Sequential Assessment for the Eastern Gate Hotel Scheme
27.01.10

No.	Site Location	Size of site (above 0.41 ha)	Site Prominence	Accessibility to city centre and distance compared to application site.	Character of Locality	Ownership / availability	Local Plan status/constraints
	Site A14/M11 Trunk Roads						
1	Cambridge Local Plan Allocation site 9.03 Huntingdon Road and Histon Road	Yes	Limited	Very Poor- 1600m	Open, close to residential properties to the south. Site context will alter with the development of the allocated site.	David Wilson Homes / Others	An outline application has been submitted to Cambridge City Council (07/0003/OUT) for a mixed use development comprising up to 1780 dwellings, primary school, community facilities, retail units between Huntingdon Road and Histon Road, Cambridge (commonly known as the NIAB site). The site, which is mainly in agricultural use, is located within the Cambridge City Council boundary on the northwest edge of the City and is 48 Ha in size. At the same time, a separate detailed planning application has also been submitted to South Cambridgeshire District Council. This seeks the formation of a vehicular, pedestrian and cycleway access road from Histon Road to serve the urban extension of the City, together with drainage and landscaping works. The application has come forward within the context of the recently adopted Cambridge Local Plan 2006, which removed this site from the Green Belt and allocated it for development under Local Plan policy 9/8. Status: Undetermined No hotel use included as part of the planning

Sequential Assessment for the Eastern Gate Hotel Scheme
27.01.10

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							applications or identified under the allocation.
	Possible Cambridge Fringe Sites						**All the allocations located in the 9.0 range are located in sequentially less suitable sites.**
2	Cambridge Northern Fringe (West) – Arbury Camp South Cambridgeshire District Council	Yes	Yes	Poor 2200m	Mixed use	Gallagher Estates PLC	Outline planning permission granted in June 2005 (S/2370.01/). This included housing, B1 (a) Offices and a variety of used in areas of mixed use, including a hotel. The site is also allocated in the Development Framework. Approval has been granted for reserved matters for 154 bed Premier Travel Inn within the allocation. Taken into consideration as part of the Hotel Needs Assessment. Development has been completed.
3	Allocation 9.04 Cambridge North Fringe	Yes	Yes	Very Poor 2600m	Commercial	Fragmented, no short to medium likelihood of the site being developed.	Allocated for mix uses
4.	Allocation 9.08 - Monsanto (Cambridge City Council) South Cambridgeshire Cambridge Southern Fringe Trumpington Meadows/Land to the West of Hauxton Road	N/K - no specific sites identified	Moderate visibility	Very Poor 3000m.	Site context will change with the development of the Southern fringe	Not considered to be available for hotel use	06/0706/OUT & 08/0048/OUT Outline applications have been submitted for the redevelopment for approximately 1200 dwellings by Trumpington Meadows Land Company Ltd. Applications were submitted to Cambridge City and South Cambridgeshire District Councils in July 2006 and again in December 2007. The applications as amended seek outline planning permission for the following development:

Sequential Assessment for the Eastern Gate Hotel Scheme
27.01.10

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							· Approximately 1200 dwellings on 30ha; · 2.3 ha land for primary school (including enhanced community facilities); · Approximately 0.25ha land for retail, live/work and flexible ground floor uses in the local centre · Approximately 60ha country park Status: Approved **No hotel use included as part of the planning applications or identified under the allocation.**
5.	Allocation 9.06 Clay Farm	N/K - no specific site identified	Poor	Very Poor 2000m	Sensitive location, not suited to prominent hotel development	Not available	07/0620/OUT and 07/0621/OUT An outline application was submitted in July 2007 (in duplicate) on behalf of Countryside Properties PLC for · Residential development of up to 2,300 new mixed-tenure dwellings; · Community, sports and recreation facilities; retail and education facilities The site is 113 hectares in size, currently in agricultural use. It is designated for redevelopment within the Cambridge Local Plan (2006) and Cambridge Southern Fringe Area Development Framework was adopted as planning guidance in January 2006. Status: Approved subject to completion of Section 106 Agreement at Joint Development Control Committee Cambridge Fringe on 14th May 2008. No hotel use included as part of the planning

Sequential Assessment for the Eastern Gate Hotel Scheme
27.01.10

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							applications or identified under the allocation.
6.	Allocation 9.12 Land to the South of Greenlands, South West of the Bell School and West of Babraham Road	N/K - no specific sites identified	Poor	Very poor 3200m	Sensitive location, not suited to prominent hotel development	Not available	06/0795/OUT An outline application has been submitted on behalf of the Bell Educational Trust for residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road. The land, commonly known as the Bell site, is allocated for housing development within the Cambridge Local Plan (2006). The Cambridge Southern Fringe Area Development Framework provides further planning guidance. Status: Approved subject to the completion of the S106 agreement at the 11 June 2008 Joint Development Control Committee meeting. **No hotel use included as part of the planning applications or identified under the allocation.**
7.	Allocation 9.02- Addenbrookes 20:20	N/K - no specific sites identified	Poor	Very Poor 2400m	Sensitive location, not suited to prominent hotel	Not available	06/0796/OUT Application seeks outline planning permission on land to the West and South-West Of Addenbrookes Campus, Robinson Way, Cambridge, Cambridgeshire for up to 215,000sqm floor space

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					development		comprising 60,000sqm of clinical research and treatment (D1), 130,000sqm of biomedical and biotech research and development (B1(b)) and 25,000sqm of either clinical research and treatment (D1) or higher education or sui generis medical research institute uses. It is designated as a site for redevelopment within the Cambridge Local Plan (2006) under policy 9/5. The Cambridge Southern Fringe Area Development Framework was adopted as planning guidance in January 2006 and provides broad guidelines applicable to the development of the site. Status: Approved subject to completion of Section 106 Agreement at City Council's Planning Committee on 7 November 2008. S106 completed 15th October 2009. **No hotel use included as part of the planning applications or identified under the allocation.**
8.	Allocation 9.13 Glebe Farm	N/K - no specific sites identified	Good	Very Poor 3600m	Sensitive location, not suited to prominent hotel development	Not available	Two applications have been submitted to the City Council 08/0361/OUT and 08/0363/OUT, both applications are identical. The applications were submitted on 11 March 2008 and are for residential development of up to 300 new mixed tenure dwellings along with associated landscaping, open spaces, vehicle access from Addenbrooke's Access Road and related infrastructure.

Sequential Assessment for the Eastern Gate Hotel Scheme
27.01.10

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							No hotel use included as part of the planning applications or identified under the allocation.
9.	Allocation 9.01 Cambridge East (Cambridge City Council) East Area Action Plan (South Cambs)	Yes	No	Poor 2000m	Mainly residential, with some employment uses.	Marshalls	Policy CE/2 of the East Area Action Plan identifies the site as a new urban quarter of Cambridge of approximately 10,000 to 12,000 dwellings with appropriate employment, services, facilities and infrastructure. Much of the site is dependant in Marhsalls relocating, and any development is only likely to come through in the medium to long term. No hotel use identified under the allocation.
	Allocations within the City						
10.	Allocation 5.01 Cambridge University Press site	Yes	Not prominent	Poor 1200m	Residential and offices	Luminus / Crest Nicholson	Allocated for housing only Planning consent granted for 408 dwellings. Currently being built out
11.	Allocation 5.02 The Paddocks	Yes	Not prominent	Poor 1800m	Residential	Not Known	Allocated for housing only
12.	Allocation 5.03	Yes	No	Reasonable	Residential		Developed for housing
13	Allocation 5.04 379 to 381 Milton Road	Yes	Prominent site	Poor 2300m	Residential/close to employment sites	Not available operator (garage) on site	Allocated for housing only
14.	Allocation 5.05	Yes	Poor		Principally	Ross River Ltd	Allocated for housing only

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27.01.10

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	Cambridge City Football Ground, Milton Road			Reasonable – but not as acceptable 400m	residential, but the Westbrook centre is located to the east.		
15.	Allocation 5.06 British Telecom , Long Road	Yes	Average	Poor 1800m	Housing	British Telecom	Allocated for housing only
16.	Allocation 5.07 Willowcroft, Histon Road	Yes	Average	Very constrained access 900m	Residential	Not available - Vauxhall garage established on site	Allocated for Housing
17.	Allocation 5.08 The Territorial Army, Cherry Hinton Road	Yes	Not prominent	Poor 2700m	Residential	Not Known, understood that the occupation is very fragmented.	Allocated for housing only
18.	Allocation 509 Travis Perkins, Devonshire Road	Yes	Not Prominent	Poor 700m	Residential	Travis Perkins	Allocated for housing only
19.	Allocation 5.10 Nuffield Hospital	Yes	Average	Poor 900m	Residential	Not Known	Allocated for housing only
20.	Allocation 5.11 Caravan Park	Yes	Not Prominent	Very Poor 1900m	Residential	Not Known	Allocated for housing only
21.	Allocation 5.12 Parkside Police and Fire Stations	Yes	Good	Very Good – located within the City Centre	Residential and community		Allocated for housing and community facilities only. Benefits from a detailed planning consent

Sequential Assessment for the Eastern Gate Hotel Scheme
27.01.10

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					facilities		
22..	Allocation 5.13 Milton Infant and junior school, Milton Road	Yes	Good	Poor 300m	Residential	Private	Allocated Housing and community facilities – now under construction Development completed on part of the site
23.	Allocation 5.14 Ridgeons, Cavendish Road	Yes	Poor	Poor 1000m	Residential	Private	Allocated for housing only.
24.	Allocation 5.15 Henry Giles House, Chesterton	Yes	Good	Good	Residential	Not Known	Allocated for housing only
25.	Allocation 5.16 147 Hills Road	Yes	Not prominent	Poor 1400m	Residential	Highland Artisan	Allocated for housing only. Consent granted of principally housing, with ground floor commercial accommodation. Development to commence shortly.
26.	Allocation 5.17 295 Histon Road	Yes	Not prominent No frontage	Very constrained access 1700m	Residential	Not known	Allocated for Housing
27.	Allocation 5.19. 135 Long Road	Yes	Average	Very Poor 1800mm	Residential	Not Known	Scheme developed – residential only.
28.	Allocation 5.20	Yes		Very Poor	School expansion only		School expansion only.
29.	Allocation 6.01 Bradwell's Court	Yes	Very Good	Very Good	Mixed use	Not Known	Scheme developed without hotel
30...	Allocation 7.01 New Street and Newmarket Road	Yes	Prominent on Newmar	Application site – edge of centre		Chartfront and others	Planning permission granted for mixed use development (Eastern Gate), comprising 123 residential units and 6780sqm of office floor space

Sequential Assessment for the Eastern Gate Hotel Scheme
27.01.10

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			ket Road	location 15m			(planning reference 02/0739). Development excluding a hotel expected to commence shortly.
31.	Allocation 7.02 Betjeman House, Hills Road	Yes	Good	Poor 600m	Residenial/commercail	Pace (Ltd)	Allocated for mixed use development including A1 retail, A3 and housing Detailed planning consent recently granted for housing/commercial
32..	Allocation 7.03 Coldham's Lane and Newmarket Road	Yes	Good	Similar to application site, but not quite as well located sequentially. 400m	Commercial	Very fragmented	Allocated for mixed use including housing and employment, hotel and student hostel. 228 Newmarket Road, occupied by Majestic Wine on a long-term lease, no. 230 Newmarket Road, occupied for retail purposes – 'Floor To Go' Securicor on a long-term lease. The City Council (let to HSS). Various sites are owned by Hendersons and Chartfront. No short or medium term prospect of the site being redeveloped. This is the only allocation that includes provision for a hotel.
33.	Allocation 7.04 Mitchams Corner sites	Yes	Yes	Good – similar to application site – edge of centre, but not quite as accessible as the application site Immediately outside defined	Mixed, residential and commercial	Not particularly fragmented	Outline consent granted for residential development – planning reference 06/0075/OUT Mitchams Corner Development Brief- no reference to Hotel Staples – subject to long term lease Gyratory is a serious constraint

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27.01.10

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				City Centre			
34.	Allocation 7.06 West Cambridge Site. South of Madingley	Yes	Yes	Poor 1100m	Mixed use	University	In accordance with Master Plan – understood not to include a hotel, but is nevertheless poorly located in terms of proximity to City Centre
35..	Allocation 7.07 Leckhampton House Grounds	Yes	Poor	Poor 800m	Residential	Not Known	Allocated for Student Hostel or affordable housing
36..	Allocation 7.08 New Museum Site, Downing Street, Pembrooke Street	Yes	Good	Very Good	Allocated for redevelopment and refurbishment of University Uses	University	Not allocated for a hotel use, and such a use does not meet the requirements of the allocation.
37.	Allocation 7.09 Grange Farm off Wilberforce Road	Yes	Very Poor	Poor	Student accommodation	University	Allocated for Student Hostel or affordable housing
38.	Allocation 7.10 Mill Lane/Old Press Site	Yes	Reasonable	Good – located within City Centre	Unviversity development	University	Redevelopment/refurbishment of University uses only.
39..	Allocation 7.11 Brunswick Site	Yes	Good	Good Just within defined City Centre	Residential and some commercial	Berkeley Homes	Planning application recently been granted for residential flats and student accommodation 08/0871/FUL.
40.	Allocation 7.12 Former Magnet Warehouse, Mill Riad	Yes	Reasonable	Poor 1000m	Mixed use housing and community facilities development	Not Known	Poor located compared to application site, and less well located/suited for a hotel development.
41.	Allocation 7.14 Bradmore Street	Yes	Good	Accessibility Similar to	Allocated for student use	Not Known	Not allocated for a hotel use, and such a use does not meet the requirements of the allocation

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				application scheme	only		
42.	Allocation 9.15 Land between Hills Road and Station Road (known as CB1)	Yes	Good	Good accessibility, but further from the City Centre than the application site. 800m	Mixed	Ashwell	Site allocated for housing The comprehensive redevelopment of the Station Road area), comprising 331 residential units (inclusive of 40% affordable homes); 1250 student units; 53560 sq m of Class B1a (Office) floorspace; 5255 sq m of Class A1/A3/A4 and/or A5 (Retail) floorspace; a 6658 sq m Polyclinic; 86 sq m of D1 (Art Workshop) floorspace; 1753 sq m of D1 and/or D2 floorspace (Gym, Nursery, Student/Community Facilities) and a 7466 sq m Hotel; along with a new transport interchange and station square. However, a planning application has recently been submitted for a 4 star hotel (not budget hotel) on the Former Red House site (09/1103/FUL)