

**APPENDIX A
DRAFT STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT FOR
CAMBRIDGE**

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1 Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a requirement of national Planning Policy Statement 3 Housing (PPS3). It aims to ensure there is an informed understanding of the likely availability 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 government 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 is work in progress which will be concluded by the end of August. The Council intends to then undertake public consultation on the draft SHLAA in September 2011. This will result in a preferred list of sites 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 requirements can be met by 2031.
- 1.5 In the light of the government's intention to abolish the Regional Strategy (RSS) housing targets, Cambridgeshire local authorities have agreed a joint interim statement which was based on the agreement reached through the RSS review work. This concluded that a more appropriate level of provision would be 14,000 new homes between 2011 and 2031. This SHLAA assessment explores how any potential deficit in meeting these numbers might be provided from identified sites and other small sites in a number of broad locations or if necessary windfall sites (unidentified sites).

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 The study aims to:

*Identify sites with potential for housing;
Assess their housing potential; and
Assess if and when these sites are likely to be developed.*

- 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 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).
- 2.5 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 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 favorably.
- 2.6 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.
- 2.7 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 East of England Plan, 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.
- 2.8 Following the Government's decision about the possible imminent revocation of the East of England Plan, local authorities in Cambridgeshire agreed a joint planning statement ¹ on the future

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

development strategy for the County to 2031. This proposed following 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.

- 2.9 Initially housing completions are being monitored against a provision of 14,000 new homes over the next twenty years. Further work on the Local Plan Review will consider a broad range of evidence on the components of housing needs which may lead to a change to this figure, but in the meantime this SHLAA explores whether there is physical capacity in terms of suitable land to meet this level of provision.
- 2.10 The starting point has been to set out 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 job 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:

Whether it is **developable** – i.e. in a suitable location for residential development, and with a reasonable prospect that site will be available for and developed at some point over the next twenty 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 to medium term.

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

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 - there are no cost, market or delivery factors that may prevent the site coming forward in the next five years

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).

2 See paragraphs 52-57 of [Planning Policy Statement 3 \(Housing\)](#)

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

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.

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. 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 so far. Index Maps of potential and rejected sites are to be found in Annexes 10 and 11 with detailed assessments on a site by site basis contained in the Part 3 document at the end of this report. Owing to size limitations this last document is only available in electronic format on the Council's Web site.
- 3.2 This document is an interim report at the end of Phase 1 of the work on the SHLAA project. The next stage is to complete all deliverability developability assessments with the Housing Market Partnership (HMP-see Annex 6) and to contact all landowners of sites to ascertain whether they have any development intentions. If there are none the sites will be removed from the SHLAA. It is therefore work in progress which will continue over the summer with the HMP in readiness for consultation in September. Any changes after committee will be agreed with the Executive Councillor for Planning and Sustainable Transport, Chair and spokes. This future work constitutes Phase 2 of the project.

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

National

- 4.2 The government are in the process of producing a new national policy framework, which has yet to be published. The current applicable guidance includes: -
- 4.2.1 **Planning Policy Statement 1: Delivering Sustainable Development (2005)**, sets out guidance for Local Authorities on how to develop and provide for sustainable development. One of the key factors of sustainable development is for Local Authorities to bring forward a suitable amount of land in locations that will allow for the delivery and development of housing in the future.
 - 4.2.2 **Planning Policy Statement 1 Supplement: Planning and Climate Change (Dec, 2007)**, advises that climate change factors should be taken into account when allocating land for development.
 - 4.2.3 **Planning Policy Statement 3: Housing (June, 2010)** PPS3 outlines a new policy approach for providing housing through the planning system to meet one of the government's key objectives that "...everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live" (Paragraph 9). In order to do this, the planning system needs to deliver a flexible, responsive supply of land for housing purposes. PPS3 requires Local Development Documents (LDDs) to set out policies and strategies for delivering the level of housing provision that will enable the continuous delivery of housing for at least 15 years from the date of adoption of the Site Allocations DPD. There is a requirement for Local Planning Authorities to identify sufficient specific, deliverable sites to deliver housing in the first five years of the plan. PPS3 states that the priority will be for the use of previously developed land (PDL), although accepts that not all PDL will be suitable for housing land.
 - 4.2.4 **Planning Policy Statement 25: Development and Flood Risk (Dec, 2006)**. This Planning Policy Statement 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 PPS25 in terms of the sequential and exception tests. A separate note is available on how flood risk was assessed in the SHLAA.

Regional

- 4.3 The East Of England Plan 2008 is the current regional planning guidance and sets out a housing requirement to 2021. The government have recently announced their intention to abolish the regional strategy and its associated housing targets through the adoption of the Localism Bill, which currently being considered by the House of Lords. Technically until this happens though the regional strategy is still in place.

Local

- 4.4 Current Local Development Framework (LDF) 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.
- 4.5 The 2006 Local Plan has a number of 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
8/4 & 8/5 Walking and cycling
8/7 Public transport access
8/13 Cambridge Airport public safety zone

Annual Monitoring Report

- 4.6 The most recent Annual Monitoring Report December 2010 is relevant to the SHLAA housing trajectory referred to later in this report.

Urban Capacity Study

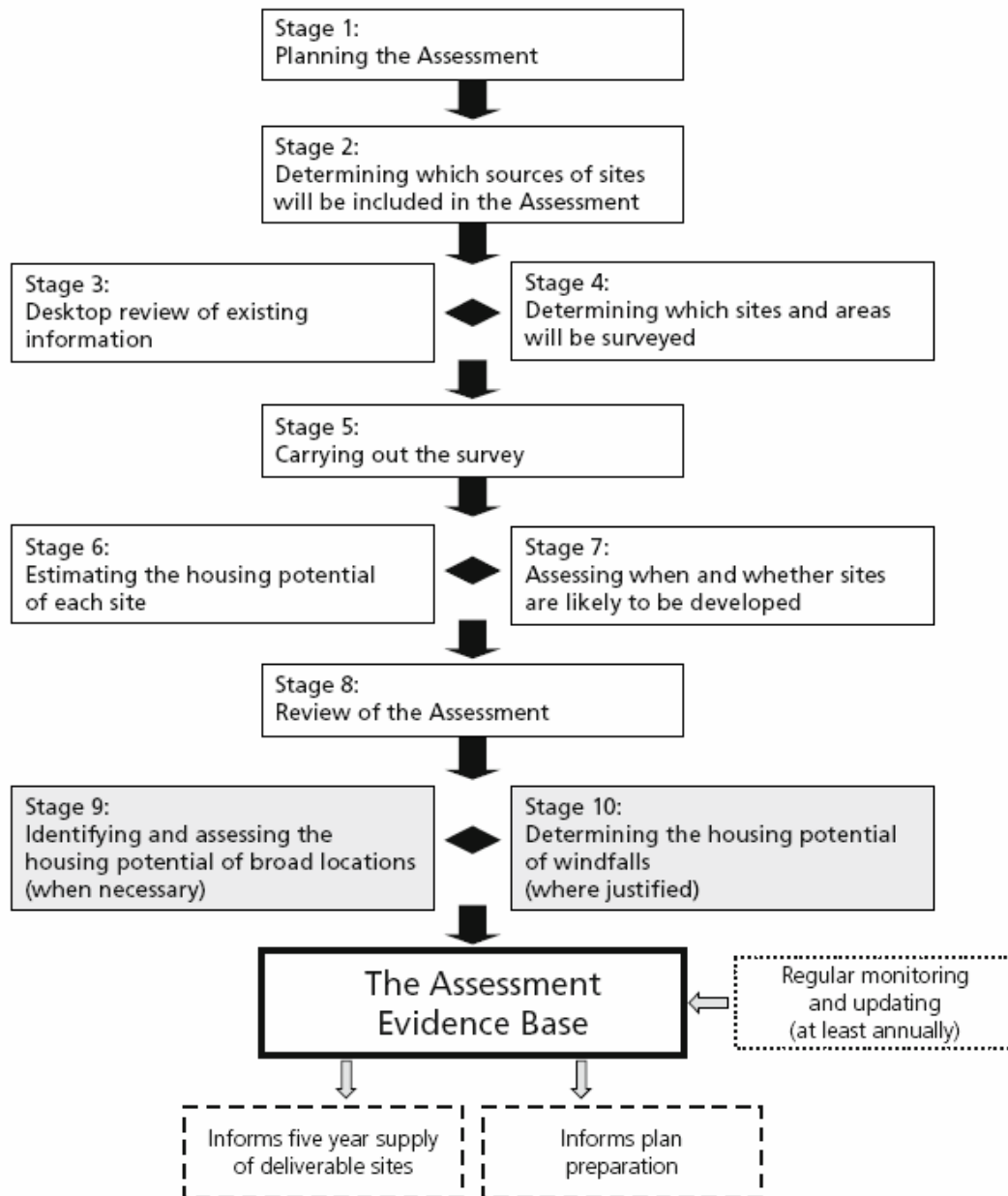
- 4.7 The Council undertook an Urban Capacity Study (UCS) in 2002. The sites, which were identified but have yet to be built out they have been rolled forward into this assessment. The UCS sites, have site references of 206 and below.

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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:

Figure 1: The SHLAA process and outputs



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

5.2 This SHLAA follows this staged approach as follows:

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

Stage 1: Planning the Assessment

A Joint Approach

- 5.3 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 given the differing LDF timetables in the City and South Cambridgeshire and progress made on documents, it was considered impractical to prepare a joint assessment. South Cambridgeshire have just commenced work on their SHLAA.

Partners and Stakeholders

- 5.4 Consultation on methodology and site assessment criteria was carried out in 2009 and 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 Housebuilder
 - A Local Housebuilder
 - A Registered Social Landlord (RSL)
 - A representative of Residents Associations
- 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 will be published and open to scrutiny by the public. 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. Extensive liaison has also occurred with various officers around the Council on the assessments. including Principal Development Control Officers, Environmental Health officers, Conservation staff, the Head Of Urban Design the Head of Property and colleagues in the Housing Strategy Team, who helped review the assessments carried out.
- 5.10 Partners and Stakeholders are in the process of scrutinising the Assessment to further evaluate the developability and / or deliverability of sites assessed.

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. One 'call for sites' has been undertaken and another is planned as part of the consultation on this document planned for 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. 74% of Cambridge’s population are unable to afford to buy a lower quartile home (source: Cambridge Strategic Housing Market Assessment, May 2008). 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 we have attempted to identify as many sites as possible throughout the city.
- 5.19 **The nature of the area** – Cambridge is an urban area of fairly limited 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 nature of land supply in the current Cambridge Local Plan is such that there is roughly a 50/50 split between large sites on the urban fringes of Cambridge and smaller sites within the existing built up area of the City. Between 1999 and 2009 many sites within the urban boundary have been developed or have attained planning permission. However as the larger sites attain planning permission and begin to be developed it is likely that there will be more dwelling completions on the edges of the City than within it. Current progress on the urban extensions is as follows:-

- **Trumpington Meadows** 1,200 new homes are to be built out from late 2011 to 2021 including 40% affordable housing. 600 of these are in the City.
- **Glebe Farm** east of Hauxton Road 286 homes (including 40% affordable housing) has full planning consent. Construction is due to start in the autumn of 2011. Overall build out will be from 2011 to 2015.
- **Clay Farm** 2,300 homes including 40% affordable housing. On July 13th the Joint Development Control Committee is due to consider the first phase reserved matters application at Clay Farm for 308 homes. Should this be approved, construction is likely to commence in autumn of this year. Work on the infrastructure for the site is well underway with the construction of the spine road phase one and balancing ponds. Build out from 2011 to 2022.
- **Bell School** 347 homes including 40% affordable housing and 100-bed student accommodation for the Bell Language School. Discussions prior to a reserved matters application will commence in late Summer/Autumn. Build out to commence in 2012.
- **North West Cambridge** 3,000 new homes split between the City and South Cambs District Council (SCDC). Work is in progress on master planning. Build out after the achievement of an outline planning and reserved matters applications.
- **NIAB** 1151 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.

5.21 **The resources available to the team** – the Guidance notes that the Assessment should utilise resources that reflect the scale of the task.

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.

What has been excluded from 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. There is currently no strategic policy case to review the Green Belt and the current policy position (as set out in the soon to be revoked East of England Plan) is not to review the Green Belt around Cambridge any further. The joint statement between Cambridgeshire authorities reaffirms this position.
- 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 life of the next Development Plan. It is not intended or necessary to remove any more land from the Green Belt. The current Cambridge Local Plan (2006) also included provision for safeguarded land to meet development needs in the urban extensions beyond the year 2016. As the development of the urban extensions is yet to fully begin in earnest it would mean that any attempt to amend the Green Belt would undermine its permanence.
- 5.25 **Protected open space.** This has been excluded 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 rejected in the assessment. Where land has been identified which may meet the criteria for future designation this has been included and assessed. In tandem with this SHLAA the City Council has been carrying out work on its next Open Space and Recreation Strategy (draft to be considered July 2011 with completion following consultation in October 2011) and where sites have been identified within this work as meeting the criteria for designated open space they have been assessed and considered undevelopable.
- 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 excluded 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 these categories they have been subject to assessment.

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 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 is unrealistic to go down the design led approach for the assessment of all sites. An assessment of housing potential has therefore been 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. For preferred sites a design led calculation was undertaken with the Council's Urban Design Team to test the robustness of the estimates.
- 5.36 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

- 5.37 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 desk 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.
- 5.38 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. 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, orange 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 deliverable.

5.39 Sites were sieved 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.

5.40 Where sites have scored orange 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.

5.41 Initially 891 sites were identified and assessed against the above criteria. Around 137 were the subject to existing allocations and consents and were removed to prevent double counting in the SHLAA and AMR. Development on a few of these was completed while work on assessment progressed and these were also discounted.

5.42 570 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. Inclusion of these sites in the SHLAA 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.

5.43 Copies of site assessments and maps for the remaining 184 sites can be found in Part 3 of this report. A full list of assessment criteria is included in Annex 1.

Stage 7b: Assessing availability for housing

5.44 In 2008 the Council initiated a 'call for sites'. Sites that were suggested to the Council were evaluated alongside other sites identified by officers

in the 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. The results of these assessments are shown in Part 3 of this report, Annex 2, and Table 6 of this report includes conclusions on the 'call for sites'. A technical report will be prepared. There now needs to be further work to assess remaining sites considered to be developable by officers through researching and contacting land owners or promoters of sites to establish whether they have any development intentions and whether the sites are deliverable or developable. 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, will need to be contacted to update the current position regarding availability. This could lead to some changes to the availability period as identified within the housing trajectory in Stage 8 below.

Stage 7c: Assessing achievability for housing

- 5.45 Initial work on assessing achievability was undertaken through the desk top 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 land owners.
- 5.46 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;
- 5.47 The results of this discussion along with their views on the suitability of sites has begun to be fed into the overall assessment. More work on this is needed over the next two months.

Stage 7d: Overcoming constraints

- 5.48 For each stage of the assessment through this SHLAA there has been work on constraints and issues applicable to each site. For those where constraints were considered too significant these were found unsuitable for housing. Table 4 identifies those sites, which are considered by officers to be developable or deliverable. Following discussions with land owners this table will eventually include what landowners see as constraints and how these could be overcome. 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.

Stage 8: Review of the Assessment

- 5.49 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 at this stage?

- 5.50 Initial assumptions are that the review of the Local Plan will consider the provision of up to 14,000 new homes between the years 2011 and 2031 (700 per year).
- 5.51 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 180 sites.
 - Assessments for the remaining 180 sites are attached in Part 3 of this report as sites having potential for inclusion in the SHLAA .
 - 60 of these were identified as being potentially developable and
 - 124 sites (plus call for sites rejected) were rejected. These sites are in the process of being scrutinised by the Housing Market Partnership. This constitutes Phase 2 of the project

Sites in The Planning Process

- 5.52 Between 2001/02 and 2009/10, 4,307 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 later part of the plan period. In April 2010 there were commitments and allocations which provide capacity for 10,382 dwellings. These are detailed in the Councils December 2010 Annual Monitoring Report

housing trajectory. Table 2 follows and highlights the main commitments.

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Table 2: Dwellings in the planning pipeline (2011- 2026)

	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
Dwellings are on deliverable urban extensions	322	941	1,100	1,067	996										
Dwellings are on developable urban extensions						865	944	738	425	60	0	0	0	0	0
Dwellings on other deliverable large allocations without permission	84	279	155	227	245										
Dwellings on other developable large allocations without permission						386	145	94	0	0	0	0	0	0	0
Dwellings on deliverable large allocated sites with permission	270	364	293	98	30										
Dwellings on developable large allocated sites						30	0	0	0	0	0	0	0	0	0
Dwellings are on deliverable small allocated sites	52	110	29	33	0	0	0	0	0	0	0	0	0	0	0
TOTAL	728	1,694	1,577	1,425	1,271	1,281	1,089	832	425	60	0	0	0	0	0
Total deliverable sites (five year land supply):					6,695										
Total developable & deliverable sites															10,382

(Source: Cambridge City Council Annual Monitoring Report 2009-10)

Sites Currently indentified as Suitable in the SHLAA

- 5.53 Current site numbers indicate that there is the potential capacity for 14,099 new dwellings in Cambridge from 2011 to 2031. The SHLAA housing trajectory Table 5 below shows the timing of development already in the pipeline.
- 5.54 An indicative housing trajectory follows which sets out the amount of housing that could be provided, and at what point in the future, taking into account the results of this SHLAA.
- 5.55 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.
- 5.56 As is normal practice a discount rate of 10% may need to be applied for non implementation of planning permissions. This discounting has yet to be applied to the figures in the table.
- 5.57 There appears to be a sufficient number of sites with the discounts applied for the City to achieve its housing provision of 14,000 dwellings to 2031.

Table 3: Potential Housing Supply Numbers

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

Dwellings developed 1 st April 2001 to 31 st March 2010:	4,307
Deliverable Schemes (5 year supply)	
Dwellings in urban extensions	4,426
Dwellings on other large allocations without permission	990
Dwellings on large allocated sites with Planning permission	1,055
Dwellings deliverable on small sites with permission	224
Sub Total	
Developable Schemes (6-10 years supply)	
Dwellings in urban extensions	2,998
Dwellings on other large allocations without permission	625
Dwellings on large allocated sites with Planning permission	30
SHLAA Sites	
Dwellings on 60 identified sites as potentially being developable / deliverable about 89pa over 19 years deliverable	1691

and developable (depends on HMP views)	
Future small sites estimates 103pa (based on past 9 year trend) over 20 years	2,060
Grand Total:	14,099

- 5.58 The results of this research enable a Housing Trajectory to be compiled which shows how the Council's overall housing requirement can be met by 2031.
- 5.59 In the light of the provisional housing provision of 14,000 new homes mentioned above some 10,382 homes have already been allocated or permitted in planning consents in April 2010. The future allowance for small sites of less than 10 dwellings, included in Table 3 above, could be found in broad locations and contribute 2,060 new homes by 2031. This leaves around 1,600 dwellings to find through the SHLAA. The SHLAA seeks to identify suitable land to address this level of provision
- 5.60 The provisional list of sites in this draft SHLAA at present has potential to contribute a constrained capacity of around 1700 dwellings. These sites however are subject to ongoing assessment over the summer with City Council Ward Members and the Housing Market Partnership. Table 4 below lists current suitable sites and will be further populated after further work with the HMP and land owners over the summer to identify developability and other constraints on development..
- 5.61 Officers have also looked at planning consents granted and built out since 2001/2. This has revealed that small sites might contribute 103 dwellings per annum over the 20 years to 2031.
- 5.62 Work is being carried out to identify and contact landowners for SHLAA sites and sites allocated in the Local Plan. Work will also have to be done on clustering the general locations of the large number of small sites, which were assessed.

Table 4 Draft SHLAA Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier dph	Initial Indicative Capacity	Constrained capacity	Availability e.g Yes discussions with land owner	Achievability 6-10 years	Constraints Contamination etc access	Deliverable/Developable	Estimated Cap
1	West's Garage, 217 Newmarket Road	046	Abbey	0.33	80	26.66		Work in progress	Work In progress		Work in progress	
2	9 - 12 Gerard Close	054	Abbey	0.16	65	10.08						
3	Land at Stanesfield Close	055	Abbey	0.28	65	18.52						
4	Abbey Stadium and land fronting Newmarket Road	105	Abbey	2.88	53.63	154.33						
5	1 Ditton Walk	202	Abbey	0.28	65	17.97						
6	Catholic Church of St Vincent de Paul	430	Abbey	0.16	75	11.89						

7	East of Wadloes Road	435	Abbey	0.43	56.25	23.96							
8	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							
9	51-75 Barnwell Road	444	Abbey	0.33	75	24.80							
10	1-20 Latimer Close	445	Abbey	0.39	65	25.17							

11	Ditton Fields Nursery School, Wadloes Road	870	Abbey	0.19	75	14.29													
12	162 - 184 Histon Road	012	Arbury	0.23	75	17.57													
13	Garages behind 1-5 Jermyn Close and open space to the north	216	Arbury	0.19	48.75	9.18													
14	Flats 39-50 at Aylesborough Close	255	Arbury	0.14	65	9.07													
15	Land rear of 129 to 133 Histon Road	312	Arbury	0.14	75	10.64													
16	Car park behind The Grapes Pub Histon Road	313	Arbury & Castle	0.16	75	12.30													

17	Land to the r/o 82-90 Richmond Road	003	Castle	0.14	80	11.53								
18	Land adjacent to 79 Fulbourn Road	056	Cherry Hinton	0.19	65	12.62								
19	BP Garage, 452 Cherry Hinton Road & garages off Glenmere Close	057	Cherry Hinton	0.26	65	17.11								
20	Land adjacent to 89 Greystoke Road	098	Cherry Hinton	0.16	75	12.10								
21	78 and 80 Fulbourn Road and the open space to the south	755	Cherry Hinton	0.59	40	23.68								

22	Land and car parks around The Robin Hood, High Street, Cherry Hinton	759	Cherry Hinton	0.28	75	20.66							
23	41 - 47 Ward Road Cambridge	061	Coleridge	0.32	40	12.98							
24	Lock up garages adjacent to 2 Derwent Close	063	Coleridge	0.19	65	12.21							
25	152 Coleridge Road	081	Coleridge	0.21	75	15.50							
26	149 Cherry Hinton Road	087	Coleridge	0.18	75	13.41							

27	Land adjacent to and behind 195 High Street, East Chesterton	039	East Chesterton	0.39	75	29.34							
28	Shirley Infants School, Green End Road	352	East Chesterton	0.91	75	68.51							
29	Petrol station and garage, Elizabeth Way	379	East Chesterton	0.21	80	16.42							
30	Land to R/O 1 - 28 Jackson Road (Car parking and lock-up garages)	151	Kings Hedges	0.27	75	20.48							

31	Land south of the Ship, including the car park	222	Kings Hedges	0.19	65	12.47							
32	Garages south of Hawkins Road	230	Kings Hedges	0.25	48.75	12.16							
33	Birchs Garage Milton Road	236	Kings Hedges	0.44	75	33.28							
34	98 -144 Campkin Road	887	Kings Hedges	0.52		0.00							
35	48-61 Burleigh Street	204	Market	0.30	80	24.18							
36	Owlstone Croft, Owlstone Road	028	Newnham	0.96	75	72.33							
37	Croftgate, Fulbrooke Road	029	Newnham	0.30	40	11.89							
38	Land between 18-23 Wordsworth Grove	030	Newnham	0.21	80	16.82							

39	Open space north of the Paul Mellon building Clare Hall	483	Newnham	0.35	40	14.11								
40	5-15 Tenison Road and land adjacent	064	Petersfield	0.15	80	12.06								
41	Garages to the r/o 47 Glisson Road	065	Petersfield	0.04	80	3.39								
42	Mill Road Depot and adjoining properties, Mill Road	102	Petersfield	2.70	61.88	166.99								
43	Workshops 72a Ainsworth Street	543	Petersfield	0.17	75	13.10								
44	31 Queen Ediths Way	196	Queen Ediths	0.23	75	17.48								

45	38 Queen Ediths Way	197	Queen Ediths	0.18	75	13.76							
46	Railway depot adjacent to 125a Cavendish Road	068	Romsey	0.30	75	22.65							
47	213 - 217 Mill Road	070	Romsey	0.22	75	16.38							
48	Ridgeons, Cromwell Road	620	Romsey	2.38	61.88	147.04							
49	Seymour House, Seymour Street	873	Romsey	0.58	65	37.98							
50	82-90 Hills Road and 62-63 Bateman Street	872	Trumpington	0.58	75	43.66							
51	158 Shelford Road	021	Trumpington	0.29	40	11.58							
52	Bishops Court, Trumpington	022	Trumpington	1.56	75	116.66							

53	Apple Court, Newton Road	027	Trumpington	0.61	40	24.58									
54	Land adjacent to the Unicorn Public House, Church Lane	122	Trumpington	0.23	75	17.53									
55	Car park east of 2 to 4 Brookside	579	Trumpington	0.17	60	10.26									
56	Car park east of 1 to 12 Porson Court	583	Trumpington	0.38	65	24.94									
57	Bungalows, gardens and garages on Chantry Close	048	West Chesterton	0.22	75	16.18									

58	31-39 Burleigh St	888	Market	0.09	80	7								
59	Cambridge Technopark Newmarket Road	889	Abbey	0.70	75	52								
60	Flats 1-8a at Aylesborough Close	891	Arbury	0.43	24	10								

Table 5: Indicative Draft Housing Trajectory Including SHLAA Potential

	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 are on deliverable urban extensions (5 yr supply)	322	941	1100	1067	996																4426
Dwellings are on developable urban extensions						865	910	738	425	60	0	0	0	0	0	0	0	0	0	0	2998
Dwellings on other deliverable large allocations without permission (5 yr supply)	84	279	155	227	245																990
Dwellings on other developable large allocations without permission						386	145	94	0	0	0	0	0	0	0	0	0	0	0	0	625
Dwellings on deliverable large allocated sites with permission (5 yr supply)	270	364	293	98	30																1055
Dwellings on developable large allocated sites						30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Dwellings on deliverable small allocated sites	52	110	29	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	224
TOTAL	728	1694	1577	1425	1271	1281	1055	832	425	60	0	0	0	0	0	0	0	0	0	0	10348
Plan Total	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14000
Cumulative total planned supply, 10, 15 & 19 years					3500					7000					10500					14000	14000
Total planned supply, 5, 10, 15 & 20 years					6695					10348					10348					10348	10348
TOTAL DIFFERENCE					3195					3348					-152					-3652	-3652
Add initial SHLAA sites (10 dwelling plus)		89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	89	1691
Total estimated supply including initial SHLAA sites					7051					11149					11594					12039	12039
Difference					3551					4149					1094					-1961	-1961
Add small site estimates @103 per year (Past 9 year trend)??to be refined)	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	103	2060
Small site total					515					1030					1545					2060	2060
GRAND TOTAL					7566					12179					13139					14099	14099
Difference					4066					5179					2639					99	99

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

Table 6 Conclusions on Call For Sites 2008/9

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
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	Witheld	Withdrawn
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
876	Grange Farm	1.6ha	Call For Sites Savills	Agricultural use	REJECTED_Green Belt
877	South of Emmanuel Playing Fields	0.6ha	Call For Sites Savills	Agricultural use	REJECTED- Green Belt

878	East Of Hauxton Rd	25.6ha	Call For Sites- Bidwells	Agricultural use	REJECTED- 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	Withdrawn

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

5.63 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.*

5.64 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. It reviewed the Green Belt around the city and made a number of changes in order to incorporate new urban extensions as well as some large allocations within the urban area:

- *Cambridge East: 10-12,000 dwellings on Cambridge Airport, this site crosses the boundary with South Cambridgeshire. Most of this site is no longer likely to come forward before 2031 following the basis that the airport will not relocate in the immediate future. Some limited development capacity 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 both the City and South Cambridgeshire District Council's 2010 AMR's.*
- *Cambridge Southern Fringe: Just over 4,000 dwellings across various sites along the southern edge of the city, one of these sites Trumpington Meadows crosses the boundary with South Cambridgeshire.*
- *North West Cambridge: 3,000 dwellings plus student accommodation on land between Madingley Road and Huntingdon Road, this site crosses the boundary with South Cambridgeshire.*
- *NIAB: 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

- 5.65 There has been progress to date on most of the larger sites, with planning applications in for all the sites on the Southern Fringe, NIAB and the Station Area. Many of these applications now have outline permission subject to the signing of a Section 106 agreement. Glebe Farm on the Southern Fringe has a full permission. NIAB is partly under construction with an outline permission on the remainder awaiting the the conclusion of a S106 agreement. An Area Action Plan, produced jointly with South Cambridgeshire District Council, has been adopted for Cambridge East. For North West Cambridge an Area Action Plan was adopted in 2009, increasing the number of dwellings on this site to 3,000 (including student accommodation).
- 5.66 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

- 5.67 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.

- 5.68 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 major sites. Sites below these sizes are not usually identified and allocated in development plans due to their potential number. PPS3 states that windfalls should not be included in the first 10 years of supply unless robust evidence of genuine local circumstances that prevent specific sites being identified exists.

- 5.69 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 guidance⁵, there is a requirement to plan for at least ten years of land supply without making an assumption that some of the supply over this decade will be in the form such windfall development. This is to make sure a Local Plan 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 and may mean we need to allocate less land in future years.
- 5.70 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 component of housing supply. As a result of this and the high demand for new housing in the area, sites below this threshold have been identified in the SHLAA trawl for sites, to help give the Council as robust an understanding as to their eventual 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. Further work is in progress to classify their broad locations (Stage 9 in this report).
- 5.71 By including small sites listed in Annex 2 the Council is seeking to avoid the need for windfalls as it will identify the broad locations where such housing development would be considered acceptable in the review of the Local Plan and its spatial strategy.
- 5.72 The SHLAA also identifies these type of sites as advice⁶ 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 PPS3 policy, and can therefore be included in the SHLAA, but only for the 11-15 year period”.*
- (Paragraph 15)

[5 Department of Communities and Local Government - Planning Policy Guidance Note 3 \(Housing\) \(2006\)](#)

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

- 5.73 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 windfall⁷ 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.

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⁷ PPS3 defines Windfall sites are sites which have not been specifically identified in the Local Plan process. They comprise previously developed sites that have unexpectedly become available e.g. as a result of a factory closure, a residential conversion or a new flat over a shop.

Table 7: Small sites past completion rates

BREAKDOWN OF PAST HOUSING COMPLETIONS BY SIZE OF SITE AND TYPE OF APPLICATION 2001/2 TO 2009/10										
	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	
Net completions on sites of 10 dwellings or more	109	223	375	466	558	555	423	502	166	
Net completions on sites of 9 dwellings or less	50	64	130	135	173	74	98	84	122	
TOTAL	159	287	505	601	731	629	521	586	288	
Total 2001/2 to 2010/11										4307
Average number on large sites 2001/2 - 2010/11										375
Average number on small sites 2001/2 - 2010/11										103
Percentage small sites (1-9 dwellings) from total sites.	31.4%	22.3%	25.7%	22.5%	23.7%	11.8%	18.8%	14.3%	42.4%	
Average percentage 2001/2 to 2010/11										23.7%

TOTAL 2001/2-2009/10	TOTAL	10 plus dwellings	1-9 dwellings
Number of dwellings – demolition	-24	0	-24
Number of dwellings – rebuild	485	420	65
Number of dwellings – change of use	117	6	111
Number of dwellings - conversion/subdivision/amalgamation	187	25	162
Number of dwellings – new build	3542	2926	616
TOTAL	4307	3377	930

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	TOTAL
Demolitions over 10 net units	0	0	0	0	0	0	0	0	0	0
Demolitions 1-9 net units	-6	0	0	-1	-3	-2	-6	-4	-2	-24
Rebuilds over 10 net units	0	-25	47	16	11	212	48	69	42	420
Rebuilds 1-9 net units	1	10	8	-7	11	11	-2	5	28	65
Changes of Use over 10 net units	0	10	-1	0	0	0	0	-3	0	6
Changes of Use 1-9 net units	7	5	29	18	21	-5	33	1	2	111
Conversions over 10 net units	0	0	0	19	0	0	19	-5	-8	25

Conversions 1-9 net units	15	5	12	26	26	19	15	31	13	162
New Builds over 10 net units	109	238	329	431	547	343	356	441	132	2926
New Builds 1-9 net units	33	44	81	99	118	51	58	51	81	616
TOTAL	159	287	505	601	731	629	521	586	288	4,307

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Stage 11: Annual Monitoring & Review

- 5.74 The SHLAA is not a static document in that it will need to be updated annually in conjunction with the Council's Annual Monitoring Report 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.

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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 2011. 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 Following DPSSC, officers will continue to refine the SHLAA (Phase 2), research and contact landowners with regard to their intentions, and consult with the Housing Market Partnership and other stakeholders on the content of the SHLAA. Land owners will be able to advise on deliverability and developability of sites as well as any contingency measures to overcome development constraints on sites. Any shortfalls will need to be tackled by the identification of new sites which will have to be assessed in the same way as sites already reviewed. Any new sites identified by the HMP or other stakeholders will need to be assessed against the same rigorous SHLAA criteria used and will need to be agreed by the Executive Councillor for Planning and Sustainable Transport, Chair and Spokes in advance of consultation in September 2011.

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PART 2 – ANNEXES

ANNEX 1 – ASSESSMENT CRITERIA

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

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

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ANNEX 12- LIST OF CONSULTEES

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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 East of England Plan (2008). 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>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
8	Is the site designated as a European Site of Nature Conservation Importance or would development impact upon such a site?	<p>European Sites for Nature Conservation 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	Is the site designated as a National Site of Nature Conservation or geological importance or would development impact upon such a site?	<p>Sites designated as being of national importance for nature conservation importance 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</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		under the planning system. Development 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 <u>Scheduled Monument Consent</u> 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	PPG15 requires local planning authorities to protect registered parks and gardens in preparing development plans and in	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	Historic Park & Gardens?	<p>determining planning applications. The effect of proposed development on a 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</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		<p>Does the site make a major contribution to the setting, character, structure and the environmental quality of the City?</p> <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</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		should be implemented.	
15	Is the site allocated as Protected Industrial Site (Policy 7/3 of the Local Plan) or in a B1(c), B2 or B8 use?	<p>Protected Industrial Sites are identified on the Proposals Map. In an attempt to maintain a balance in the nature of job 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?	<p>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</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		trees.	
17	Is there any relevant planning history? (Planning applications, planning appeals, Local Plan Inquiry)	Some of the sites being considered as part of this assessment may have previously been considered through the plan making process or planning application. 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	Contaminated land is a material	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	contamination on site?	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 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	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		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.	
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 ⁸ of a high	Access to high quality public transport routes for new residents from the day that	

⁸ 400m will be measured using a moderated buffer that will take into account any significant barriers

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	quality public transport ⁹ route?	they move into a new development is vital to ensure that modal shift is encouraged. New development should offer realistic, 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.	

⁹ 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
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 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 should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	archaeological remains and their settings?	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 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 ¹⁰ 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	

¹⁰ 400m will be measured using a moderated buffer that will take into account any significant barriers

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		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 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 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;	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		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.	
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	

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

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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 2,339 dwellings.

Site ID	Address	
1	1	Garages on St Matthews Street (south)
2	4	33 Histon Road
3	6	25/29 Glisson Road
4	7	Land to the r/o 21-31 Harding Way
5	9	Lock up garages between 46 & 52 Garden Walk
6	10	Lock up garages to the r/o 23 Garden Walk
7	11	4 Stretten Avenue
8	13	Car parking/garages on Aragon Close
9	14	Car parking/garages on Sackville Close
10	15	Car parking/garages on Woburn Close
11	16	Lock up garages to the r/o 18 & 20 Humphreys Road
12	17	Car Park at the bottom of Abbey Road
13	19	Arbury Road Garage, Arbury Road
14	23	Land to the r/o 77-79 Shelford Road
15	24	Land to the r/o shops on Anstey Way
16	25	Land adjacent to 15 Beverley Way
17	34	Victoria Road
18	35	2 Greens Road
19	36	Lock up garages between 28 & 30 Mortlock Avenue
20	37	Land to the r/o 1a Green End Road
21	41	Garages and houses at 61 and 63 Kinross Road
22	42	River Court, Ferry Lane
23	43	Land adjacent to 1 Water Street
24	44	20 St Andrews Road
25	45	Land adjacent to 5 Maple Close
26	47	Garages off Chestnut Grove
27	50	Land to the r/o 131 and 129 Ditton Fields
28	51	Lock up garages between 11 and 13 Ekin Road
29	52	Lock up garages between 31 and 33 Howard Close
30	59	Land adjacent to 70a Hartington Grove
31	60	50 & 52 Chalmers Road
32	62	115 - 119 Perne Road
33	66	Land at Gresham Road (r/o 3 - 8 Harvey Road)
34	69	73 Sedgwick Street
35	71	Land to the r/o and incl. 176 Vinery Road
36	72	Avis Car Hire, 245 Mill Road
37	77	Car park to the r/o 292 Mill Road
38	78	Scout Hut on Cyprus Road
39	82	57 Perowne Street
40	83	99 - 105 Gwydir Street
41	85	65 & 66 Devonshire Road

42	90	Garages to the r/o 5-17 New Square
43	92	Fitzpatrick House, Barton Road (corner of Hardwick Street)
44	94	17/18 Park Street
45	114	Car Park on Adam and Eve Street
46	116	Surface Car Park to the r/o the Bath House, Gwydir Street
47	117	Garages on St Matthews Street (north)
48	118	Part of the surface car park at Arbury Court
49	120	Surface Car Park and part of the Amenity Space adjacent to 1 Great Eastern Street
50	123	Land to the r/o 46-50 Holbrook Road
51	127	21-24 Union Lane, Cambridge
52	128	Lock up garages to the r/o 1 to 7 St Thomas' Road
53	129	Land to the r/o 161-169 Lichfield Road
54	131	Lock up garages to the r/o 30 Gunhild Court
55	133	Lock up garages adjacent to 95 Seymour Street
56	134	Lock up garages adjacent to 71 Seymour Street
57	135	4 - 8 Garlic Row
58	137	Lock-up garages adjacent to 11 Uphall Road
59	138	Lock-up garages adjacent to 11 Uphall Road
60	139	Lock-up garages adjacent to 11 Pamplin Court
61	141	Land adjacent 19 Millington Road
62	145	Lock-up garages adjacent to 12 Barnes Close
63	147	Land to R/O 24 - 38 Whitehill Road
64	148	Lock-up garages adjacent to 4 Peverel Close
65	149	Lock-up garages adjacent to 19 Wadloes Road
66	152	Lock-up garages to R/O 19 - 24 Gainsborough Close
67	156	Lock-up garages to R/O 26 - 30 Enniskillen Road.
68	157	Lock-up garages to R/O 6 - 20 Acrefield Drive.
69	158	Lock-up garages adjacent to 57 Acrefield Drive.
70	159	Lock-up garages adjacent to 33 Pentlands Close.
71	160	Land adjacent to 56 Stourbridge Grove
72	162	Land adjacent to 7 Dukes Court, Sun Street.
73	163	Lock-up garages adjacent to 3 Portland Place.
74	165	Land to R/O 59-61 Jesus Lane
75	166	Land adjacent to and including 155 Newmarket Road
76	167	Land to R/O 43-55 Hemingford Road
77	169	Land adjacent to 1 Lansdowne Road
78	170	Land to R/O 30-32 Coleridge Road
79	171	Land to the r/o 12 Brookfields
80	178	Allotments behind 102 Kendall Way
81	194	Lock-up garages adjacent to 26 Derwent Close
82	195	Lock-up garages on land between 28 and 32 Abbey Road
83	199	Land adjacent to 16 St Barnabus Road
84	207	Open space at end of Minerva Way
85	208	Behind 115-125 Northfields Avenue
86	209	Land west of 12 Arden Road
87	210	Car Park on Amwell Road
88	211	Car Park on Caravere Close
89	212	Garages on Bayford Place
90	214	Car park on Markham Close
91	215	Land behind 70-78 Hazelwood Close
92	216	Garages behind 1-5 Jermyn Close and open space to the north
93	217	Land west of 43 Ashvale
94	218	Land at end of Moyne Close

95	219	Car parks of Buchan Street Neighbourhood Centre and Supermarket
96	220	Car park of Buchan House
97	221	Car park end of Jedburgh Close
98	224	Open space east of Chapman Court
99	226	Car park at Albemarle Way
100	231	Garages west side of 5-8 Wiles Close
101	232	Garages behind 9 St Kilda Avenue
102	234	Garages between Arthorpe Way and Campkin Road
103	235	Garages at the end of Atkins Close
104	240	Car park west of Molewood Close
105	241	Car park north of Molewood Close
106	242	Car park south of Molewood Close
107	243	Car park between Carisbrooke Road and Chatsworth Avenue
108	244	Car park between Faringford Close and Chatsworth Avenue
109	245	Car park east of Chatsworth Avenue
110	246	Car park between Chatsworth Avenue and Lexington Close
111	247	Garages between Lexington Close and Belmore Close
112	248	Car park and open space at end of Lexington Close
113	249	Garages east of Badminton Close
114	250	Garages at the end of Borrowdale
115	252	Garages south of Hazelwood Close
116	253	Car park north of Molewood Close
117	254	Car park at end of Molewood Close
118	255	Flats 39-50 at Aylesborough Close
119	256	Jedburgh Court
120	257	Land north of the Ship
121	258	Land south of Montrose Close
122	259	Playground at end of Atkins Close
123	260	Car park at end of Rutland Close
124	261	Car park east of Jermyn Close
125	262	Land south of Molewood Close
126	263	Land between Brackley Close and Verulum Way
127	264	Car park north of Somerset Close
128	265	Car park between Humphreys Road and Alex Wood Road
129	266	Garages and land between Alex Wood Road and Wavell Way
130	267	Garages between Wavell Way and Carlton Way
131	268	Car park at end of Tedder Way
132	269	Garages north of Harris Road
133	270	Green space in front of 22 to 36 Ferrars Way
134	271	Car park of Roseford Chapel
135	272	Land west of 64 Roseford Road
136	274	Car park at the end of Gilbert Close
137	275	Car park south of Gilbert Close
138	276	Green space south of Finch Road
139	277	Garages behind Carlton Terrace
140	278	Green space east of 139 Perse Way
141	279	Garages north of Hill Farm Road
142	282	Car park behind 2 to 12 Cameron Road
143	283	Garages behind 27 to 33 Nuns Way
144	284	Garages behind 1 to 25 Nuns Way
145	286	Car park behind 20 to 28 Cameron Road
146	287	Car park behind 66 to 86 Crowland Way
147	288	Garages south east of 199 and 225 Campkin Road
148	289	Garages south east of 237 and 259 Campkin Road

149	290	Car park between 90 and 106 Hawkins Road
150	291	Garages at the end of Larkin Close
151	292	Car park at the end of Wilson Close
152	293	Garages at the end of Stott Gardens
153	294	Garages between 61 and 76 Hopkins Close
154	295	Garages between 49 and 53 Hopkins Close
155	296	Car park between Hopkins Close and George Nuttall Close
156	297	Land between George Nuttall Close and Hawkins Road
157	299	Garages between 177 and 179 Gilbert Road
158	300	Car park of shops at corner of Histon Road and Windsor Road
159	301	Garages east of Lingholme Close
160	304	Car park to the east of Harvey Goodwin Gardens
161	305	Car park to the south of Harvey Goodwin Gardens
162	306	Open space to the south of Harvey Goodwin Gardens
163	307	Garages south of Supanee Court
164	308	Car park behind St Luke's Church
165	309	Car park north of Bermuda Road
166	310	Car park of British Queen Pub
167	311	Land rear of 41 to 43 Linden Close
168	314	Car park behind 18 to 22 St Luke's Street
169	315	Car park north of Wessex Place - Wessex Place now empty and boarded-up
170	317	Land rear of 23 to 25 Chesterton Road
171	318	Car park behind Carlton Court
172	319	Play area on Bateson Road
173	320	Garages in front of 32 to 38 Green's Road
174	321	Garages and builders yard between Primrose Street and Green's Road
175	325	Land north of 19 Milton Road
176	327	Garages at the end of Atherton Close
177	328	Garages east of 5 Hurst Park Avenue
178	330	Garages at the end of Mulberry Close
179	331	Garages behind 36 to 41 Mulberry Avenue
180	332	Garages in front of 18 to 20 Kirkby Close
181	333	Garages in between 1 to 5 and 6 to 10 Birch Close
182	334	Garages between Birch Close and Kirkby Close
183	335	Car park at Marfield Court
184	336	Car park at Havenfield
185	339	Car park of the Milton Arms Public House
186	340	Car park north of 48 to 56 Robert Jennings Close
187	341	Car park south of 54 to 56 Robert Jennings Close
188	342	Car park south of 39 to 47 Robert Jennings Close
189	343	Car park south of 57 to 59 Robert Jennings Close
190	344	Car park south of 19 to 20 Robert Jennings Close
191	346	Car park oppo 5 King's Hedges Road
192	347	Garages east of Maitland Avenue
193	348	Garages east side of 5-8 Wiles Close
194	349	Garages on Sherbourne Court
195	350	Garages south of Sherbourne Close
196	351	Garages north of Sherbourne Close
197	353	Car park north of Enniskillen Road
198	354	Garages and open space west of Enniskillen Road
199	356	Garages south of Dundee Close
200	357	Garages north of Stevenson House
201	358	Garages south of Davey House

202	359	Garages east of Pakenham Close
203	360	Garages west of 8 Pakenham Close
204	361	Car park between 34 and 35 Pakenham Close
205	362	Garages south of 1 Pakenham Close
206	363	Garages west of Cambanks
207	365	Car park behind Elizabeth House
208	366	Car park south east of Elizabeth House
209	367	Garages at Chesterton Towers
210	368	Open space north of Alder Court
211	370	Garages north of 2 to 5 Camside
212	371	Garages north of Grayling Close
213	372	Garages behind 139 & 141 Chesterton High Street
214	373	Car park behind 169 High Street
215	374	Car park behind 1 to 7 Primary Court
216	375	Car park east of 2 Primary Court
217	376	Car park between 27 and 29 Primary Court
218	377	Car park between 28 and 37 Primary Court
219	378	Car park behind 39 to 45 Water Street
220	380	Garages south of 17 Aylestone Road
221	381	Garages north of 2 Arundel Close
222	382	Garages between 11 and 15 Cliveden Close
223	384	Open space north of 22 to 27 Warwick Road
224	385	Open space north of 213 Histon Road
225	386	Garages west of 30a Lingholme Close
226	387	Open space west of 31 and 42 Lingholme Close
227	388	Open space east of 37 and 38 Lingholme Close
228	389	Garages east of 37 to 48 Sherlock Close
229	390	Garages at Sherlock Court
230	391	Garages at Australia Court
231	392	Land between 8 and 14 Oxford Road
232	394	Car park in front of the Moller Centre
233	399	Car park and open space south of Mount Pleasant Walk
234	401	Garages between 44 and 45 Shelly Garden
235	402	Car park and garages west of St John's Place
236	404	Land oppo 55 to 59 Castle Street
237	407	Castle Street Methodist Church and adjoining Car Park
238	408	Bell's Court, Castle Street
239	409	Garages on Honey Hill Mews
240	410	Open space north of 20 Northampton Street
241	411	Part of car park east of Merton Hall College
242	414	Open space and car park in front of 4 to 7 Dennis Road
243	415	Car park and open space north of Leonard Close
244	416	Open space and car park south of Rachel Close
245	417	Open space and car park north of Helen Close
246	418	Open space and car park south of Helen Close
247	420	Car parks and open space between Dennis Road and Anne Road
248	421	Car park south of Dennis Road
249	424	Car parks and open space north of Dennis Road
250	427	Play area behind 22 to 27 Anns Road
251	428	Car park of behind 17 to 21 Thorpe Way
252	429	Open space east of Health Centre on Ditton Lane
253	431	Open space oppo 49 to 51 Dudley Road
254	434	Car park of Barnwell Baptist Church
255	436	Garages between 75 and 77 Ekin Road

256	437	Garages in the middle of Ekin Road
257	438	Car parking and open space in front of 13 to 17 Ekin Road
258	441	Car park of McDonalds, corner of Newmarket Road / Wadloes Road
259	452	Car park and tree belt east of garage on Barnwell Road
260	455	Open space in front of 9 to 23 Rawlyn Road
261	456	Garages at the end of Quainton Close
262	458	Car park behind Holyoake Court
263	460	Garages between 4 and 5 Ditton Fields
264	461	Open Space and access to the rear of 1 - 9 Ditton Fields.
265	462	Car park in front of 195 to 201 Ditton Fields
266	467	Garages on Regatta Court
267	469	Car park at Regatta Court
268	470	Car park between 11 and 15 Stanley Court
269	472	Car park of 451 Newmarket Road
270	473	Car park and garages west of 7 Stanley Road
271	474	Car park behind Kingdom Hall, Stanley Road
272	478	Car park and garages.
273	487	Garages east of Cripps Court
274	488	Garages north of Westberry Court
275	491	Garages and car park north of Pearce Close
276	492	Car park east of 72 Barton Road
277	493	Garages between Tyndale Court and Grange Gardens
278	494	Garages at the end of St Marks Court
279	495	Garages south of 12 St Marks Court
280	496	Garages south of 1 St Marks Court
281	498	Garages behind 40 to 52 Newnham Road
282	499	Garages east of 10 Archway Court
283	500	Croft Lodge Garages
284	501	Garages south of 1 to 12 Cherwell Court
285	502	Car Park to rear of Red Bull Public House, 9-11 Barton Road
286	503	Car Park to the south of 1 to 22 Lammas Field
287	504	Car Park to front of Varsity House
288	505	Car Park at Crown Court, East Road
289	506	Car park north of Cambridge Red Studios, Sturton Street
290	507	Open space west of 2 Petworth Street
291	508	Car park north of 193 Sturton Street
292	509	Car park west of 1 Petworth Street
293	510	Car park to west of 1-6 Rexbury Court
294	511	Area of open space east of 30 - 36 St Matthew's Street
295	512	Car Park west of 171 to 177 Sturton Street
296	513	Garages south of 2 Staffordshire Street
297	514	Open space to west of 2 -16 Staffordshire Street
298	515	Open space to rear of 2 - 18 Staffordshire Gardens
299	516	Car parks to rear of 2 - 26 Norfolk Street, and the Man on the Moon Public House
300	517	Land south of 1 Farren, St Matthews Street
301	518	Land at Ashley Court
302	519	Car park south of 118 and 120 New Street
303	520	Car park south of 1 - 15 St Matthew's Gardens
304	521	Open space north of 235 to 247 St Matthew's Gardens
305	523	Open space oppo 49 to 61 St Matthew's Gardens
306	524	Open space oppo 177 to 201 St Matthew's Gardens
307	525	Car park west of 105 to 123 York Street
308	526	Car park at the end of York Terrace

309	528	Car park north of Beaconsfield House, Milford Street
310	529	Car park between 21 and 27 Gwydir Street
311	530	Flower Street
312	531	Car park between 79 and 87 Ainsworth Street
313	532	Car park east of 1 to 6 Kerridge Close
314	533	Car parks south of 1 Rivar Place
315	534	Car park and play area north of 2 Ainsworth Street
316	535	Car Park between 57 and 63 Sleaford Street
317	536	Car park north of 100 Sleaford Street
318	537	Car park north of 100 Sleaford Street
319	538	Car park west of 146 Sleaford Street
320	539	Car parks north of 50 to 70 Sleaford Street
321	542	Bury Court residents private car park
322	544	Garages east of 23 Hooper Street
323	545	Car park oppo 23 Hooper Street
324	547	Car Parks south of Angus Close
325	548	Car park north of Cambridge Railway Station
326	550	Garages south of 67 to 76 Highsett
327	552	Garages behind 37 to 41 Hills Road
328	553	Land R/O 20 Cambridge Place
329	555	Car park behind 16 to 20 Malcolm Street
330	556	Car park west of Wesley Church
331	557	Garages west of 27 Willow Walk
332	558	Car park north of 35 New Square
333	559	Car park west of 64 Maids Causeway
334	560	Car park north of 5 to 9 Fitzroy Street
335	561	Garages west of 23 to 27 Parsonage Street
336	562	Car park and open space west of 7 to 9 Bailey Mews
337	564	Car park south of Compass House
338	566	Churchyard of former All Saints Church
339	573	Garages to front of Fenners Walk
340	575	Car park east of Unilever House
341	577	Car park at 30 - 33 Brookside
342	578	Car park south of 1 to 6 Coronation Place
343	580	Car parks between 36 to 38 Hills Road and Coronation House
344	581	Car park west of the University Nursery
345	584	Garages to west of Porson Court.
346	585	Car park north of Eastbrook
347	586	Car park north of 15 Shaftesbury Road
348	589	Scout Hut at the end of Flamsteed Road
349	590	Garages to rear of 15 to 25 Fitzwilliam Road
350	591	Car park north of Lockton House
351	593	Private open space in front of Hope Nursing Home.
352	594	Car park west of 24 Brooklands Avenue
353	595	Garages east of Gilmerton Court
354	596	Garages behind 37 to 39 High Street, Trumpington
355	597	Car park east of 55 High Street, Trumpington
356	598	Car park north of 1 Winchmore Drive
357	599	Car park north of 22 High Street Trumpington
358	600	Garages west of 17 Winchmore Drive
359	601	Garages north of 7 to 10 Lambourn Close
360	602	Garages south of 4 Lambourn Close
361	603	Garages on Gayton Close
362	604	Garages east of 11 to 17 Scotsdowne Road

363	605	Garages west of 33 to 39 Paget Road
364	607	Car park north of 8 Church Lane, Trumpington
365	608	Car park west of 42 to 46 High Street, Trumpington
366	610	Garages south of Crossway Gardens, Anstey Way
367	611	Open space north of 9 to 12 Anstey Way
368	612	Open space in front of 1 to 8 Anstey Way
369	613	Car park west of 19 and 20 Paget Close
370	614	Car park in front of Paget Close
371	615	Garages south of 20 Lantree Crescent
372	616	Land between 166 and 174 Shelford Road
373	621	Garages south of 188 Vinery Road
374	622	Car park and building
375	623	Car park and garages
376	624	Car park and garages to north-west of The Paddocks Coldhams Lane
377	625	Car park and garages to north-west of The Paddocks Coldhams Lane
378	626	Garages north of 19 The Paddocks Coldhams Lane
379	627	Land to r/o 24-29 The Paddocks Coldhams Lane
380	628	Land Adjoining 34 The Paddocks Coldhams Lane
381	630	Garages south of 69 to 71 Wycliffe Road
382	631	Car park west of 58 Wycliffe Road
383	632	Open space and car park north of 22 Wycliffe Road
384	633	Car park north of 1 Wycliffe Road
385	634	Open space north of 47 to 51 Seymour Street
386	635	Garages and car park for Brook House.
387	636	Car park for Brookfields Medical Practice.
388	638	Car park west of 8 Seymour Street
389	639	Open space south of 166 Ross Street
390	640	Car park north of 163 to 167 Mill Road
391	641	Co-operative car park.
392	642	Parking for School Court.
393	644	Back alley to terraced houses with garages within.
394	645	Garages north of 231 Mill Road
395	650	Car park and trees north of 2 to 4 Argyle Street
396	651	Car park to north of 100 - 106 William Smith Close.
397	652	Car park to south of 72 - 76 William Smith Close.
398	653	Garages east of 38 to 46 William Smith Close
399	654	Garages south of 15 to 57 William Smith Close
400	655	Garages north of 88a Greville Road
401	656	Builders yard at 51 to 53 Argyle Street
402	658	Garages at Hope Street Yard
403	659	Car park north of Millercroft Court
404	660	Car park east of 99 to 103 Argyle Street
405	661	Car park west of 9 and 10 Romsey Mews
406	662	37 Romsey Terrace and car park to the east
407	663	Car park west of 3 Mamora Road
408	664	Open space at Montreal Square
409	665	Open space at Montreal Square
410	666	Garages north of 1 Montreal Square
411	667	Garages south of 14 to 38 Natal Road
412	668	Open space and car park west and south of 195 Perne Road
413	669	Car park to north of and serving the Holiday Inn Hotel
414	670	Open space behind the Holiday Inn Hotel
415	671	Land adjacent Next Generation Sports Centre
416	674	Garages at the end of Hatherdene Close

417	675	641 and 643 Newmarket Road
418	678	Open space behind of 169 to 173 Teversham Drift
419	679	Garages and car park in front of 155 to 160 Teversham Drift
420	680	Open space behind of 136 to 141 Teversham Drift
421	682	Open space north of 119 Teversham Drift
422	683	Open space behind of 86 to 91 Teversham Drift
423	684	Garages and car park in front of 73 to 78 Teversham Drift
424	685	Open space behind of 56 to 62 Teversham Drift
425	687	Car parks behind 45 to 55 Teversham Drift
426	688	Open space behind of 42 to 57 Teversham Drift
427	689	Garages behind 33 to 37 Teversham Drift
428	692	Garages between 97 to 107 and 115 to 125 Kelsey Crescent
429	693	Land between 40 and 42 Kelsey Crescent
430	694	Garages between 8 to 18 Kelsey Crescent and 18 to 28 Leyburn Close
431	695	Open space south of 11 Leyburn Close
432	696	Garages between 32 Windmere Close and 22 Burnham Close
433	697	Land east of 56 Kelsey Crescent
434	698	Land west of 4 Kelsey Crescent
435	700	Garages east of Langdale Close
436	702	Garages and car park south of 5 Tenby Close
437	704	Garages and car park north of 4 to 7 Sunmead walk
438	705	Garages and car park south of 18 to 24 Bliss Way
439	706	Garages and car park north of 46 and 48 Bliss Way
440	707	Car park south of 38 and 40 Bliss Way
441	708	Land west of 12 Sunmead Walk
442	710	Garages and car park south of 6 to 12 Fulbourn Old Drift
443	711	Garages and car park north of 4 to 7 Wolsey Way
444	712	Garages and car park north of 2 and 3 Wolsey Way
445	713	Garages north of 42 and 43 Wolsey Way
446	714	Garages behind 17 to 19 Wolsey Way
447	715	Garages between 30 and 31 Wolsey Way
448	716	Garages between 40 and 41 Wolsey Way
449	717	Open space south of 19 to 25 Iver Close
450	718	Garages north of 19 to 25 Iver Close
451	719	Car park south of the Five Bells, High Street, Cherry Hinton
452	720	Open space in front of Chalfont Close
453	721	Car park behind 2 to 6 Chalfont Close
454	722	Garages and car park behind 45 to 55 High Street, Cherry Hinton
455	723	Garages east of 1 Conway Close
456	724	Land south of 1 Daws Close
457	725	Garages east of 18 Malvern Road
458	726	Garages north of 60 to 68 Malvern Road
459	727	Garages south of 90 Malvern Road
460	728	Land south of 58 Malvern Road
461	729	Land in front of 40 to 58 Malvern Road
462	730	Garages behind 19 to 25 Malvern Road
463	732	Car park east of 1 to 8 Wedgewood Drive
464	734	Car park west of 9 to 16 Wedgewood Drive
465	735	Car park east of 25 to 27 Wedgewood Drive
466	736	Car park west of 64 Colville Road
467	737	Car park north of the Village Centre, Colville Road
468	738	Garages east of 94 High Street, Cherry Hinton
469	739	Car parks and open space north of 20 to 34 Chequers Close
470	740	Area of trees south of 20 to 34 Chequers Close

471	741	Garages east of 82 to 94 High Street, Cherry Hinton
472	743	Car park behind 10 Fishers Lane
473	744	Open space west of 10 Fishers Lane
474	745	Car park adjoining Fisher's Lane Doctors Surgery
475	746	Land next to British Legion Hall, Fishers Lane
476	747	Car park east of 58 Fishers Lane
477	748	Open space north of 5 Augers Road
478	749	Open space south of 25 to 31 Arran Close
479	750	Open space north of 17 to 23 Arran Close
480	751	Car park south of 10 to 14 Arran Close
481	752	Land behind 33 to 37 Arran Close
482	753	Garages north of 9 to 11 Drayton Close
483	756	Car park west of 8 and 10 Tweedale
484	757	Car park east of 12 Ainsdale
485	758	Land west of 27 The Orchards
486	760	Ventress Farm Court Garages
487	761	Garages to rear of 1-15 Greystoke Road
488	762	Roundabout Greystoke Road
489	763	Parking Area Greystoke Court
490	764	Car park off Bosworth Road
491	766	Garages south of 27 and 29 Glenmere Close
492	767	Garages west of 63 and 65 Glenmere Close
493	768	Car park west of the St Philip Howard Church Centre
494	769	Car park west of 33 Walpole Road
495	770	Land west of 84 to 92 Walpole Road
496	771	Car park west of 125 Walpole Road
497	772	Car park west of 175 Walpole Road
498	773	Land north of 13 to 27 St Bede's Crescent
499	774	Play area north of 29 to 47 St Bede's Crescent
500	775	Land north of 49 to 71 St Bede's Crescent
501	776	Car park north of 62 to 72 St Bede's Crescent
502	777	Land north of 75 St Bede's Crescent and 18 St Bede's Gardens
503	778	Car park south of 19 to 24 St Bede's Gardens
504	779	Car park south of 9 and 10 St Bede's Gardens
505	780	Land south of 5 St Bede's Gardens
506	781	Land north of 39 St Bede's Gardens
507	782	Car park south of 39 to 41 St Bede's Gardens
508	783	Land west of 51 and 52 St Bede's Gardens
509	784	Land north of 37 and 39 Corrie Road
510	785	Garages south of 40 Brackyn Road
511	786	Car park west of 32 to 40 Brackyn Road
512	787	Car park north of 51 Brackyn Road
513	788	Car park east of 26 to 30 Brackyn Road and the back of gardens behind 2 to 8 Brackyn Road
514	789	Car park north of 76 Brackyn Road
515	790	Car park east of 29 to 35 Brackyn Road and the back of gardens behind 1 to 7 Brackyn Road
516	791	Car park north of 3 to 5 Britten Place
517	792	Open space east of 3 to 10 Trevone Place
518	793	Car park and open space south of 5 to 16 Ancaster Way
519	794	Car parks north of 17 to 27 Birdwood Road
520	795	Play area south of 72 to 84 Birdwood Road
521	796	Garages south of 86 to 90 Birdwood Road
522	797	Garages behind 1-3 Gray Road

523	801	Car parks south of Hinton Grange Nursing Home
524	803	Garages west of Lilac Court
525	805	Car park behind the Rock public house
526	808	Car park south of 130 to 134 Cherry Hinton Road
527	809	Car park south of 7 to 44 Normanhurst
528	810	Car park south of Lloyds Bank at 78 Cherry Hinton Road
529	815	Car parks behind 87 and 89 Cherry Hinton Road
530	816	Garages at the end of Flamsteed Road
531	817	Car park east of 16 to 21 Derby Road
532	818	Garages behind 148 and 150 Coleridge Road
533	819	Garages behind 1 to 4 Ashbury Close
534	820	Garages behind 13 to 19 Ashbury Close and open space
535	821	Garages west of 16 Golding Road
536	822	Garages behind 13 and 17 Golding Road
537	824	Garages behind 117 to 121 Lichfield Road
538	825	Car park south of 52 and 54 Lichfield Road
539	827	Garages behind 134 and 142 Lichfield Road
540	828	Car park south of 100 and 106 Lichfield Road
541	829	Car park in front of 267 and 275 Lichfield Road
542	830	Car park behind of 303 and 311 Lichfield Road
543	831	Car park behind Kwik Fit, Cherry Hinton Road
544	832	Car park in front of Kwik Fit, Cherry Hinton Road
545	833	Car park behind 2 to 14 Rathmore Close
546	835	Car park west of 91 and 93 Hartington Grove
547	837	Car park in front of St George's Court, Cavendish Avenue
548	838	Garages behind Alliance Court, Hills Avenue
549	839	Garages west of Dean Drive
550	840	Garages east of 15 to 21 Mowbray Road
551	841	Garages west of 34 Hulatt Road
552	843	Garages east of 63 to 69 Mowbray Road
553	844	Land in front of 98 to 108 Wulfstan Way
554	845	Land in front of 98 to 108 Wulfstan Way
555	846	Car park east of 130 Hulatt Road
556	847	Car park in front of the Queen Edith public house
557	848	Garages behind 1 to 6 Ramsey Court
558	849	Garages behind 5 Tillyard Way
559	851	Garages west of Cedar Court, Hills Road
560	856	Old petrol station corner of Huntingdon Road and Histon Road
561	857	Garages north of 55 Hills Road
562	858	Garages east of 17 to 21 Greystoke Road.
563	859	Car parks and open space north of 20 to 34 Chequers Close
564	865	The Old Cambridge Yasume Club, Auckland Road
565	866	Open space north of 78 and 80 Fulbourn Road
566	867	Open space east of 55 Wulfstan Way
567	871	1 Hedgerley Close
568	883	Land adjacent to 8 Maple Close
569	884	Land east of Martingale Close
570	885	Land west of Martingale Close

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, this approach has not been taken for Cambridge, given the time and resources of the assessment team, and the relatively small size of sites potentially available in the urban area. Instead, this SHLAA uses an approach to assessing potential density largely based on the methodology developed for the 2002 Urban Capacity Study¹¹, 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 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.

¹¹ 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

- 1.5 For **geographical location and accessibility** multipliers are applied according to whether a potential site is:

Table A3.1

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**¹² multipliers are applied according to whether a potential site is:

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	66	61.88	53.63	33

¹² Gross to net ratios are based on research by URBED for the Sustainable Urban Neighbourhood Initiative.

not long and narrow				
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 not long and narrow	50	46.89	40.63	25
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	

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	Betjeman 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 Ediths 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
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 Average: (>0.25 ha) **85.40**

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>	x
<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>In progress with HMP</i>
<i>Identify what action could be taken to overcome constraints on particular sites.</i>	<i>In progress with HMP</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>Still in progress</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>Still in progress</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
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
Completed SHLAA to be considered by DPSSC/Environmental Scrutiny committee	November 2011

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 Development Framework (LDF). 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 Core Strategy DPD and Site Specific Policies DPD.

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
Carl Atkinson Group)	Cambridge & County Developments (CHS
John Edwards Housing Partnership	Grants Housing Society/Metropolitan
David Keeling	Bedfordshire Pilgrims Housing Association
Steve Collins	Homes & Communities Agency
Peter Biggs	Barratt Homes
John Oldham	Countryside Properties
Michael Bond Associations	Cambridge Federation Of Residents
Adrian Tofts	County Council
Judit Carballo	County Council
Stephen Conrad	County Council
Phil Doggett	City Council
Yemi Felix	City 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
Christs 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
Ravenworth 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

DRAFT

ANNEX 9 – FORM FOR ADDITIONAL SITES 2011

<p><i>(For City Council Use)</i></p> <p>REF.</p> <p>ACK:</p>

**Environment &
Planning**

Planning Pol

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
XX/XX/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)

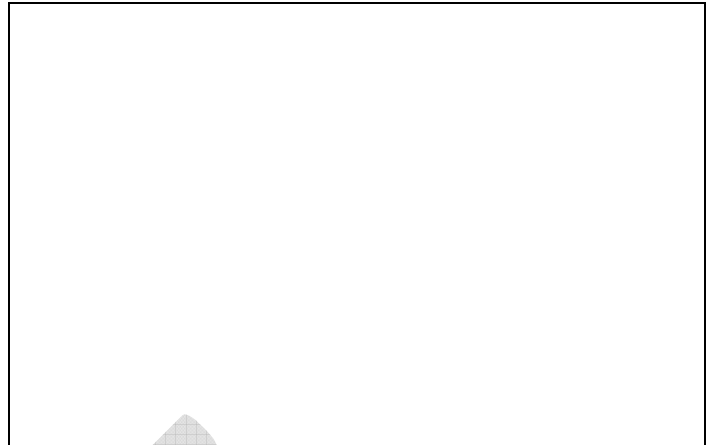
Site description:

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 XX/XX/2011 and return to:

Myles Greensmith
Planning Policy

Cambridge City Council
P O Box 700
Cambridge
CB2 0JH

myles.greensmith@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 INDEX MAPS OF POTENTIAL DEVELOPABLE SITES

See Web site

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ANNEX 11 INDEX MAPS OF UNDEVELOPABLE/REJECTED SITES

See Web site

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ANNEX 12 PROPOSED CONSULTEES

Organisation

Accent Nene Ltd
ADAS
Anchor Trust
Argyle Street Housing Co-op Ltd
Arup Economics & Planning
Atkins
Babraham Road Action Group
Barratt Eastern Counties
Barton Close Residents' Association
Barton Housing Association Ltd
Bateman Street & Bateman Mews Residents' Association
Beacon Planning Limited
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 & County Developments (CHS Group)
Cambridge Cyrenians
Cambridge Federation of Tenants & Leaseholders
Cambridge Partnerships
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
Cambridgeshire Partnerships
CAMCAT Housing Association
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
Devonshire Road Residents Association

East Cambridgeshire District Council
East Chesterton Community Action Group
EMRAG
English Heritage
Environment Agency
FECRA (Cambridge Federation Of Residents Associations)
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
Granta Housing Society/Metropolitan Housing Partnership
Greenlands' Residents Company
Grosvenor
Guest Road Residents' Association
Hanover & Princess Court Residents' Association
Hazelwood & Molewood Residents' Association
Highsett Houses Residents' Society
Highsett Residents' Society
House 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'
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
Rapleys
Ravensworth Gardens Residents Association Ltd
Riverside Area Residents Association
RPS
Rustat Neighbourhood Association
Sanctuary Housing Group
Sandy Lane Residents' Association
Savills
Savills L&P Ltd
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
Tavistock Road & Stratfield Close Residents' Association
The Eights Marina Management Board
Three Trees Residents' Association
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

APPENDIX B

PART 3 – LIST OF SITES AND ASSESSMENTS

Appendix B is too large to attach to the agenda. A printed copy has been placed in the Member's Room for reference. All documents are published on the Council's web site with the agenda documents.

See the Council's Web site under Development Plans Scrutiny Committee Meeting of 12th July 2011

<http://www.cambridge.gov.uk/democracy/ieListMeetings.aspx?CId=184&Year=2011>

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