

APPENDIX 1

APPENDIX 1: OTHER SITES CONSIDERED

A number of sources were used to arrive at a list of sites to assess. These include the following sources, although this is not an exhaustive list:

- Sites allocated in the existing adopted Local Plan 2006, associated Area Action Plans, and Supplementary Planning Documents, which have not been developed.
- Sites identified in the following studies:
 - Strategic Housing Land Availability Assessment (SHLAA) May 2012.
 - Employment Land Review 2007 and 2012 update.
 - Gypsy and Traveller Provision in Cambridge: Site Assessment
 - Cambridge Hotel Futures: Headline Findings Issues & Options Report April 2012
 - Other documents eg those produced by Cambridgeshire Horizons.
- Any sites and site boundaries identified by the Council within the Issues and Options Consultation (June 2012).
- Any sites subsequently submitted by landowners and developers or their agents in their responses to the Council's Issues and Options consultation June-July 2012.
- Any sites identified by the Council's own internal directorates, other Councils, statutory government agencies, and statutory undertakers.

A long list of sites was drawn up and was initially reduced, by removing those sites which had already been consulted upon in the Issues and Options 1 consultation in June/July 2012, sites less than 0.5 hectares (apart from a small number of residential sites which due to their location could be developed at a high density), and those picked up through annual monitoring where planning permission had been granted or where the landowner has indicated that they do not wish to bring the site forward.

The following tables provide information on the assessed sites:

RESIDENTIAL

Site Reference	Description	Reason
R22 (Local Plan 2006 Allocation Site 5.13)	Milton Road Infants & Junior School (former)	Half the site has been developed, the remainder of the site has an extant planning consent and is less than 0.5ha. It does not merit allocation.
R23 (Local Plan 2006 Allocation Site 9.14)	Land between 64-66 Peverel Road	The part of the site that is not Protected Open Space is less than 0.5ha and does not merit allocation.
R24 (Representation 16287 to Issues	Perse Playing Fields	Protected Open Space. No suitable access.

Site Reference	Description	Reason
and Options)		
R25 (Representation 12286 to Issues and Options)	Emmanuel College Playing Fields	Protected Open Space.
R26 (SHLAA Site CC909)	Shire Hall site, Old Police Station, Castle Mound and 42 Castle Street	Not available for development.
R27 (Local Plan 2006 Allocation Site 5.01)	Land off Fitzwilliam Road and Clarendon Road	Under construction.
R28 (Local Plan 2006 Allocation Site 5.03)	Cromwell Road	Mostly built out.
R29 (Local Plan 2006 Allocation Site 5.08)	Territorial Army, Cherry Hinton Road	Not available for development.
R30 (Local Plan 2006 Allocation Site 5.10)	The Nuffield Hospital, Trumpington Road	Not available for development.
R31 (Local Plan 2006 Allocation Site 5.11)	Caravan Park, Fen Road	Not available for development.
R32 (Local Plan 2006 Allocation Site 5.16)	147 Hills Road	Under construction.
R33 (Local Plan 2006 Allocation Site 5.18)	Sandy Lane	Under construction.
R34 (Local Plan 2006 Allocation Site 5.19)	135 Long Road	Built out.
R35 (Local Plan 2006 Allocation	Clay Farm, South of Long Road	Under construction.

Site Reference	Description	Reason
Site 9.06)		
R36 (Local Plan 2006 Allocation Site 9.08)	Monsanto Site	Under construction.
R37 (Local Plan 2006 Allocation Site 9.08)	Bell School Site, Red Cross Lane	Outline consent in place.
R38 (Local Plan 2006 Allocation Site 9.08)	Glebe Farm	Extant planning consent on most of this site. The remainder is proposed for allocation as site R15.
R39 (Local Plan 2006 Allocation Site 9.15)	Land between Hills Road and Station Road	Built out.

MIXED USE

Site Reference	Description	Reason
R22 (Local Plan 2006 Allocation Site 5.13)	Milton Road Infants & Junior School (former)	Half the site has been developed, the remainder of the site has an extant planning consent and is less than 0.5ha. It does not merit allocation.
R26 (SHLAA Site CC909)	Shire Hall site, Old Police Station, Castle Mound and 42 Castle Street	Not available for development.
M6 (Local Plan 2006 Allocation Site 7.01)	New Street/Newmarket Road	Mostly built out. The remainder of the site is too small to allocate.
M7 (Local Plan 2006 Allocation Site 6.01)	Bradwell's Court	Built out.
M8 (Local Plan 2006 Allocation Site 7.11)	Brunswick Site	Under construction.
M9 (Local Plan	Addenbrooke's	Outline consent in place.

Site Reference	Description	Reason
2006 Allocation Site 9.02)		
M10 (Local Plan 2006 Allocation Site 9.03)	Huntingdon Road/Histon Road	Outline consent in place.
M11 (Local Plan 2006 Allocation Site 9.05)	East of Shelford Road	Under construction.
M12 (Local Plan 2006 Allocation Site 7.02)	Betjeman House, Hills Road	Under construction.

EMPLOYMENT

Site Reference	Description	Reason
E6 (Employment Land Review 2008 and 2012)	Rail Sidings, 80 Rustat Road	There is no viable access to this site.
E7 (Employment Land Review 2012)	City House and 132 – 134 Hills Road	Existing commitment – office building.
E8 (Local Plan 2006 Allocation Site 7.05)	Coldham's Road	Built out.
M6 (Local Plan 2006 Allocation Site 7.01)	New Street/Newmarket Road	Mostly built out. The remainder of the site is too small to allocate.

UNIVERSITY

Site Reference	Description	Reason
U3 (Local Plan 2006 Allocation Site 7.09)	Grange Farm, Wilberforce Road	Surface water issues, no suitable access, insufficient highway capacity
U4 (Representation 11134 to Issues and Options)	Meadow Triangle, land to the southern end of Wilberforce Road	Protected Open Space
U5 (Local Plan 2006 Allocation Site 7.09)	Leckhampton House	College has provided student accommodation on alternative adjacent site.
U6 (Local Plan 2006 Allocation Site 7.09)	Sedley School Site	Built out.
U7 (Local Plan 2006 Allocation Site 7.14)	Bradmore Street Site	Built out for Anglia Ruskin University's Optometry Clinic.

RESIDENTIAL MOORINGS

Site Reference	Description	Reason
RM2 (Representation 17979 to Issues and Options)	Southern Bank of River Cam, Stourbridge Common	All possible mooring areas are already in use in this area.

HOTEL

Site Reference	Description	Reason
R22 (Local Plan 2006 Allocation Site 5.13)	Milton Road Infants & Junior School (former)	Half the site has been developed, the remainder of the site has an extant planning consent and is less than 0.5ha. It does not merit allocation.
M6 (Local Plan 2006 Allocation Site 7.01)	New Street/Newmarket Road	Mostly built out. The remainder of the site is too small to allocate.

GYPSY AND TRAVELLER SITE OPTIONS

Site Reference	Description	Reason
GT1 (Representation 9986 to Issues and Option)	Babraham Road Park and Ride	Not suitable, due to distance from facilities.

SITES CONSULTED ON AT ISSUES AND OPTIONS STAGE

The following sites were consulted on as Opportunity Areas as part of the Local Plan Issues and Options in June/July 2012.

Site area	Option in I&O Report	Type of development
Station Area	28	Existing allocation with planning permission.
Southern Fringe	29	Existing allocations with planning permissions
Addenbrooke's Hospital	30	Existing allocation and safeguarded land to south
North West Cambridge	31	Existing allocations with planning permissions
West Cambridge	32	Intensification of site
Northern Fringe East – Including sewage works, Golf Driving Range, Former Park and Ride, Cambridge Business Park and Cambridge Commercial Park (all in Cowley Road Area)	33	Existing allocation, but different use – high density mixed employment led development and new railway station
Cambridge East Including Land West of Norman Way and Land East of Norman Way, Sainsbury's, TA Centre, Hansons	34,35,36	Existing allocation which won't be taken forward during the plan period – options to either retain allocation, allocate as safeguarded land or return to Green Belt

Eastern Gate	38	Improvements to public realm and some development sites
Cambridge Railway Station to the City Centre and Hills Road Corridor	39	Improvements to public realm and some development sites
Land South of Coldham's Lane	40	Opportunities for recreation and links through the area. Some development sites – Land East of Norman Way Business Park, Land West of Rosemary Lane, Norman Way Business Park, Sainsbury's and the Territorial Army Centre

SHLAA SITES

The following Strategic Housing Land Availability Assessment (SHLAA) sites were considered deliverable or developable, but were not taken forward at this stage as they were below 0.5ha in size.

SHLAA Site Reference	Description	Area in hectares
202	1 Ditton Walk	0.28
430	Catholic Church of St. Vincent de Paul, Ditton Lane	0.16
870	Ditton Fields Nursery School, Wadloes Road	0.19
855	Telephone Exchange south of 1 Ditton Lane	0.17
012	162 - 184 Histon Road	0.23
057	BP Garage, 452 Cherry Hinton Road and garages off Glenmere Close	0.26
081	152 Coleridge Road	0.21
151	Land to R/O 1 - 28 Jackson Road (Car parking and lock-up garages)	0.27
887	98-144 Campkin Road	0.52 ¹
902	Land south of the Ship, including the car park	0.34
204	48-61 Burleigh Street	0.30
917	Auckland Road Clinic	0.20
196	31 Queen Edith's Way	0.23
070	213 - 217 Mill Road	0.22
918	18 Vinery Road	0.20

¹ Over 0.5ha but too few dwellings in terms of net gain.

APPENDIX 2

APPENDIX 2: EXISTING NON-RESIDENTIAL CAR PARKING STANDARDS

The standards set out below are the existing car parking standards for new non-residential development from the current Local Plan (2006). They are found in Appendix C of the current Plan.

It is recognised that there is a functional difference between a development which is entirely or largely for student residential accommodation, and the non-residential elements of Colleges where there may be a variety of other uses including administrative and teaching activities. In these circumstances, it may be appropriate to make additional car parking provision commensurate with the relevant standards for such uses as “offices” and “higher and further education”.

Other Residential Developments

Type of Development	Inside CPZ	Outside CPZ
Guest houses and hotels	1 space for every 4 bedrooms and 1 space per resident staff.	2 spaces for every 3 bedrooms and 1 space per resident staff.
	Off-street coach parking to be conveniently located in relation to developments of 40 or more bedrooms.	
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.	

Type of Development	Inside CPZ	Outside CPZ
Nursing homes	1 space for every 10 residents, 1 space for every 2 members of staff.	1 space for every 8 residents, 1 space for every 2 members of staff.
	Provision must be made for ambulance parking.	
Retirement homes/ sheltered houses	1 space for every 6 units, 1 space for every 2 members of staff.	1 space for every 4 units, 1 space for every 2 members of staff.
	Provision must be made for ambulance parking. A covered, enclosed area with electricity sockets needs to be provided for electric buggies.	

Student residential accommodation where proctorial control or alternative control on car parking exists	1 space for every 10 bed spaces. A pickup and drop-off area could also be included if appropriate to the particular proposed development.	1 space for every 10 bed spaces. A pickup and drop-off area could also be included if appropriate to the particular proposed development.
	1 space for every resident warden/staff.	1 space for every resident warden/staff.
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.	
Student residential accommodation where proctorial control does not exist or where control exists but the development will house conference delegates	1 space for every 5 bed spaces.	1 space for every 3 bed spaces.
	1 space for every resident warden/staff.	1 space for every resident warden/staff.
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided. Controls will be necessary to limit use of car parking outside conference times.	
Residential schools, college or training centre	1 space for every 3 non-resident staff plus 1 space per resident warden/staff	On merit
	Where there are rooms specifically designed for people with disabilities, disabled parking of at least 1 space for each room so designed should be provided.	
Hospitals	On merit	On merit

Retail, Culture, Leisure and Sports Uses

Limited car parking will be allowed in the Controlled Parking Zone (CPZ) for these types of uses. Access will primarily rely on public transport, cycling and walking. Car journeys will be accommodated through public parking, including Park and Ride.

Outside the CPZ, Transport Assessments will play a key role in determining the optimal level of car parking, in particular for mixed use developments and retail parks where linked trips might lead to a level of parking below Cambridge City Council's standards.

A picking up and dropping off point for taxis and mini-buses will need to be provided.

Retail, Culture, Leisure and Sports Uses

Retail Use Inside	Inside CPZ	Outside CPZ
Food retail	Disabled car parking only.	1 space for every 50 m ² GFA ¹ up to 1,400 m ² and 1 per 18 m ² thereafter, including disabled car parking.
Non-food retail	Disabled car parking only.	1 space for every 50 m ² GFA, including disabled car parking.
Financial and professional services	1 space for every 100 m ² GFA to include customer parking, plus disabled car parking.	1 space for every 40 m ² GFA, including disabled car parking.
Food and drink takeaways	1 space for proprietor resident.	1 space for every 20 m ² drinking/dining area, including disabled car parking. 1 space for proprietor when resident.

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¹ Gross Floor Area

Assembly, Culture, Leisure and Sports Uses

Use	Inside CPZ	Outside CPZ
Museums, exhibition venues	Disabled only	On merit
Sports & recreational facilities, swimming baths	1 space for every 3 staff plus disabled car parking	2 spaces for every 3 staff, plus 1 space for every 4 seats, including disabled car parking
Cinema	Disabled and 1 space for every 2 staff	1 space for every 5 seats, including disabled car parking
Stadia	Disabled car parking only	1 space for every 15 seats, including disabled car parking
Places of assembly including, theatre, auditoria and concert hall	Disabled car parking and 1 space for every 2 staff	1 space for every 4 seats, including disabled and staff car parking
Place of worship	1 space per 100 m ² floor area, plus disabled car parking	1 space for every 8 seats, including disabled car parking
Public halls/ community centres	1 space per 100 m ² floor area, plus disabled car parking	1 space per 20 m ² of public space, including disabled car parking

Office Use

Limited car parking will be allowed in the Controlled Parking Zone. Access will primarily rely on public transport, cycling and walking.

Business and Industrial Uses

Use	Inside CPZ	Outside CPZ
Offices, general industry	1 space per 100 m ² GFA plus disabled car parking	1 space per 40 m ² GFA, including disabled car parking
Storage	1 space per 300 m ² GFA plus disabled car parking	1 space per 100 m ² GFA, including disabled car parking

Non-residential Institutions

Use	Inside CPZ	Outside CPZ
Clinics and surgeries	1 space for every 2 professional members of staff plus 1 space per consulting room	1 space for every professional member of staff plus 2 spaces per consulting room
Non-residential schools	1 space for every 3 staff	2 spaces for every 3 staff
Non-residential higher and further education	1 space for every 4 staff	2 spaces for every 3 staff
Crèches	1 space for every 3 staff	2 spaces for every 3 staff

Provision for People with Disabilities

Generally, at least 5% of the total number of car parking spaces, as given by the standards for outside the CPZ, should be reserved for disabled people, rounded up to the nearest whole space. Where parking provision is below the standards for outside the CPZ (including on sites within the CPZ) the required proportion of spaces reserved for disabled people will therefore be higher than 5%.

Higher ratios than the 5% given above may be required in some cases by the Planning Authority, for example at medical facilities, residential care homes, community facilities and any other uses where a higher proportion of disabled users/visitors will be expected. It should be noted that provision at the above levels or any required by the Planning Authority does not guarantee that the requirements of the Disability Discrimination Act will be met, which is the responsibility of the building occupier or service provider.

Spaces for disabled people should be located adjacent to entrances, be convenient to use and have dimensions that conform to Part M of the Building Regulations. If it is impossible to accommodate car parking spaces within the site, disabled car parking spaces should not be located at a distance more than 100 metres from the site.

Disabled car parking spaces should be marked either 'disabled' or with a wheelchair marking.