

Greater Cambridge HELAA (2021)

Appendix 3: Sites discounted from the HELAA

JDI No	Site name/description	Reason
OS002	8, 10 And 10A Cheddars Lane And 351-355 Newmarket Road, Cambridge	No evidence of suitability or deliverability
OS138	Catholic Church of St Vincent de Paul, 30 Ditton Lane, Cambridge	No evidence of suitability or deliverability
OS149	Warehouse north of 133 Ditton Walk	No evidence of suitability or deliverability
OS168	Bespak Innovation centre	No evidence of suitability or deliverability
OS173	Land north of Garlic Row	No evidence of suitability or deliverability
OS179	Beehive Centre, North of the railway	No evidence of suitability or deliverability
OS180	Land north of Newmarket Road (Tesco site)	No evidence of suitability or deliverability
OS181	Cambridge Retail Park, North of the railway	No evidence of suitability or deliverability
OS189	Site to the back of Ivett & Reed Ltd	No evidence of suitability or deliverability
OS012	322-324 Histon Road, Cambridge	No evidence of suitability or deliverability
OS126	Car park between Faringford Close and Chatsworth Avenue	No evidence of suitability or deliverability
OS193	Arbury Road Local Centre	No evidence of suitability or deliverability
OS001	149B Histon Road, Cambridge, CB4 3JD	Scheme under construction

JDI No	Site name/description	Reason
OS187	Histon Road District Centre retail parade	No evidence of suitability or deliverability
OS188	Histon Road District Centre supermarket and car park	No evidence of suitability or deliverability
OS133	Victoria Road	No evidence of suitability or deliverability
OS144	Garages east of 37 to 48 Sherlock Close	No evidence of suitability or deliverability
OS162	Madingley Road open plot	No evidence of suitability or deliverability
OS163	Beefeater pub and land behind, west of Huntingdon Road	No evidence of suitability or deliverability
OS186	Churchill Road back gardens	No evidence of suitability or deliverability
OS047	Land North of Coldhams Lane (Policy 27 - R41)	Planning permission granted / resolved to grant
OS052	Church End Industrial Estate, Rosemary Lane (Policy 27 - E4)	Proposed to be protected employment
OS125	Lock-up garages adjacent to 11 Pamplin Court	No evidence of suitability or deliverability
OS128	Roundabout Greystoke Road	No evidence of suitability or deliverability
OS139	Land adjacent to 89 Greystoke Road	No evidence of suitability or deliverability
OS165	David Lloyd and surrounding uses	No evidence of suitability or deliverability
OS169	Davy Road	No evidence of suitability or deliverability
OS170	Site off Fanshawe Road	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS190	Site off Cherry Hinton Road	No evidence of suitability or deliverability
OS129	Lock-up garages opposite 37 - 51 Franks Lane.	No evidence of suitability or deliverability
OS137	Garages and houses at 61 and 63 Kinross Road	No evidence of suitability or deliverability
OS142	Petrol station and garage, Elizabeth Way	No evidence of suitability or deliverability
OS153	72-76 St Andrew's Road	No evidence of suitability or deliverability
OS195	Land between Wilding Walk and Martin's Stile Lane	No evidence of suitability or deliverability
OS132	Land to the r/o 1a Green End Road	No evidence of suitability or deliverability
OS172	Elizabeth Way Roundabout	No evidence of suitability or deliverability
OS051	Land Adjacent To The Green House Cootes Lane Fen Drayton CB24 4SL	Desktop site where planning application is awaiting decision
OS192	Land to north of Fulbourn Road	No evidence of suitability or deliverability
OS164	Wellbrook Court	No evidence of suitability or deliverability
OS194	The Ship public house and car park	No evidence of suitability or deliverability
OS003	73 Newmarket Road, Cambridge	No evidence of suitability or deliverability
OS014	3-4 Market Hill, Cambridge	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS053	1 & 7-11 Hills Road (Policy 27 - E5)	Not considered deliverable in ELR
OS124	Garages west of 23 to 27 Parsonage Street	No evidence of suitability or deliverability
OS145	Garages to the r/o 47 Glisson Road	No evidence of suitability or deliverability
OS175	Compass House, Newmarket Road/East Road	No evidence of suitability or deliverability
OS182	Burleigh Street, Burleigh Place and Abberygate House (Opportunity Site 2 in Grafton SPD)	No evidence of suitability or deliverability
OS183	Fitzroy Street (Opportunity Site 1 in Grafton SPD)	No evidence of suitability or deliverability
OS184	Grafton West Car Park (Opportunity Site 1 in Grafton SPD)	No evidence of suitability or deliverability
OS185	Grafton Centre Option 1	No evidence of suitability or deliverability
OS200	Lloyd's House, corner of Gonville Place, Regent Street and Regent Terrace	No evidence of suitability or deliverability
OS201	National Tyres, Newmarket Road	No evidence of suitability or deliverability
OS148	Croftgate, Fulbrooke Road	No evidence of suitability or deliverability
OS150	Lock-up garages to R/O 33 -56 Eltisley Avenue	No evidence of suitability or deliverability
OS160	Land at back of Selwyn Gardens	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS134	Car park north of 15 Shaftesbury Road	No evidence of suitability or deliverability
OS174	Mackay site, East Road	No evidence of suitability or deliverability
OS176	Cambridge University Press	No evidence of suitability or deliverability
OS196	St Matthews Centre	No evidence of suitability or deliverability
OS049	Land North of Worts' Causeway (Policy 27 - GB1)	Planning permission granted / resolved to grant
OS050	Land South of Worts' Causeway (Policy 27 - GB2)	Planning permission granted / resolved to grant
OS054	Michael Young Centre, Purbeck Road (Policy 27 - M3)	Development completed
OS141	38 Queen Ediths Way	No evidence of suitability or deliverability
OS146	31 Queen Ediths Way	No evidence of suitability or deliverability
OS191	Addenbrookes Hospital car park, Hills Road	No evidence of suitability or deliverability
OS171	Cherry Hinton Road	No evidence of suitability or deliverability
OS011	Cherry Hinton Constitutional Club 142 - 144 Cherry Hinton Road Cambridge	No evidence of suitability or deliverability
OS015	Land At Lilac Court, Cambridge	No evidence of suitability or deliverability
OS016	Building To Rear Of, 56 - 58 Cherry Hinton Road, Cambridge	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS131	Sorrento Hotel, 196 Cherry Hinton Road	No evidence of suitability or deliverability
OS127	Garages east of 38 to 46 William Smith Close	No evidence of suitability or deliverability
OS130	Avis Car Hire, 245 Mill Road	No evidence of suitability or deliverability
OS166	Site at the corner of Coldhams Land and Brooks Road	No evidence of suitability or deliverability
OS198	Site off Stourbridge Grove	No evidence of suitability or deliverability
OS199	Nuffield Health Centre Car Park	No evidence of suitability or deliverability
OS167	Site to north of Coldhams Land (east of railway)	No evidence of suitability or deliverability
OS048	Land North of Teversham Drift (Policy 27 - R47)	Planning permission granted / resolved to grant
OS135	Car park north of 1 Winchmore Drive	No evidence of suitability or deliverability
OS147	Broadwinds, Hauxton Road	No evidence of suitability or deliverability
OS151	Apple Court, Newton Road	No evidence of suitability or deliverability
OS177	John Lewis distribution centre	No evidence of suitability or deliverability
OS178	Waitrose site	No evidence of suitability or deliverability
OS197	Brookside Family Centre	No evidence of suitability or deliverability
OS013	43 Elizabeth Way, Cambridge	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS136	Lock-up garages adjacent to 57 Acrefield Drive.	No evidence of suitability or deliverability
OS143	Bungalows, gardens and garages on Chantry Close	No evidence of suitability or deliverability
OS152	Victoria Homes, Victoria Road	No evidence of suitability or deliverability
40395	Land at Grange Farm, Cambridge	Added into JDI No. 52643 submission
OS209	Babraham Institute, Babraham (element of site not included in HELAA CfS)	No evidence of suitability or deliverability
40509a	Land to the south of Babraham Road, and east of site H1c, Sawston	Duplicate records
OS103	Land to rear of Town End Farm, North of Cambridge Road, Balsham	No evidence of suitability or deliverability
OS104	Land to rear of Community Centre, West of Woodhall Lane, Balsham	No evidence of suitability or deliverability
OS105	Land to rear of Willowyck House, West Wickham Road, Balsham	No evidence of suitability or deliverability
OS106	Land at end of Woodhall Lane, to South of Wood Hall, Balsham	No evidence of suitability or deliverability
OS088	New Village between Barrington and Haslingfield, Barrington and Haslingfield	No evidence of suitability or deliverability
OS099	Land to North of High Street at Cambridge Road junction, Barton	No evidence of suitability or deliverability
OS100	Land to North of Hines Close, North of Comberton Road, Barton	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS101	Land to South of Comberton Road opposite The Arbory Trust Woodland Burial Ground, Barton	No evidence of suitability or deliverability
OS102	Land to rear of Kings Grove, Barton	No evidence of suitability or deliverability
OS098	Land to South of Cambridge Road, rear of Roman Hill, Barton	No evidence of suitability or deliverability
OS092	Land around Tudor Court, East of Old North Road, Kneesworth	No evidence of suitability or deliverability
OS093	Land to East of Spring Lane, South of Pepper Close and Clarkes Way, Bassingbourn cum Kneesworth	No evidence of suitability or deliverability
OS212	South West Cambridge	No evidence of suitability or deliverability
OS028	Bourn Airfield, Bourn (SS/7)	Planning permission granted / resolved to grant
OS207	Cambourne Business Park	No evidence of suitability or deliverability
OS026	Cambourne West (SS/8)	Scheme under construction
OS220	Cambourne West	Under construction
51611	Land east of Long Road, Comberton	Duplication of site JDI Ref. 40497
OS109	Land either side of Cambridge Road at Madingley Road junction, Coton	No evidence of suitability or deliverability
OS068	South East of Leopold Walk, and South West of Short Drove, Cottenham	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS069	Land at Beach Road, rear of Rosemary Farm, Cottenham	No evidence of suitability or deliverability
OS202	Brookfields Business Estate, Twenty Pence Road, Cottenham	No evidence of suitability or deliverability
40065	Dataracks, Stagwood House, Beach Road, Cottenham	Duplicate - included within 40556
40233	Land at Duck End Farm, Park Lane, Dry Drayton	Withdrawn by the new landowners
OS205	Land at Hinxton, South	No evidence of suitability or deliverability
51667	Land at Crow Green, north-east of Caxton Gibbet	Duplicate – included within 40473
OS112	Land to North of Boxworth Road, near Castle Acres works, Elsworth	No evidence of suitability or deliverability
OS113	Land South of Boxworth Road, South East of Constellation Mobile Park, rear of Browns Farm, Elsworth	No evidence of suitability or deliverability
OS007	Site Adjacent Pond at Potton End, St Neots, Eltisley	No evidence of suitability or deliverability
OS025	Cambridge East (SS/3 (1a))	Scheme under construction
OS116	Horningsea expansion, Horningsea	No evidence of suitability or deliverability
OS114	Rear of The Rosary and South of Vermuyden Way, Fen Drayton	No evidence of suitability or deliverability
OS018	Trinity School, 8 Station Road, Foxton, Cambridge	No evidence of suitability or deliverability
OS089	Land South of railway line, to rear of Station Road, Foxton	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS087	Land to South of Mill Road and West of Royston Road, Harston	No evidence of suitability or deliverability
OS090	Land to East of Fowlmere Road and Rear of Chardle Field, Foxton	No evidence of suitability or deliverability
OS077	Land at Cambridge Road Fulbourn, near Fulbourn Hospital	No evidence of suitability or deliverability
OS078	Land at Shelford Road, Worts Causeway junction, Fulbourn	No evidence of suitability or deliverability
OS031	Green End Industrial Estate, Green End, Gamlingay (H/1(f))	Planning permission granted / resolved to grant
OS118	Girton South West	No evidence of suitability or deliverability
OS117	Girton South East	No evidence of suitability or deliverability
OS096	Land to East of Crome Ditch Close, South of High Street, Grantchester	No evidence of suitability or deliverability
OS097	Land to South of Bridle Way, West of Widnall Close, Tabrum Close, Sladwell Close, Grantchester	No evidence of suitability or deliverability
OS008	Land to The North Of Church Street, Great Eversden, Known As Osp 148	No evidence of suitability or deliverability
40484a	Land south of Granhams Farm, Great Shelford	Duplicate records
40129a	Land East of Hinton Way, Great Shelford	Duplicate records
40129aa	Land East of Hinton Way, Great Shelford	Duplicate records

JDI No	Site name/description	Reason
45545a	Land to the north of Mingle Land, and east of Hinton Way, Great Shelford	Duplicate records
OS074	Land at rear of High Street, and East of Mill Road, Great Wilbraham	No evidence of suitability or deliverability
OS075	Land at The Lanes, North of Great Wilbraham C of E Primary School, Great Wilbraham	No evidence of suitability or deliverability
OS076	Land at Church Street, South of Great Wilbraham C of E Primary School, Great Wilbraham	No evidence of suitability or deliverability
OS094	Land between Potton Road and New Road, Guilden Morden	No evidence of suitability or deliverability
OS110	Land to South of Limes Road and Egremont Road, West of Cambridge Road and Main Street, Hardwick	No evidence of suitability or deliverability
OS084	Land either side of London Road, South of village, Harston	No evidence of suitability or deliverability
OS085	Land to East of Cantelupe Road and North of River Lane, Haslingfield	No evidence of suitability or deliverability
OS086	Land to West of Barton Road, North of village, Haslingfield	No evidence of suitability or deliverability
OS121	Land South of Harlton Road, West of West Close, Haslingfield	No evidence of suitability or deliverability
OS122	Land North of Harlton Road, edge of Village, Haslingfield	No evidence of suitability or deliverability
OS017	Former Waste Treatment Facility, Cambridge Road, Hauxton	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
40275	Wellcome Genome Campus, Hinxtton	Planning permission granted
OS083	Land between A505, A1301 and A11, North of Hinxtton Agritech, Pampisford	No evidence of suitability or deliverability
OS070	Land between Milton Road and Mill Lane, North of Clay Close Lane, Impington	No evidence of suitability or deliverability
OS004	Land Rear Of 24-27 Paynes Meadow, Linton	No evidence of suitability or deliverability
OS155	Land east of Station Road, Linton	No evidence of suitability or deliverability
OS206	Cambridge Road, Linton	No evidence of suitability or deliverability
45040a	Land south of Bourn Bridge Road, Little Abington	Duplicate records
52691	The Pyghtle, Little Gransden	Below HELAA threshold
OS080	Land between High Street and Whittlesford Road, Little Shelford	No evidence of suitability or deliverability
OS081	Land to East of Courtyards, Little Shelford	No evidence of suitability or deliverability
OS156	Green End Farm, Longstanton	No evidence of suitability or deliverability
OS061	Northstowe - Reserve (SS/5)	Not checked
OS021	29 High Street, Melbourn, Royston	No evidence of suitability or deliverability
OS091	Melbourn, Shepreth, Foxton, Fowlmere	No evidence of suitability or deliverability
OS071	Land East of Goding Way and North of Fen Road, Milton	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS072	Land at Ely Road, North of Milton Village, junction with A10, Milton	No evidence of suitability or deliverability
OS203	Cave Industrial Estate, Fen Road, Cambridge	No evidence of suitability or deliverability
OS204	Winship Estate and Cambridge Road, Milton	No evidence of suitability or deliverability
OS010	Land Adjacent To 28 Harston Road, Newton, Cambridge	No evidence of suitability or deliverability
OS064	Land between Over and Willingham, rear of Hill Farm Cottage	No evidence of suitability or deliverability
OS158	Land at Mill Road, Over	No evidence of suitability or deliverability
OS065	Corner of Over Merewat and Willingham Road, Willingham	No evidence of suitability or deliverability
OS060	Papworth Everard: Ermine Street South (residue) (Policy E/5(2))	Development completed
OS111	Land to North East of Papworth Business Park, Papworth Everard	No evidence of suitability or deliverability
OS006	Equestrian Site, Rampton Road, Willingham, Cambridge	No evidence of suitability or deliverability
OS029	Former Marley Tiles Site, Dales Manor Business Park, Sawston (H/1(a))	Under construction
OS082	Land to North and West of former Spicers site, Sawston	No evidence of suitability or deliverability
OS095	Land to West around Road Farm, A1198, Shingay cum Wendy	No evidence of suitability or deliverability
OS079	Land at rear of Haverhill Road, Stapleford	No evidence of suitability or deliverability

JDI No	Site name/description	Reason
OS107	Land to North of Ashwell and Morden Station, Station Road, Steeple Morden	No evidence of suitability or deliverability
40444	Land off Craft Way, Steeple Morden	Below HELAA threshold
OS120	New Town round Ashwell & Morden Railway Station, Guilden Morden & Steeple Morden; Also in N Herts DC	No evidence of suitability or deliverability
OS115	Buckingham Business Park expansion, Swavesey	No evidence of suitability or deliverability
OS119	East of Over Road, North of Guided Busway, Swavesey	No evidence of suitability or deliverability
OS063	South of New Road & West Street, East of Station Road, West of Longstanton Road & Norman Way, Over	No evidence of suitability or deliverability
OS073	Land at rear of Fulbourn Road, Teversham	No evidence of suitability or deliverability
OS108	Land to North of West Street opposite Comberton Village College, Comberton	No evidence of suitability or deliverability
OS020	Land to East Of Cody Road And North Of Bannold Road, Waterbeach Cambs	No evidence of suitability or deliverability
OS027	Land north of Waterbeach (SS/6)	Planning permission granted / resolved to grant
40557	Land to north of Station Road West and east of Duxford Road, Whittlesford	Duplicate site of 40557

JDI No	Site name/description	Reason
51669	9a Bridge Street, Whaddon	No development proposed
OS005	Granta Processors, Mill Lane, Whittlesford, Cambridge	No evidence of suitability or deliverability
OS019	Land at Moorfield Road & Knights Orchard, Whittlesford	No evidence of suitability or deliverability
40067	Land to north of Station Road West and east of Duxford Road, Whittlesford	Duplicate - included within 40557
OS059	Pampisford: West of Eastern Counties Leather, London Road (residue) (Policy E/4(1))	Development completed
OS066	Rear of Haden Way, Willingham	No evidence of suitability or deliverability
OS067	Land between Mill Road and Rampton Road, South of Newington, Willingham	No evidence of suitability or deliverability
40376	Land east of Ermine Street South, Papworth Everard	Added into JDI No. 48096 submission
40334	Land north of Barton Road, Cambridge	Added into JDI No. 52643 submission
OS251	Northstowe New Town	Under construction
OS252	Land north of Impington Lane, Histon & Impington	Under construction
OS255	Station Road West, Cambridge	Under construction
OS256	Bell School, Babraham Road, Cambridge	Under construction
OS257	Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge	Planning permission granted / resolved to grant

JDI No	Site name/description	Reason
OS261	Land south of Babraham Road, Sawston	Duplicate
OS262	Land North of Cherry Hinton, Cambridge	Planning permission granted / resolved to grant
OS263	Northstowe Reserve Land	Part of existing Northstowe allocation
OS264	Land North of Newmarket Road, Cambridge	Under construction
OS265	Cambridge Biomedical Campus Extension	Duplicate
OS269	Addenbrooke's Hospital Site	Planning permission granted / resolved to grant
OS266	Cambridge Biomedical Campus possible new extension	Duplicate records
OS267	Cambridge Biomedical Campus possible further new extension	Duplicate records
OS268	Fen Road, Cambridge	Duplicate
OS253	Fulbourn and Ida Darwin Hospitals	Planning permission granted / resolved to grant
40339	Land off St Ives Road (B1040), Papworth Everard	Landowner requested withdrawal
OS208	Dales Manor Business Park	No evidence of suitability or deliverability and not supported for redevelopment by the ELR