stevenson House
214	358	Garages south of Davey House
215	359	Garages east of Pakenham Close
216	360	Garages west of 8 Pakenham Close
217	361	Car park between 34 and 35 Pakenham Close
218	362	Garages south of 1 Pakenham Close
219	363	Garages west of Cambanks
220	365	Car park behind Elizabeth House
221	366	Car park south east of Elizabeth House
222	367	Garages at Chesterton Towers
223	368	Open space north of Alder Court
224	370	Garages north of 2 to 5 Camside

225	371	Garages north of Grayling Close
226	372	Garages behind 139 & 141 Chesterton High Street
227	373	Car park behind 169 High Street
228	374	Car park behind 1 to 7 Primary Court
229	375	Car park east of 2 Primary Court
230	376	Car park between 27 and 29 Primary Court
231	377	Car park between 28 and 37 Primary Court
232	378	Car park behind 39 to 45 Water Street
233	380	Garages south of 17 Aylestone Road
234	381	Garages north of 2 Arundel Close
235	382	Garages between 11 and 15 Cliveden Close
236	384	Open space north of 22 to 27 Warwick Road
237	385	Open space north of 213 Histon Road
238	386	Garages west of 30a Lingholme Close
239	387	Open space west of 31 and 42 Lingholme Close
240	388	Open space east of 37 and 38 Lingholme Close
241	389	Garages east of 37 to 48 Sherlock Close
242	390	Garages at Sherlock Court
243	391	Garages at Australia Court
244	392	Land between 8 and 14 Oxford Road
245	394	Car park in front of the Moller Centre
246	399	Car park and open space south of Mount Pleasant Walk
247	401	Garages between 44 and 45 Shelly Garden
248	402	Car park and garages west of St John's Place
249	404	Land opposite 55 to 59 Castle Street
250	407	Castle Street Methodist Church and adjoining Car Park
251	408	Bell's Court, Castle Street
252	409	Garages on Honey Hill Mews
253	410	Open space north of 20 Northampton Street
254	411	Part of car park east of Merton Hall College
255	414	Open space and car park in front of 4 to 7 Dennis Road
256	415	Car park and open space north of Leonard Close
257	416	Open space and car park south of Rachel Close
258	417	Open space and car park north of Helen Close
259	418	Open space and car park south of Helen Close
260	420	Car parks and open space between Dennis Road and Anne Road
261	421	Car park south of Dennis Road
262	424	Car parks and open space north of Dennis Road
263	427	Play area behind 22 to 27 Anns Road
264	428	Car park of behind 17 to 21 Thorpe Way
265	429	Open space east of Health Centre on Ditton Lane
266	431	Open space opposite 49 to 51 Dudley Road
267	434	Car park of Barnwell Baptist Church
268	435	East of Wadloes Road
269	436	Garages between 75 and 77 Ekin Road
270	437	Garages in the middle of Ekin Road

271	438	Car parking and open space in front of 13 to 17 Ekin Road
272	441	Car park of McDonalds, corner of Newmarket Road / Wadloes Road
273	444	51-73 Barnwell Road
274	445	1-20 Latimer Close
275	452	Car park and tree belt east of garage on Barnwell Road
276	455	Open space in front of 9 to 23 Rawlyn Road
277	456	Garages at the end of Quainton Close
278	458	Car park behind Holyoake Court
279	460	Garages between 4 and 5 Ditton Fields
280	461	Open Space and access to the rear of 1 - 9 Ditton Fields.
281	462	Car park in front of 195 to 201 Ditton Fields
282	467	Garages on Regatta Court
283	469	Car park at Regatta Court
284	470	Car park between 11 and 15 Stanley Court
285	472	Car park of 451 Newmarket Road
286	473	Car park and garages west of 7 Stanley Road
287	474	Car park behind Kingdom Hall, Stanley Road
288	478	Car park and garages.
289	487	Garages east of Cripps Court
290	488	Garages north of Westberry Court
291	491	Garages and car park north of Pearce Close
292	492	Car park east of 72 Barton Road
293	493	Garages between Tyndale Court and Grange Gardens
294	494	Garages at the end of St Marks Court
295	495	Garages south of 12 St Marks Court
296	496	Garages south of 1 St Marks Court
297	498	Garages behind 40 to 52 Newnham Road
298	499	Garages east of 10 Archway Court
299	500	Croft Lodge Garages
300	501	Garages south of 1 to 12 Cherwell Court
301	502	Car Park to rear of Red Bull Public House, 9-11 Barton Road
302	503	Car Park to the south of 1 to 22 Lammas Field
303	504	Car Park to front of Varsity House
304	505	Car Park at Crown Court, East Road
305	506	Car park north of Cambridge Red Studios, Sturton Street
306	507	Open space west of 2 Petworth Street
307	508	Car park north of 193 Sturton Street
308	509	Car park west of 1 Petworth Street
309	510	Car park to west of 1-6 Rexbury Court
310	511	Area of open space east of 30 - 36 St Matthew's Street
311	512	Car Park west of 171 to 177 Sturton Street
312	513	Garages south of 2 Staffordshire Street
313	514	Open space to west of 2 -16 Staffordshire Street
314	515	Open space to rear of 2 - 18 Staffordshire Gardens
315	516	Car parks to rear of 2 - 26 Norfolk Street, and the Man on the Moon Public House
316	517	Land south of 1 Farren, St Matthews Street
317	518	Land at Ashley Court

318	519	Car park south of 118 and 120 New Street
319	520	Car park south of 1 - 15 St Matthew's Gardens
320	521	Open space north of 235 to 247 St Matthew's Gardens
321	523	Open space opposite 49 to 61 St Matthew's Gardens Open space opposite 177 to 201 St Matthew's
322	524	Gardens
323	525	Car park west of 105 to 123 York Street
324	526	Car park at the end of York Terrace
325	528	Car park north of Beaconsfield House, Milford Street
326	529	Car park between 21 and 27 Gwydir Street
327	530	Flower Street
328	531	Car park between 79 and 87 Ainsworth Street
329	532	Car park east of 1 to 6 Kerridge Close
330	533	Car parks south of 1 Rivar Place
331	534	Car park and play area north of 2 Ainsworth Street
332	535	Car Park between 57 and 63 Sleaford Street
333	536	Car park north of 100 Sleaford Street
334	537	Car park north of 100 Sleaford Street
335	538	Car park west of 146 Sleaford Street
336	539	Car parks north of 50 to 70 Sleaford Street
337	542	Bury Court residents private car park
338	544	Garages east of 23 Hooper Street
339	545	Car park opp. 23 Hooper Street
340	547	Car Parks south of Angus Close
341	548	Car park north of Cambridge Railway Station
342	550	Garages south of 67 to 76 Highsett
343	552	Garages behind 37 to 41 Hills Road
344	553	Land R/O 20 Cambridge Place
345	555	Car park behind 16 to 20 Malcolm Street
346	556	Car park west of Wesley Church
347	557	Garages west of 27 Willow Walk
348	558	Car park north of 35 New Square
349	559	Car park west of 64 Maids Causeway
350	560	Car park north of 5 to 9 Fitzroy Street
351	561	Garages west of 23 to 27 Parsonage Street
352	562	Car park and open space west of 7 to 9 Bailey Mews
353	564	Car park south of Compass House
354	566	Churchyard of former All Saints Church
355	573	Garages to front of Fenner's Walk
356	575	Car park east of Unilever House
357	577	Car park at 30 - 33 Brookside
358	578	Car park south of 1 to 6 Coronation Place
359	579	Car park east of 2 to 4 Brookside
360	580	Car parks between 36 to 38 Hills Road and Coronation House
361	581	Car park west of the University Nursery
362	584	Garages to west of Porson Court.
363	585	Car park north of Eastbrook

364	586	Car park north of 15 Shaftesbury Road
365	589	Scout Hut at the end of Flamsteed Road
366	590	Garages to rear of 15 to 25 Fitzwilliam Road
367	591	Car park north of Lockton House
368	593	Private open space in front of Hope Nursing Home.
369	594	Car park west of 24 Brooklands Avenue
370	595	Garages east of Gilmerton Court
371	596	Garages behind 37 to 39 High Street, Trumpington
372	597	Car park east of 55 High Street, Trumpington
373	598	Car park north of 1 Winchmore Drive
374	599	Car park north of 22 High Street Trumpington
375	600	Garages west of 17 Winchmore Drive
376	601	Garages north of 7 to 10 Lambourn Close
377	602	Garages south of 4 Lambourn Close
378	603	Garages on Gayton Close
379	604	Garages east of 11 to 17 Scotsdowne Road
380	605	Garages west of 33 to 39 Paget Road
381	607	Car park north of 8 Church Lane, Trumpington
382	608	Car park west of 42 to 46 High Street, Trumpington
383	610	Garages south of Crossway Gardens, Anstey Way
384	611	Open space north of 9 to 12 Anstey Way
385	612	Open space in front of 1 to 8 Anstey Way
386	613	Car park west of 19 and 20 Paget Close
387	614	Car park in front of Paget Close
388	615	Garages south of 20 Lantree Crescent
389	616	Land between 166 and 174 Shelford Road
390	621	Garages south of 188 Vinery Road
391	622	Car park and building
392	623	Car park and garages
393	624	Car park and garages to north-west of The Paddocks Coldhams Lane
394	625	Car park and garages to north-west of The Paddocks Coldhams Lane
395	626	Garages north of 19 The Paddocks Coldhams Lane
396	627	Land to r/o 24-29 The Paddocks Coldhams Lane
397	628	Land Adjoining 34 The Paddocks Coldhams Lane
398	630	Garages south of 69 to 71 Wycliffe Road
399	631	Car park west of 58 Wycliffe Road
400	632	Open space and car park north of 22 Wycliffe Road
401	633	Car park north of 1 Wycliffe Road
402	634	Open space north of 47 to 51 Seymour Street
403	635	Garages and car park for Brook House.
404	636	Car park for Brookfields Medical Practice.
405	638	Car park west of 8 Seymour Street
406	639	Open space south of 166 Ross Street
407	640	Car park north of 163 to 167 Mill Road
408	641	Co-operative car park.
409	642	Parking for School Court.
410	644	Back alley to terraced houses with garages within.

411	645	Garages north of 231 Mill Road
412	650	Car park and trees north of 2 to 4 Argyle Street
413	651	Car park to north of 100 - 106 William Smith Close.
414	652	Car park to south of 72 - 76 William Smith Close.
415	653	Garages east of 38 to 46 William Smith Close
416	654	Garages south of 15 to 57 William Smith Close
417	655	Garages north of 88a Greville Road
418	656	Builders yard at 51 to 53 Argyle Street
419	658	Garages at Hope Street Yard
420	659	Car park north of Millercroft Court
421	660	Car park east of 99 to 103 Argyle Street
422	661	Car park west of 9 and 10 Romsey Mews
423	662	37 Romsey Terrace and car park to the east
424	663	Car park west of 3 Mamora Road
425	664	Open space at Montreal Square
426	665	Open space at Montreal Square
427	666	Garages north of 1 Montreal Square
428	667	Garages south of 14 to 38 Natal Road
429	668	Open space and car park west and south of 195 Perne Road
430	669	Car park to north of and serving the Holiday Inn Hotel
431	670	Open space behind the Holiday Inn Hotel
432	671	Land adjacent Next Generation Sports Centre
433	674	Garages at the end of Hatherdene Close
434	675	641 and 643 Newmarket Road
435	678	Open space behind of 169 to 173 Teversham Drift
436	679	Garages and car park in front of 155 to 160 Teversham Drift
437	680	Open space behind of 136 to 141 Teversham Drift
438	682	Open space north of 119 Teversham Drift
439	683	Open space behind of 86 to 91 Teversham Drift
440	684	Garages and car park in front of 73 to 78 Teversham Drift
441	685	Open space behind of 56 to 62 Teversham Drift
442	687	Car parks behind 45 to 55 Teversham Drift
443	688	Open space behind of 42 to 57 Teversham Drift
444	689	Garages behind 33 to 37 Teversham Drift
445	692	Garages between 97 to 107 and 115 to 125 Kelsey Crescent
446	693	Land between 40 and 42 Kelsey Crescent
447	694	Garages between 8 to 18 Kelsey Crescent and 18 to 28 Leyburn Close
448	695	Open space south of 11 Leyburn Close
449	696	Garages between 32 Windmere Close and 22 Burnham Close
450	697	Land east of 56 Kelsey Crescent
451	698	Land west of 4 Kelsey Crescent
452	700	Garages east of Langdale Close
453	702	Garages and car park south of 5 Tenby Close
454	704	Garages and car park north of 4 to 7 Sunmead walk
455	705	Garages and car park south of 18 to 24 Bliss Way
456	706	Garages and car park north of 46 and 48 Bliss Way
457	707	Car park south of 38 and 40 Bliss Way

458	708	Land west of 12 Sunmead Walk
459	710	Garages and car park south of 6 to 12 Fulbourn Old Drift
460	711	Garages and car park north of 4 to 7 Wolsey Way
461	712	Garages and car park north of 2 and 3 Wolsey Way
462	713	Garages north of 42 and 43 Wolsey Way
463	714	Garages behind 17 to 19 Wolsey Way
464	715	Garages between 30 and 31 Wolsey Way
465	716	Garages between 40 and 41 Wolsey Way
466	717	Open space south of 19 to 25 Iver Close
467	718	Garages north of 19 to 25 Iver Close
468	719	Car park south of the Five Bells, High Street, Cherry Hinton
469	720	Open space in front of Chalfont Close
470	721	Car park behind 2 to 6 Chalfont Close
471	722	Garages and car park behind 45 to 55 High Street, Cherry Hinton
472	723	Garages east of 1 Conway Close
473	724	Land south of 1 Daws Close
474	725	Garages east of 18 Malvern Road
475	726	Garages north of 60 to 68 Malvern Road
476	727	Garages south of 90 Malvern Road
477	728	Land south of 58 Malvern Road
478	729	Land in front of 40 to 58 Malvern Road
479	730	Garages behind 19 to 25 Malvern Road
480	732	Car park east of 1 to 8 Wedgewood Drive
481	734	Car park west of 9 to 16 Wedgewood Drive
482	735	Car park east of 25 to 27 Wedgewood Drive
483	736	Car park west of 64 Colville Road
484	737	Car park north of the Village Centre, Colville Road
485	738	Garages east of 94 High Street, Cherry Hinton
486	739	Car parks and open space north of 20 to 34 Chequers Close
487	740	Area of trees south of 20 to 34 Chequers Close
488	741	Garages east of 82 to 94 High Street, Cherry Hinton
489	743	Car park behind 10 Fishers Lane
490	744	Open space west of 10 Fishers Lane
491	745	Car park adjoining Fisher's Lane Doctors Surgery
492	746	Land next to British Legion Hall, Fishers Lane
493	747	Car park east of 58 Fishers Lane
494	748	Open space north of 5 Augers Road
495	749	Open space south of 25 to 31 Arran Close
496	750	Open space north of 17 to 23 Arran Close
497	751	Car park south of 10 to 14 Arran Close
498	752	Land behind 33 to 37 Arran Close
499	753	Garages north of 9 to 11 Drayton Close
500	756	Car park west of 8 and 10 Tweedale
501	757	Car park east of 12 Ainsdale
502	758	Land west of 27 The Orchards
503	759	Land and car parks around The Robin Hood, High Street, Cherry Hinton
504	760	Ventress Farm Court Garages

505	761	Garages to rear of 1-15 Greystoke Road
506	762	Roundabout Greystoke Road
507	763	Parking Area Greystoke Court
508	764	Car park off Bosworth Road
509	766	Garages south of 27 and 29 Glenmere Close
510	767	Garages west of 63 and 65 Glenmere Close
511	768	Car park west of the St Philip Howard Church Centre
512	769	Car park west of 33 Walpole Road
513	770	Land west of 84 to 92 Walpole Road
514	771	Car park west of 125 Walpole Road
515	772	Car park west of 175 Walpole Road
516	773	Land north of 13 to 27 St Bede's Crescent
517	774	Play area north of 29 to 47 St Bede's Crescent
518	775	Land north of 49 to 71 St Bede's Crescent
519	776	Car park north of 62 to 72 St Bede's Crescent
520	777	Land north of 75 St Bede's Crescent and 18 St Bede's Gardens
521	778	Car park south of 19 to 24 St Bede's Gardens
522	779	Car park south of 9 and 10 St Bede's Gardens
523	780	Land south of 5 St Bede's Gardens
524	781	Land north of 39 St Bede's Gardens
525	782	Car park south of 39 to 41 St Bede's Gardens
526	783	Land west of 51 and 52 St Bede's Gardens
527	784	Land north of 37 and 39 Corrie Road
528	785	Garages south of 40 Brackyn Road
529	786	Car park west of 32 to 40 Brackyn Road
530	787	Car park north of 51 Brackyn Road Car park east of 26-30 Brackyn Road and the back of gardens behind 2 to 8 Brackyn
531	788	Road
532	789	Car park north of 76 Brackyn Road Car park east of 29 to 35 Brackyn Road and the back of gardens behind 1 to 7 Brackyn
533	790	Road
534	791	Car park north of 3 to 5 Britten Place
535	792	Open space east of 3 to 10 Trevone Place
536	793	Car park and open space south of 5 to 16 Ancaster Way
537	794	Car parks north of 17 to 27 Birdwood Road
538	795	Play area south of 72 to 84 Birdwood Road
539	796	Garages south of 86 to 90 Birdwood Road
540	797	Garages behind 1-3 Gray Road
541	801	Car parks south of Hinton Grange Nursing Home
542	803	Garages west of Lilac Court
543	805	Car park behind the Rock public house
544	808	Car park south of 130 to 134 Cherry Hinton Road
545	809	Car park south of 7 to 44 Normanhurst
546	810	Car park south of Lloyds Bank at 78 Cherry Hinton Road
547	815	Car parks behind 87 and 89 Cherry Hinton Road
548	816	Garages at the end of Flamsteed Road
549	817	Car park east of 16 to 21 Derby Road
550	818	Garages behind 148 and 150 Coleridge Road

551	819	Garages behind 1 to 4 Ashbury Close
552	820	Garages behind 13 to 19 Ashbury Close and open space
553	821	Garages west of 16 Golding Road
554	822	Garages behind 13 and 17 Golding Road
555	824	Garages behind 117 to 121 Lichfield Road
556	825	Car park south of 52 and 54 Lichfield Road
557	827	Garages behind 134 and 142 Lichfield Road
558	828	Car park south of 100 and 106 Lichfield Road
559	829	Car park in front of 267 and 275 Lichfield Road
560	830	Car park behind of 303 and 311 Lichfield Road
561	831	Car park behind Kwik Fit, Cherry Hinton Road
562	832	Car park in front of Kwik Fit, Cherry Hinton Road
563	833	Car park behind 2 to 14 Rathmore Close
564	835	Car park west of 91 and 93 Hartington Grove
565	837	Car park in front of St George's Court, Cavendish Avenue
566	838	Garages behind Alliance Court, Hills Avenue
567	839	Garages west of Dean Drive
568	840	Garages east of 15 to 21 Mowbray Road
569	841	Garages west of 34 Hulatt Road
570	843	Garages east of 63 to 69 Mowbray Road
571	844	Land in front of 98 to 108 Wulfstan Way
572	845	Land in front of 98 to 108 Wulfstan Way
573	846	Car park east of 130 Hulatt Road
574	847	Car park in front of the Queen Edith public house
575	848	Garages behind 1 to 6 Ramsey Court
576	849	Garages behind 5 Tillyard Way
577	851	Garages west of Cedar Court, Hills Road
578	856	Old petrol station corner of Huntingdon Road and Histon Road
579	857	Garages north of 55 Hills Road
580	858	Garages east of 17 to 21 Greystoke Road.
581	859	Car parks and open space north of 20 to 34 Chequers Close
582	865	The Old Cambridge Yasume Club, Auckland Road
583	866	Open space north of 78 and 80 Fulbourn Road
584	867	Open space east of 55 Wulfstan Way
585	871	1 Hedgerley Close
586	873	Seymour House, Seymour Street
587	883	Land adjacent to 8 Maple Close
588	884	Land east of Martingale Close
589	885	Land west of Martingale Close
590	888	31-39 Burleigh Street
591	891	Flats 1-8a at Aylesborough Close
592	893	189 Coleridge Road or garden land
593	894	R/o 551-555 Newmarket Road or garden land
594	907	Libraries HQ Ascham Road
595	886	34 a b Storeys Way
596	915	169-173 High St Chesterton (Former Saigon City Restaurant)

ANNEX 2A HOUSING CAPACITY OF SMALL SUITABLE SITES

ANNEX 2A SMALL SITES CAPACITY ESTIMATES							
Site ID	Site Area	Suitable	Density Multiplier	Number of units - using density multiplier.	Suggested density with taking urban design constraints into consideration	No of units (constrained)	Final Number (round down)
001	1092	Y	80	8.74			8
004	796	Y	40	3.18			3
006	692	Y	80	5.54			5
007	717	Y	75	5.38			5
009	605	Y	75	4.54			4
010	762	Y	80	6.10			6
011	675	Y	80	5.40			5
013	1144	Y	65	7.44			7
014	1132	Y	65	7.36			7
015	736	Y	65	4.78			4
016	451	Y	65	2.93			2
017	333	Y	80	2.66			2
019	701	Y	75	5.26			5
023	606	Y	75	4.55			4
024	562	Y	75	4.22			4
027	6144	Y	40	24.58	Net	0.00	0
029	2973	Y	40	11.89	Net	0.00	0
030	2102	Y	80	16.82	15	3.15	3
034	1221	Y	60	7.33			7
035	632	Y	80	5.06			5
036	1521	Y	40	6.08			6
037	1216	Y	75	9.12			9
041	1390	Y	40	5.56	Net	3.00	3
042	817	Y	40	3.27	Net	0.00	0
043	1078	Y	40	4.31			4
044	510	Y	80	4.08			4
045	770	Y	75	5.78			5
047	785	Y	75	5.89			5
048	2157	Y	75	16.18	Net	0.00	0
050	1239	Y	40	4.96			4
051	1216	Y	65	7.90			7
052	721	Y	65	4.69			4
055	2849	Y	65	18.52	30	8.55	8
056	1941	Y	65	12.62	40	7.76	7
059	1277	Y	56.25	7.18			7
060	2296	Y	40	9.18	Net	7.00	7
061	3245	Y	40	12.98	Net	4.00	4
062	1217	Y	40	4.87	Net	1.00	1
065	424	Y	80	3.39	80	3.39	3
066	2328	Y	80	18.62			18

069	241	Y	75	1.81			1
071	941	Y	40	3.76			3
072	1188	Y	75	8.91			8
077	366	Y	75	2.75			2
082	783	Y	80	6.26			6
083	980	Y	75	7.35	Net	3.00	3
085	742	Y	75	5.57	Net	1.00	1
094	427	Y	80	3.42			3
098	1613	Y	75	12.10	20	3.23	3
114	1044	Y	60	6.26			6
116	1121	Y	56.25	6.31			6
117	1106	Y	80	8.85			8
118	1084	Y	75	8.13			8
123	894	Y	40	3.58			3
127	1603	Y	40	6.41			6
131	1093	Y	65	7.10			7
133	608	Y	40	2.43			2
135	951	Y	65	6.18	Net	0.00	0
137	571	Y	40	2.28			2
138	612	Y	40	2.45			2
139	864	Y	65	5.62			5
145	739	Y	40	2.96			2
148	742	Y	56.25	4.17			4
149	822	Y	75	6.17			6
152	587	Y	75	4.40			4
156	737	Y	75	5.53			5
157	933	Y	80	7.46			7
158	1248	Y	80	9.98			9
159	739	Y	80	5.91			5
162	154	Y	80	1.23			1
163	335	Y	80	2.68			2
166	713	Y	80	5.70			5
167	824	Y	75	6.18			6
171	327	Y	40	1.31			1
194	520	Y	65	3.38			3
195	985	Y	60	5.91			5
197	1834	Y	75	13.76	Net	8.00	8
208	459	Y	48.75	2.24			2
209	355	Y	65	2.31			2
210	420	Y	66	2.77			2
211	276	Y	67	1.85			1
212	356	Y	48.75	1.74			1
214	728	Y	48.75	3.55			3
216	1884	Y	48.75	9.18	24	4.52	4
221	906	Y	40	3.62			3
222	1918	Y	65	12.47	50	9.59	9
226	691	Y	65	4.49			4
231	593	Y	75	4.45			4
232	622	Y	75	4.67			4
234	784	Y	65	5.10			5

235	1065	Y	75	7.99			7
240	317	Y	65	2.06			2
241	358	Y	65	2.33			2
242	400	Y	65	2.60			2
243	510	Y	65	3.32			3
244	893	Y	48.75	4.35			4
245	790	Y	65	5.14			5
246	432	Y	65	2.81			2
247	608	Y	48.75	2.96			2
248	646	Y	65	4.20			4
249	203	Y	48.75	0.99			0
250	637	Y	65	4.14			4
252	863	Y	48.78	4.21			4
253	639	Y	65	4.15			4
254	590	Y	65	3.84			3
255	1395	Y	65	9.07	Net (included in 891)	0.00	0
256	990	Y	40	3.96			3
260	432	Y	30	1.30			1
261	609	Y	40	2.44			2
264	285	Y	30	0.86			0
266	566	Y	75	4.25			4
268	417	Y	65	2.71			2
269	1094	Y	65	7.11			7
274	471	Y	65	3.06			3
277	312	Y	48.75	1.52			1
282	1038	Y	65	6.75			6
286	582	Y	65	3.78			3
287	613	Y	65	3.98			3
288	704	Y	75	5.28			5
289	944	Y	75	7.08			7
290	942	Y	65	6.12			6
291	753	Y	65	4.89			4
292	902	Y	75	6.77			6
293	408	Y	30	1.22			1
294	461	Y	30	1.38			1
295	350	Y	30	1.05			1
296	1950	Y	40	7.80			7
301	509	Y	75	3.82			3
309	752	Y	75	5.64			5
310	869	Y	75	6.52			6
313	1640	Y	75	12.30	50	8.20	8
315	247	Y	60	1.48			1
317	142	Y	80	1.14			1
321	1370	Y	60	8.22			8
325	842	Y	80	6.74			6
328	729	Y	75	5.47			5
330	580	Y	75	4.35			4
331	500	Y	75	3.75			3
335	601	Y	75	4.51			4
336	861	Y	75	6.46			6

347	666	Y	65	4.33			4
351	528	Y	56.25	2.97			2
353	508	Y	75	3.81			3
354	206	Y	56.25	1.16			1
356	351	Y	75	2.63			2
357	753	Y	48.75	3.67			3
360	207	Y	56.25	1.16			1
373	731	Y	65	4.75			4
380	163	Y	60	0.98			0
381	326	Y	40	1.30			1
382	309	Y	65	2.01			2
389	2229	Y	30	6.69			6
392	408	Y	40	1.63			1
402	727	Y	80	5.82			5
407	1033	Y	80	8.26			8
430	1585	Y	75	11.89	Moved to Large	0.00	0
435	4259	Y	56.25	23.96	19	8.09	8
436	572	Y	75	4.29			4
444	3306	Y	75	24.80	Net	-7.00	-7
445	3873	Y	65	25.17	Net	0.00	0
458	610	Y	65	3.97			3
460	260	Y	75	1.95			1
461	257	Y	75	1.93			1
478	415	Y	60	2.49			2
488	1963	Y		0.00			0
491	624	Y	40	2.50			2
492	1964	Y	40	7.86			7
496	200	Y	56.25	1.13			1
506	973	Y	80	7.78			7
507	1156	Y	80	9.25			9
509	225	Y	80	1.80			1
510	427	Y	80	3.42			3
544	581	Y	48.75	2.83			2
553	797	Y	80	6.38			6
561	478	Y	80	3.82			3
579	1710	Y	60	10.26	50	8.55	8
580	812	Y	80	6.50			6
586	1236	Y	65	8.03			8
598	1241	Y	75	9.31			9
599	296	Y	75	2.22			2
605	926	Y	75	6.95			6
610	438	Y	75	3.29			3
611	876	Y	56.25	4.93			4
613	235	Y	40	0.94			0
616	1835	Y	48.75	8.95			8
621	186	Y	40	0.74			0
624	462	Y	30	1.39			1
655	176	Y	75	1.32			1
656	289	Y	75	2.17			2
665	1218	Y	48.75	5.94			5

666	178	Y	65	1.16			1
675	1142	Y	56.25	6.42			6
715	256	Y	65	1.66			1
717	666	Y	65	4.33			4
725	496	Y	75	3.72			3
726	627	Y	75	4.70			4
727	513	Y	75	3.85			3
730	579	Y	56.25	3.26			3
753	898	Y	56.25	5.05			5
759	2755	Y	75	20.66	12	3.31	3
766	455	Y	65	2.96			2
767	656	Y	65	4.26			4
790	1594	Y	30	4.78			4
796	569	Y	30	1.71			1
797	399	Y	40	1.60			1
803	830	Y	75	6.23			6
817	534	Y	75	4.01			4
818	263	Y	75	1.97			1
821	664	Y	65	4.32			4
856	1293	Y	75	9.70			9
857	446	Y	75	3.35			3
865	372	Y	80	2.98			2
867	330	Y	75	2.48			2
871	1355	Y	40	5.42	Net	4.00	4
873	5843	Y	65	37.98	Net	-14.00	-14
888	909	Y	80	7.27	80	7.27	7
891	4291	Y	65	27.89	Net (includes 255)	8.00	8
893							2
894							4
886							4
907							8
915							8
Count = suitable:							
Sum = suitable:							

ANNEX 3 – CALCULATING THE POTENTIAL OF SITES

- 1.0 The SHLAA Practice Guidance suggests that a design-led approach can be used to assess housing potential on particular sites and using sample schemes, to extrapolate the number of dwellings that are achievable the total amount of housing that could potentially be developed.
- 1.1 However, given the very large number of initial sites to assess this approach was not taken initially. Instead it was considered more appropriate for consistency to use the methodology from the Urban Capacity Study¹⁰, cross checked against and modified in light of recent trends in development across Cambridge. Cross checks were also undertaken on a site-by-site basis for favoured sites using a design led approach with the Council’s Urban Design Team.
- 1.2 Results generated by use of this approach do not necessarily mean that the same number of dwellings will be acceptable on a particular site as is included in this Assessment. The actual number may be higher or lower and it will be up to the planning application process to make a final judgement.
- 1.3 The methodology applies density multipliers to sites according to **geographical location** and **accessibility** and the **size** and **shape** of individual sites. A further multiplier is applied to convert assumptions from **gross to net**.
- 1.4 The formula for calculating the density is:
- 1) The density multiplier based upon location and accessibility *times*
 - 2) The multiplier based upon site size *times*
 - 3) The multiplier based upon site shape *times*
 - 4) The multiplier converting gross densities to net *times*
 - 5) The site area in hectares *equals*
- The potential for housing on the site.*
- 1.5 For **geographical location and accessibility** multipliers are applied according to whether a potential site is:

Table A3.1

10 The methodology is identical with the exception of a further refinement of the accessibility criteria. Whilst the Urban Capacity Study uses three accessibility multipliers, this SHLAA uses four (as above). In addition the thresholds at which they are applied have been extended to take into account the evidence that relatively small “large sites” are still able to achieve high gross densities

Site Location/Accessibility	Range of Densities assumed to be acceptable (gross)	Assumed gross densities for SHLAA purposes.
Within 400 metres walking distance of the City Centre	70+	80
Over 400 metres walking distance of the City Centre but within 400 metres walking distance of a Local Centre, as defined in the 2006 Local plan	50+	75
Over 400 metres walking distance from the City Centre and a Local Centre, but within 400 metres walking distance of a high quality public transport route	50+	65
Over 400 metres walking distance of the City Centre and over 400 metres walking distance from a high quality public transport route	30+	40

1.6 Looking in more detail at the location of sites all sites that have been completed in the 2009/10 monitoring year, sites that were developed in or within 400m walking distance of the City Centre (as defined in the Cambridge Local Plan 2006) tend to have been developed at a slightly higher density than those elsewhere. Over 78% of such sites were developed at a gross density of more than 50 dwellings per hectare (dph), compared to just under 68% of all sites independent of their location.

1.7 Over 58% of sites within 400m of a Local Centre were developed at a density greater than 50 dph; this shows that proximity to a Local Centre does have an effect on density, but not as great an effect as proximity to the City Centre. Access to public transport does not appear to have had as much an impact on site density in the same monitoring period. Sites with high quality access to public transport (defined as within 400m walking distance of a bus route with a frequency of service of at least 10 minutes in peak periods and 20 minute frequency in inter-peak periods) are slightly higher in density than those not developed with high quality access to public transport - 65% of all sites were developed within access to high quality public transport were developed at a gross density of 50dph or more, compared to 53% for sites without such access.

For **site size and shape**¹¹ multipliers are applied according to whether a potential site is:

¹¹ Gross to net ratios are based on research by URBED for the Sustainable Urban Neighbourhood Initiative.

Table A3.2

Site Size	Gross to net ratio	Multiplier
Up to and including 2 hectares	100%	1
Over 2 hectares and up to and including 8 hectares	75-90%	0.825
Over 8 hectares	50-75%	0.625

Site Shape	Discount	Site Shape Multiplier
Long narrow site	25%	0.75
Other sites	0%	1

This results in the following density multipliers:

Table A3.3

	The site is in the City Centre or within 400m walking distance of the City Centre.	The site is over 400m walking distance from the City Centre but within 400m walking distance of a Local Centre.	The site is over 400m walking distance from the City Centre and Local Centres but within 400m walking distance of a high quality public transport route	The site is over 400m walking distance from the City Centre and over 400m walking distance from a high quality public transport route.
The site is under 2 ha and not long and narrow	80	75	65	40
The site is under 2 ha but long and narrow	60	56.25	48.75	30
The site is between 2 ha and 8 ha and not long and narrow	66	61.88	53.63	33
The site is between 2 ha and 8 ha but long and narrow	49.5	46.41	40.22	24.75
The site is over 8 ha and	50	46.89	40.63	25

not long and narrow				
The site is over 8 ha but long and narrow	37.5	35.16	30.47	18.75

Are these density assumptions realistic compared with recent trends?

Overall trends

- 1.8 Density trends in Cambridge City continue to be higher than average, a reflection of the built up area of much of the City. The Annual Monitoring Report 2010 identified that 92% of new dwellings completed between 1st April 2009 and 31st March 2010 were developed at a density of greater than 50 dwellings per hectare (dph) with 8% of dwellings completed at a density of between 30 and 50 dph. The average site density for completions in this year was 94.94 dwellings per hectare. No sites were developed at a density of less than 30 dwellings per hectare.
- 1.9 Looking at individual sites that have come forward for development in recent years illustrates that densities of new development continue to be high.

Table A3.4 -Actual Net Densities of Sites Completed or Committed in Recent Years (More Than 9 Dwellings)

	Site	Dwellings Target	Net Site Area	Density	Average Density
	Sites over 8 hectares				
1	NIAB Site Land off, HUNTINGDON ROAD, CAMBRIDGE	1,967	54.33	36.21	
2	Mixed Use Allocation, East Cambridge, Coldhams Lane, Cambridge, CB1	982	22.11	44.41	
3	Redevelopment Station Area CB1, STATION ROAD, CAMBRIDGE	549	9.20	59.65	46.76
	Sites between 2 and 8 hectares				
4	Land at Former Government Buildings, BROOKLANDS AVENUE, CAMBRIDGE	390	6.46	60.35	
5	LAND REAR OF CLARENDON HOUSE AND FITZWILLIAM ROAD, CLARENDON ROAD, CAMBRIDGE, CB2 2BA	408	3.04	134.38	
6	Land at, 94--100 St Andrew's Road, Cambridge, CB4 1DL	287	2.72	105.51	
7	North of St. Andrews Road East of Elizabeth Way Simco Site, St. Andrews Road, Cambridge, CB4	120	2.48	48.39	
8	Philips/Unicam 130, York Street, Cambridge, CB1	210	2.19	95.90	88.91
	Sites between 0.25 and 2 hectares				
9	Land, at, George Nuttall Close, Cambridge, CB4	182	1.99	91.62	
10	Allotment Site, Nuffield Road, Cambridge, CB4	66	1.82	36.25	
11	Leica Micro Systems Cambridge Ltd, Clifton Road, Cambridge, CB1 3QH	97	1.63	59.64	
12	Housing Allocation, Land between, 77-123 Hills Road, Cambridge, CB1	183	1.52	120.52	
13	Land off Hills Road at, Homerton Street, Cambridge, CB2	139	1.46	95.01	
14	Land at Western Section of Homerton College, Hills Road, Cambridge, CB1	85	1.36	62.45	
15	River Side Pumping Station Site, River Side, Cambridge, CB5	89	1.36	65.61	
16	90 Glebe Road, Cambridge, CB1	18	1.30	13.82	
17	Land at Corner of Scotland Road, Union Lane, Cambridge, CB4	19	1.27	14.97	
18	Land at British Telecom Station 171-211, CROMWELL ROAD, CAMBRIDGE	140	1.17	119.89	
19	West Cambridge Site, Madingley Road, Cambridge, CB3	206	1.07	191.72	
20	Land at the, Allotments, Newmarket Road, Cambridge, CB5	53	1.04	51.21	
21	Downing College Athletic Ground, 24 LONG ROAD, CAMBRIDGE	100	1.03	97.52	
22	Land at, Tenison Road, Cambridge, CB1	100	1.01	98.91	
23	Land to rear of, 17-47, Fulbourn Road, Cambridge, CB1	37	0.93	39.61	

	Site	Dwellings Target	Net Site Area	Density	Average Density
24	Land at, The Junction of Hills Road and, Cherry Hinton Road, Cambridge, CB1	133	0.93	143.47	
25	Land Between the Mallards and Engineers House (Former Gas Works), Riverside, Cambridge, CB4	73	0.92	78.96	
26	Chesterton Hospital, Union Lane, Cambridge, CB4	59	0.90	65.41	
27	79-85 Cromwell Road, Cambridge, CB1	84	0.90	93.63	
28	NEATH FARM BUSINESS PARK, 154 CHURCH END, CAMBRIDGE, CAMBRIDGESHIRE, CB1 3LD	40	0.81	49.38	
29	Land Opposite 98 - 100, Cavendish Road, Cambridge, CB1	36	0.80	45.06	
30	Development Site, Rustat Road, Cambridge, CB1	128	0.78	163.68	
31	Former Tyco Site, Cromwell Road, Cambridge, CB1	96	0.75	128.69	
32	Land at Nowrthwest of Scotland Road and Southwest of Elmfield Road, ELMFIELD CLOSE, CAMBRIDGE	40	0.70	56.74	
33	Anglia Polytechnic University, East Road, Cambridge, CB1	44	0.70	62.53	
34	Bejeman House Broadcasting House Botanic House and Public Houses at 106 -108, Hills Road, Cambridge, CB2	156	0.70	224.20	
35	69-115 Church End, Cambridge, CB1	22	0.69	31.79	
36	Site at Cambridge Regional College, NEWMARKET ROAD, CAMBRIDGE	168	0.65	256.81	
37	Land at 71, NEW STREET & Harvest Way, CAMBRIDGE	129	0.65	199.87	
38	Land at, Camflat Roofing Ltd, Sandy Lane, Cambridge, CB4	13	0.63	20.56	
39	Land at, 10 Long Road, Cambridge, CB2	14	0.61	22.83	
40	Sedley School and Nursery, MALTA ROAD, CAMBRIDGE, CB1	31	0.54	56.95	
41	Housing Allocation, Land at Parkside Police Station and Fire and Rescue Station, Parkside, Cambridge, CB1	131	0.53	247.17	
42	Land to the West of 63 Church End, Cambridge, CB1	14	0.50	27.73	
43	Land at, Meadowcroft hotel, Trumpington Road, Cambridge, CB2	19	0.49	39.09	
44	Former Cattle Market site 1--33, Cherry Hinton Road, Cambridge, CB1	31	0.48	64.58	
45	Housing Allocation, Land adjacent to, 10 St. Barnabas Road, Cambridge, CB1	19	0.47	40.30	
46	Wulfstan Court, Wulfstan Way, Cambridge, CB1	48	0.46	104.03	
47	Romsey Junior School, Coleridge Road, Cambridge, CB1 3PH	89	0.46	195.55	
48	Former Leica Micro Systems Site, Clifton Road, Cambridge, CB1	30	0.45	66.07	
49	Housing allocation at, Milton Infant and Junior School, Milton Road, Cambridge, CB4 1UZ	71	0.44	160.82	
50	21 / 21a, Queen Edith's Way, Cambridge, CB1	15	0.40	37.65	
51	Fire Station, 43 Parkside, Cambridge, CB1	131	0.40	329.04	
52	Rawlyn Court, Rawlyn Close, Cambridge, CB5	29	0.39	74.38	
53	Land at 101-107, York Street, Cambridge, CB1	24	0.37	64.39	
54	Grebe House, Mercers Row, Cambridge, CB5	35	0.37	95.49	

	Site	Dwellings Target	Net Site Area	Density	Average Density
55	Land at, Bradwells Court, St. Andrews Street, Cambridge, CB2	15	0.36	42.04	
56	Land rear of, 48-72 Ainsworth Street, Cambridge, CB1	24	0.35	68.64	
57	Land rear of Stable Industrial Estate, Fen Road, Cambridge, CB4	19	0.35	27.32	
58	Simpers Rope Works Ltd., New Street, Cambridge, CB1	32	0.34	93.32	
59	Land to Rear of 99 - 105, SHELFORD ROAD, CAMBRIDGE	14	0.34	41.07	
60	Land adjacent to 5 and 8, Wagstaff Close, Cambridge, CB4	11	0.34	32.54	
61	Land at, High Street, Chesterton, Cambridge, CB4	45	0.34	134.33	
62	25 - 32, Fallowfield, Cambridge, CB4	15	0.33	45.96	
63	Site at 78-80, FULBOURN ROAD, CAMBRIDGE	16	0.32	49.98	
64	Homerton College, Hills Road, Cambridge, CB2	16	0.31	51.02	
65	Land adj. Cambridge Water Co., Rustat Road, Cambridge, CB1	24	0.31	76.82	
66	Land at, 96a-100 Cavendish Road, Cambridge, CB1	16	0.31	51.73	
67	41, Madingley Road, Cambridge, CB3	19	0.31	61.53	
68	Former laundry building, Laundry Lane, Cambridge, CB1	17	0.30	55.78	
69	Owen Webb House, Gresham Road, Cambridge, CB1	13	0.29	44.37	
70	Land at Simons House and 18-25 Rackham Close, HISTON ROAD, CAMBRIDGE	40	0.28	141.95	
71	150 - 160, Hills Road, Cambridge, CB1	54	0.27	197.03	
72	Land at, 87 Cromwell Road, Cambridge, CB1	19	0.26	71.76	
73	Dwelling and land at, 197 Huntingdon Road, Cambridge, CB3	10	0.26	38.01	
74	18, Long Road, Cambridge, CB2	12	0.26	46.79	
75	Land at 69 - 77, Ditton Walk, Cambridge, CB5	23	0.25	90.26	
76	Whitefriars, High Street, Chesterton, Cambridge, CB4	20	0.25	79.96	
77	Land at Rear of, The Broadway, Cambridge, CB1	11	0.25	44.30	
78	Talbot House, FISHERS LANE, CAMBRIDGE	21	0.25	84.66	
79	Land to rear of, 124 - 154, Wulfstan Way, Cambridge, CB1	21	0.25	84.69	85.58

Total Average: 110.264
Total (>0.25 ha) 85.40
Average:

Figures for density shown above are net.

ANNEX 4 – NATIONAL POLICY CHECK

Planning Policy Statement 3 (DCLG, 2006)

Planning Policy Statement 3 (PPS3) was published in November 2006, replacing Planning Policy Guidance Note 3 (PPG3). PPS3 paragraph 10 states that the planning system should deliver “*A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously developed land, where appropriate*”. PPS3 also emphasises the need for an evidenced-based policy approach to the supply of land for housing. The primary source of evidence for the supply of land in a Local Authority’s area is a Strategic Housing Land Availability Assessment (SHLAA).

Annex C of PPS 3 states that a SHLAA should:

<i>Policy Requirement</i>	<i>Requirement met?</i>
<i>Assess the likely level of housing that could be provided if current unimplemented planning permissions were brought into development;</i>	√
<i>Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed use developments;</i>	√
<i>Assess the potential level of housing that can be provided on identified land;</i>	√
<i>Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate;</i>	√ in part but not to justify future windfalls
<i>Identify constraints that might make a particular site unavailable and/or unviable for development;</i>	√
<i>Identify sustainability issues and physical constraints that might make a site unsuitable for development; and</i>	√
<i>Identify what action could be taken to overcome constraints on particular sites.</i>	√

Assessments should be prepared collaboratively with stakeholders. Where two or more Local Planning Authorities form a housing market area, Authorities should work together either by preparing joint assessments or by ensuring consistency in methodology. We have consulted other Local Authorities in the Cambridge Sub-Region on the methodology used to assess sites, see section 2 for more detail.

Strategic Housing Land Availability Assessments – Practice Guidance (DCLG, 2007)

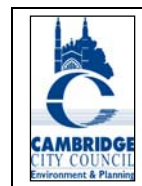
In July 2007 the Department for Communities and Local Government (DCLG) published practical guidance on how to carry out a SHLAA. The SHLAA Practice Guidance identified five core outputs for a SHLAA:

<i>Policy Requirement</i>	<i>Requirement met?</i>
<i>A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary);</i>	√
<i>Assessment of the deliverability / developability of each identified (i.e. in terms of its suitability, availability and achievability [see glossary for definitions]) to determine when an identified site can be realistically expected to be developed;</i>	√
<i>Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified);</i>	√
<i>Constraints on the delivery of identified sites</i>	√
<i>Recommendations on how these constraints could be overcome.</i>	√

ANNEX 5 – WORK CARRIED OUT SO FAR

Call for Sites	May 2008
The methodology and criteria for carrying out the assessment was agreed by Members at the Development Plan Steering Group	14 July 2009.
Consultation was carried out with key stakeholders and residents associations on the assessment criteria and methodology	July to August 2009
Sites were initially assessed against the agreed criteria	August to October 2009
Housing Market Partnership (HMP) Convened	8 April 2011
For those sites assessed as suitable, HMP and landowners are being contacted to help assess availability and deliverability	May-August
Input from Ward Councillors 3 Briefing Sessions	June 2011
Sites brought back for consideration by the HMP	7 th June 2011 27 th June 2011 19 th July 2011 18 th Aug 2011 7 th Sept 2011
Development Plans Scrutiny Sub Committee	16 th July 2011
Work continues on site assessments contacting land owners and on developability and deliverability of sites	July/August 2011
Assess broad locations of small sites and need or otherwise to identify any windfall sites	August 2011
Public consultation with Residents and Stakeholders 6 weeks including assessment of any additional sites	September 2011 for 6 weeks
SHLAA to be considered by DPSSC	May 2012

ANNEX 6 – THE HOUSING MARKET PARTNERSHIP



CAMBRIDGE CITY COUNCIL

Housing Market Partnership Terms of Reference

The document sets out the purpose and role of the Housing Market Partnership (HMP) in the Strategic Housing Land Availability Assessment (SHLAA) process, who will make up the HMP, how the Partnership will communicate and how often the Partnership will liaise with the SHLAA Project Team.

Role of SHLAA

The SHLAA is an important part of the evidence base for the Council's Local Plan. In the future it will be necessary to update the evidence base at regular intervals to ensure it is sufficiently robust. The Council is producing a SHLAA to inform the LDF on matters of housing supply. The SHLAA will in particular inform the production of the Local Plan Review.

In light of Government guidance it is necessary to ensure the full involvement of relevant stakeholders via the establishment of a Housing Market Partnership.

Purpose of the HMP

The HMP will provide input on the SHLAA process at specific milestones. It is intended that this input will be in the form of a dialogue with the SHLAA Project Team opposed to a one off consultation. It is important the SHLAA is as robust as possible and it is anticipated that the local knowledge, and the expertise of market conditions and viability factors of Partnership members will ensure the SHLAA's robustness.

The SHLAA Project Team will be headed by officers of the Planning Policy Team and supported by other officers in the Council. The Project Team will be responsible for the day-to-day work of the SHLAA, co-ordinating the HMP and producing the final document.

HMP Membership

The SHLAA Guidance states that "Assessments should preferably be carried out at the sub-regional level" however as other Council's in the Cambridgeshire area have been implementing HMPs at a district level and

given the stage we are at with our SHLAA, therefore it is proposed that the HMP for Cambridge only cover land in the administrative area of Cambridge City Council. It is planned that the HMP will be made up of representatives of the following interest groups:

- Home Builders Federation (HBF)
- Local Property Agents
- A National Housebuilder
- A Local House builder
- A Registered Social Landlord (RSL)
- A representative of Residents Associations

Membership of the Partnership will be at the discretion of the Council.

How the Partnership will work together

It is anticipated that the Partnership will work primarily via email with the Project Team as it is recognised that people's availability and time is limited. However, it will be necessary to have periodic meetings during the lifetime of the SHLAA process to discuss issues in more depth. It is currently proposed to have at least an initial meeting with all members of the Partnership to discuss in more detail the 'ground rules' for the Partnership; that is the matters raised in this terms of reference document and any other issues that may arise. It is anticipated that Partnership members will continue to be involved in any future revisions.

The initial meeting is scheduled for 8th April 2011.

Role of the HMP

The role of the HMP will be to provide advice, agree the methodology for future iterations of the SHLAA and critique document drafts and site assessments. Advice will be specifically sought at particular milestones in the SHLAA process. It is anticipated that the HMP will, in particular, provide advice on market conditions and site viability at later stages in the SHLAA process. The criteria against which these sites will be assessed were consulted on in July / August 2009. The Project Team will carry out the assessment for site suitability with Partnership members being more involved in advising on site availability, achievability and viability factors. However, in their role of scrutiny, members of the Partnership will be able to comment on the assessment process. In this they will be expected to provide personal expertise rather than business interests and will be expected to assist with assessment and the process of site selection rather than putting forward individual sites.

Partnership members will treat all draft SHLAA material, including site assessments, as confidential during the preparation of the SHLAA, unless the Council advises that it can be shared.

Reviewing the SHLAA

Once the SHLAA is complete the status of sites will be reviewed once a year through the Annual Monitoring Report (AMR). The HMP will be consulted at this point on the status of sites and the condition of the local housing market.

On a periodic basis, not every year, the SHLAA will be reviewed at a more fundamental level. When this happens the HMP will help make decisions on the scope and principles for the review of the SHLAA.

Responsibility for the Partnership

Responsibility for the Partnership will lie with the Cambridge City Council Planning Policy Team. Day-to-day correspondence regarding the Partnership and the SHLAA process should be directed to Myles Greensmith who can be contacted via myles.greensmith@cambridge.gov.uk or 01223 457171.

Timetable for SHLAA Production

Call for sites May 2008

Consultation on approach to density calculation Feb 2009

Consultation on criteria to assess sites: July / August 2009

Provisionally assess site suitability – September 2009-March 2011

Provisionally assess site availability and achievability: March / April 2011

Input from Ward Councillors and HMP: April-May 2011

Take the provisional site assessments to committee: Mid June 2011

Stakeholder Consultation on Draft SHLAA: June 2011 – End July 2011

Adopt the SHLAA: autumn 2011

The HMP will be expected to input at stages 5, 6, and 8.

I agree to comply with the above terms and conditions

Signed:

Name:

Date:

Membership of Cambridge Housing Market Partnership

Myles Greensmith	City Council
Grant Sharman	Atkins
Karen Beech	Bidwells
Richard Seamark	Carter Jonas
Colin Brown	January Consultant Surveyors
Garth Hanlon	Savills
James Stevens	House Builders Federation (associate)
Carl Atkinson/Neil Griffiths	Cambridge & County Developments (CHS Group)
John Edwards	Granta Housing Society/Metropolitan Housing Partnership
David Keeling	Bedfordshire Pilgrims Housing Association
Steve Collins	Homes & Communities Agency
Peter Biggs/Carl Atkinson	Barratt Homes
John Oldham/Jo Clarke	Countryside Properties
Michael Bond	Cambridge Federation Of Residents Associations
Adrian Tofts	County Council
Judit Carballo	County Council
Jon Finney	Highway Authority
Stephen Conrad	County Council
Phil Doggett	City Council
Yemi Felix	City Council
Alan Carter/Sara Lyons	City Council
Caroline Hunt/Jenny Nuttycombe	South Cambs District Council

ANNEX 7 – SITE VISIT PROFORMA

Site ID: Site Name:

Site Description:

Current Use:

Site area:

Source of supply:

Site owner:

Site boundaries:

Surrounding land uses:

Character of surrounding area:

Physical constraints:
(e.g. access, steep slopes, potential for flooding, natural features of significance, location of pylons)

Policy designations:

Development progress:

Relevant planning history:

Initial assessment:

ANNEX 8 INITIAL CONSULTEES ON THE ASSESSMENT METHODOLOGY

Organisations

All City and County Councillors
Accent Nene Ltd
ADAS
Anchor Trust
Argyle Street Housing Co-op Ltd
Arup Economics & Planning
Atkins
Babraham Road Action Group
Barton Close Residents' Association
Barton Housing Association Ltd
Bateman Street & Bateman Mews Residents Association
Bedfordshire Pilgrims Housing Association
BENERA
Bidwells
Bishops Court Residents' Company Ltd
Bradmore & Petersfield Residents Association
Brooklands Avenue Area Residents' Association
Brookside Residents Association
Brunswick & North Kite Residents Association
Bulstrode Gardens Residents Association
Cambanks Residents' Society Ltd
Cambridge Cyrenians
Cambridge Federation of Tenants & Leaseholders
Cambridge Partnerships
Cambridge Road Safety Advisory Council
Cambridge University Hospital NHS Foundation Trust
Cambridgeshire County Council
Cambridgeshire Partnerships
CAMCAT Housing Association
Camstead Ltd
Carter Jonas Property Consultants LLP
Castle Community Action Group
Castle Community Action Group
Cheffins
Cherry Hinton & Rathmore Roads Residents' Association
Cherry Hinton & Rathmore Roads Residents' Association
Christ's Pieces Residents Association
Circle Anglia
Clerk Maxwell Road Residents' Association
Corfe Close Residents Association (CCRA)
Covent Garden Residents Association
CREW

CRONC

Devonshire Road Residents Association

East Cambridgeshire District Council

East Chesterton Community Action Group

EMRAG

English Heritage

Environment Agency

Fenland District Council

Fenners Lawn Residents Association Ltd

Flagship (Cambridge Housing Society)

Mr Freeman

Gazeley Lane Area Residents' Association

George Pateman Court Residents' Association

Glisson Road/Tenison Road Area Residents' Association

Gough Way Residents Association

Granta Housing Society Ltd

Greenlands' Residents Association

Greenlands' Residents Company

Guest Road Residents' Association

Hanover & Princess Court Residents' Association

Hazelwood & Molewood Residents' Association

Highsett Houses Residents' Society

Highsett Residents' Society

Home Builders Federation

Homes & Communities Agency

Huntingdonshire District Council

Iceni Homes

Iceni Homes (Hundred Houses) Tenants' Association

Iceni Homes Ltd

January Consultant Surveyors

King Street Neighbourhood Association

Kings Hedges Neighbourhood Partnership

Laxton Way Residents' Association

Lichfield & Neville Residents' Action Group

Marshall Group of Companies

Mill Road Community Improvements Group

Millington Road & Millington Lane Residents Association

Mitchams Corner Residents' & Traders'

Mott MacDonald

Mulberry Close Residents Society

NAFRA 19 Acre Field Residents' Association

Natural England, Four Counties Team

New Pinehurst Residents Association

Norfolk Terrace & Blossom Street Residents Association

North Newnham Residents Association

Norwich Street Residents Association

Old Chesterton Residents' Association

Old Pinhurst Residents Association
Orchard Close Residents Association
Oxford Road Residents Association
Park Street Residents Association
Petersfield Area Community Trust (PACT)
Places for People
Protect Union Lane Group
Ravensworth Gardens Residents Association Ltd
Riverside Area Residents Association
RPS
Rustat Neighbourhood Association
Sanctuary Housing Group
Sandy Lane Residents' Association
Savills
SOLACHRA
South Cambridgeshire District Council
St Andrew's Road Residents Association
St Mark's Court Residents Association
St Matthews Gardens Residents Association
Storeys Way Residents' Association
Tavistock Road & Stratfield Close Residents' Association
The Eights Marina Management Board
Three Trees Residents' Association
Trumpington Residents Association
University Estate Management & Building Service
Varsity Place Residents Association
Victoria Park Residents Working Group
VIE Residents' Association
West Cambridge Preservation Society
Windsor Road Residents Association (WIRE)
WSP Development & Transportation Ltd
York Street Residents' Action Group

CONSULTEES ON DENSITY METHODOLOGY FEBRUARY 2009

Mr C.M. Freeman Planning Consultant
Mr D Middleditch ADAS
Mr N Boulton Arup Economics and Planning
Mrs T Hylton Atkins
Ms K Beech Bidwells
Mr Somerville-Large Camstead Ltd
Ms J Page Carter Jonas Property Consultants LLP
Mr S Lewis Cheffins
Mr C Brown January Consultant Surveyors
Mr T Spencer Mott MacDonald
Mr D Proctor RPS
Mr G Hanlon Savills
Mr J Hicks WSP Development & Transportation

Mr M Vigor Cambridgeshire County Council
Mr P Milliner University Of Cambridge Estate Management

ANNEX 9 – FORM FOR ADDITIONAL SITES 2011

This form is available as a separate document on the website and can be completed and returned. Further details at the end of this form.

Environment &
Planning

(For City Council Use)

REF.

ACK:

Planning Policy

Strategic Housing Land Availability Assessment

ADDITIONAL SITE SUGGESTIONS

Please complete the form clearly and legibly with only one site promoted per form

Submissions must be received by Cambridge City Council by 5pm on 11/11/2011

DATA PROTECTION AND FREEDOM OF INFORMATION

We need your permission to hold your details on our database. We would be grateful if you could sign the declaration shown below.

Information is collected by Cambridge City Council as data controllers in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- to inform the preparation of a Strategic Housing Land Availability Assessment;
- to support the preparation of future Development Plans; and
- to contact you, if necessary, should we need information on answers given on this form.

The above purposes may require public disclosure of any data received by Cambridge City Council on the form, in accordance with the Freedom of Information Act 2000.

DISCLAIMER

The assessment of potential housing sites through the SHLAA process and the identification of potential housing sites within the local authority SHLAA report does not indicate that planning permission will be granted for housing development, nor

that the site(s) will be allocated for new housing development in Development Plan Documents.

Submission of Information

I understand that the information contained in my submission may be made available for public viewing through the preparation and publication of the SHLAA and acknowledge that I have read and accept the information in the disclaimer above.

Data Protection and Freedom of Information

I agree that Cambridge City Council can hold the contact details and related site information and I understand that they will only be used in relation to matters detailed above.

Signed:

Date:

REPRESENTATIONS ON FORMS THAT ARE NOT SIGNED AND DATED
WILL NOT BE ACCEPTED

PART 1. SITE VISITS

It may be necessary for planning officers to visit the site. By completing and returning this form you consent to Officers of the Council (or their representatives) visiting the site in order to make this assessment. Site visits will be conducted unaccompanied wherever possible. Where there are reasons why an unaccompanied site visit is not practicable (for instance where the site is secured and not visible from a public highway) please indicate below so that alternative arrangements for a site visit can be made as appropriate.

The reason(s) that an unaccompanied site visit is not possible is/are:

The name (and contact details if different to those shown below) of the person that should be contacted to arrange an accompanied site visit is:

PART 2. ABOUT YOU

Are you? (tick all that apply)

The land owner?

Acting on behalf of the owner?

A planning agent?

A developer?

An independent third party?

A registered social landlord?

If third party or other, please specify:

PART 3. YOUR DETAILS

Title:	
First Name	
Surname	
Position	
Organisation	
Address	

Postcode	
Email	
Telephone	
Fax	

PART 4. LANDOWNER DETAILS

If the site is in multiple ownership please provide additional details on a separate piece of paper.

Title:	
First Name	
Surname	
Position	
Organisation	
Address	
Postcode	
Email	
Telephone	

Fax	
-----	--

PART 5. ABOUT THE SITE

Site address (including postcode):

Please confirm that the site is within City Council boundaries (please tick)

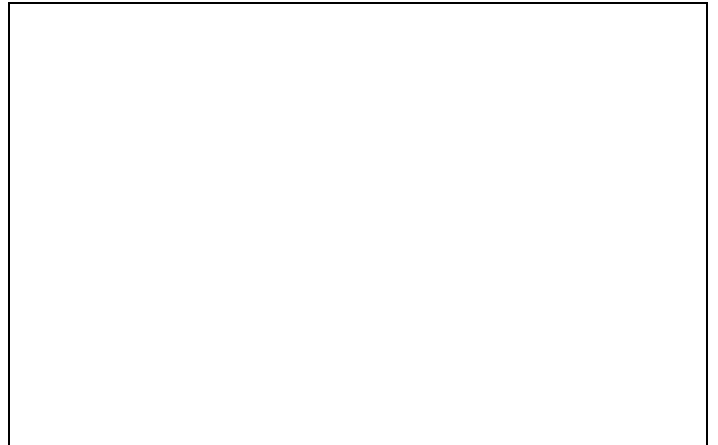
Site description:

Current use:

Site area (hectares):

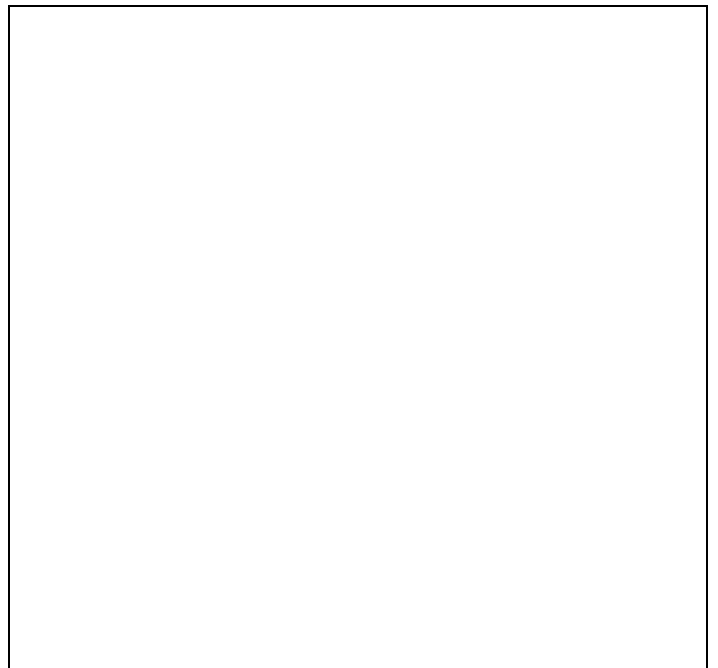
Surrounding land uses:

Character of surrounding area:



Are there any physical constraints on site (e.g. access, steep slopes, potential for flooding, natural features of significance, location of pylons, access difficulties, contamination issues etc):

If you have identified any constraints please let us know if and how you think they may be overcome.



Are there any ownership or legal issues (e.g. covenants) with the site?



Are there any particular infrastructure requirements associated with the site?



Does the site have a planning history?
(e.g. history of applications, extant permissions etc.)

What other potential alternative uses are there for the site?

PART 6. AVAILABILITY OF THE SITE

How many houses would you estimate that the site is capable of accommodating?

Is the site available for development immediately? (please tick)

YES

NO

If you have answered 'no' above please state why.

Will the sites development be dependant upon improvements to the property market? (please tick)

YES

NO

If the site is immediately developable, please state whether:

Planning permission has been granted

The site is being actively marketed

The site is subject to an option to purchase by a developer

The site is in the ownership of a developer.

Other. Please specify.

Land owners anticipated sale value per hectare? (please tick)

£0-1.25m

£1.26-2.5m

£2.6-3.7m

£3.8 & over

Likelihood of delivery in (please tick):

The next 5 years	6-10 years	11-15 years
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART 7. OTHER INFORMATION

Is there any other information that you think may be useful to us when assessing your site?

PLEASE ATTACH AN UP-TO-DATE MAP (1:1250 or 1:2500 SCALE) OR AERIAL PHOTOGRAPH OUTLINING THE PRECISE BOUNDARIES OF THE SITE IN ITS ENTIRETY AND THE PART THAT MAY BE SUITABLE FOR HOUSING (IF THIS IS LESS THAN THE WHOLE)

WITHOUT THIS MAPPED INFORMATION THE SITE WILL NOT BE REGISTERED OR ASSESSED

THANK YOU

Please complete and return your site submission to Cambridge City Council by 11/11/2011 and return to:

Myles Greensmith
Planning Policy

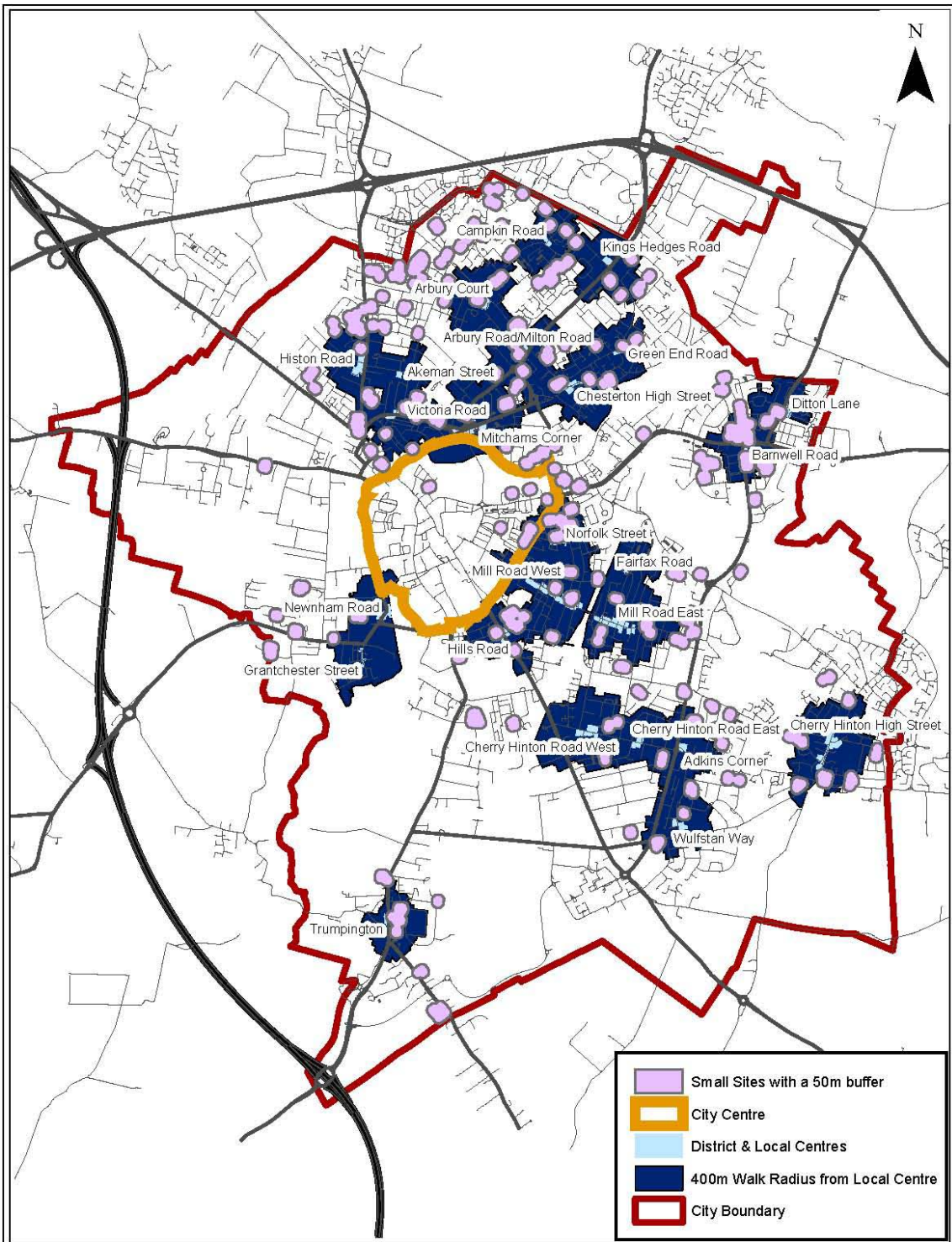
Cambridge City Council
P O Box 700
Cambridge
CB2 0JH
policysurveys@cambridge.co.uk

Fax: 01223 457109

Ensure that your submission includes:

- **A completed and signed site submission form**
- **An appropriate map or aerial photograph showing precise site boundaries**
- **Additional landowner information supplement (if required)**
- **Appropriate supporting material (optional)**

Annex 10: Ward Index Maps – Potential Developable Sites (See separate documents)



Annex 11 Draft SHLAA Map of Broad Location and Small Sites

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Project Location & Name: J:\Projects\ArcGIS_P\Projects\Easemap, Layout Name: n/a

Date:	19th August 2011
Produced by:	Timothy Cliff
Section/Department:	Information Services, Environment Dept
Scale:	1:45,000

ANNEX 12 CONSULTEES ON DRAFT SHLAA SEPTEMBER 2011

Organisation

Accent Nene Ltd
ADAS
Anchor Trust
Argyle Street Housing Co-op Ltd
Arup Economics & Planning
Atkins
Babraham Road Action Group
Barton Close Residents' Association
Barratt Eastern Counties
Barton Housing Association Ltd
Bateman Street & Bateman Mews Residents' Association
Bateman Street & Bateman Mews Residents' Association
Beacon Planning Limited
Bedfordshire Pilgrims Housing Association
BENERA
Bidwells
Boyer Planning Ltd
Bolton Pit Company
Bradmore & Petersfield Residents Association
Brooklands Avenue Area Residents' Association
Brookside Residents Association
Brunswick & North Kite Residents' Association
Bulstrode Gardens Residents Association
Cambanks Residents' Society Ltd
Cambridge Cyrenians
Cambridge & County Developments (CHS Group)
Cambridge Federation of Tenants & Leaseholders
Cambridge Past Present & Future
Cambridge Road Safety Advisory Council
Cambridge University Estate Management & Building Service
Cambridge University Hospital NHS Foundation Trust
Cambridgeshire County Council
Cambridgeshire County Council Property & Estates
CAMCAT Housing Association
Cambridgeshire Partnerships
Camstead Ltd
Carter Jonas Property Consultants LLP
Castle Community Action Group
Cheffins
Cherry Hinton & Rathmore Roads Residents' Association
Christ's Pieces Residents Association
Circle Anglia
Clerk Maxwell Road Residents' Association
Corfe Close Residents Association (CCRA)
Countryside Properties (Special Projects) Ltd
Covent Garden Residents Association
CREW
CRONC
Day Accountants
Devonshire Road Residents Association

DevPlan
East Chesterton Community Action Group
East Cambridgeshire District Council
EMRAG
English Heritage
Environment Agency
FECRA (Cambridge Federation Of Residents Associations)
Fenland District Council
Fenners Lawn Residents Association Ltd
Flagship (Cambridge Housing Society)
Freeman
Gazeley Lane Area Residents' Association
George Pateman Court Residents' Association
Glisson Road/Tenison Road Area Residents' Association
Gough Way Residents Association
Granta Housing Society Ltd
Granta Housing Society/Metropolitan Housing Partnership
Greenlands' Residents Company
Grosvenor Estates
Guest Road Residents' Association
Hanover & Princess Court Residents' Association
Hazelwood & Molewood Residents' Association
Highsett Residents' Society
Home Builders Federation
Homes & Communities Agency
Hundred Houses Society
Huntingdonshire District Council
Iceni Homes (Hundred Houses) Tenants' Association
Iceni Homes Ltd
January Consultant Surveyors
King Street Neighbourhood Association
Kings Hedges Neighbourhood Partnership
Laxton Way Residents' Association
Lichfield & Neville Residents' Action Group
Marshall Group of Companies
Mill Road Community Improvements Group
Millington Road & Millington Lane Residents Association
Mitchams Corner Residents' & Traders' Association
Mott MacDonald
Mulberry Close Residents Society
NAFRA 19 Acre Field Residents' Association
Natural England, Consultation Service
New Pinehurst Residents Association
Norfolk Terrace & Blossom Street Residents Association
North Newnham Residents' Association
Norwich Street Residents Association
Old Chesterton Residents' Association
Old Pinehurst Residents Association
Orchard Close Residents Association
Oxford Road Residents Association
Park Street Residents' Association
Petersfield Area Community Trust (PACT)
Places for People

Protect Union Lane Group
Ravensworth Gardens Residents Association Ltd
Residents Association of Old Newnham (RAON)
Riverside Area Residents Association
Romsey Action Group
RPS
Rustat Neighbourhood Association
Sanctuary Housing Group
Sandy Lane Residents' Association
Savills L&P Ltd
SOLACHRA
South Cambs District Council
St Andrew's Road Residents Association
St Mark's Court Residents Association
St Matthews Gardens Residents Association
Storeys Way Residents' Association
Tavistock Road & Stratfield Close Residents' Association
The Eights Marina Management Board
Three Trees Residents' Association
Trumpington Residents Association
University Estate Management & Building Service
Varsity Place Residents Association
Victoria Park Residents Working Group
VIE Residents' Association
West Cambridge Preservation Society
Windsor Road Residents Association (WIRE)
Windsor Road Residents (WIRE)
Windsor Road Residents Association
Windsor Road Residents Association (WIRE)
WSP Development & Transportation Ltd
York Street Residents' Action Group
City Ward Councillors
County Ward Councillors
HMP Members
Land Owners
4,750 Residents living near all proposed SHLAA sites

APPENDIX B

PART 3 – LIST OF POTENTIAL SITES AND ASSESSMENTS

Appendix B is available as a separate document. A printed copy has been placed in the Council's Customer Service Centre for reference. All documents are published on the Council's web site.

See the Council's Web site under Committees:-

[SHLAA - Part 3](#)