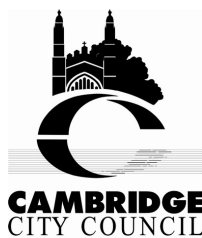


Strategic Housing Land Availability Assessment

May 2013

SUPPORTING THE DRAFT SUBMISSION PLAN STAGE OF THE
LOCAL PLAN REVIEW



Contents

PART 1 – MAIN REPORT

MAIN REPORT

CHAPTER NO.	CONTENTS	PAGE
1.	Introduction	4
2.	Background	5
3.	Structure of the Document	8
4.	Policy Context	9
5.	Methodology for the Study	12
	Stage 1: Planning the study	13
	Stage 2: Determining which sources of sites will be included within the study	15
	Stage 3: Desktop review of existing information	16
	Stage 4: Determining which sites and areas will be surveyed	17
	Stage 5: Carrying out the survey	19
	Stage 6: Estimating the housing potential of each site	20
	Stage 7: Assessing suitability, availability and achievability	21
	Stage 8: Review Of The Assessment	25
	Stage 9: Assessing The Housing Potential Of Broad Locations	67
	Stage 10: Determining the potential of windfalls (where justified)	69
	Stage 11: Monitoring the future supply pipeline	72
6.	Conclusions	73
7.	Next Steps	74

PART 2 – ANNEXES

CHAPTER NO.	CONTENTS	PAGE
ANNEX 1	ASSESSMENT CRITERIA	76
ANNEX 1A	FLOOD RISK ASSESSMENT	91
ANNEX 2	MAP OF WINDFALL SITES UNDER 0.5ha	97
ANNEX 3	CALCULATING THE POTENTIAL OF SITES	99
ANNEX 4	NATIONAL POLICY CHECK	106
ANNEX 5	WORK CARRIED OUT SO FAR	108
ANNEX 5A	VIABILITY ASSESSMENT	109
ANNEX 6	THE HOUSING MARKET PARTNERSHIP	178
ANNEX 7	SITE VISIT PROFORMA	182
ANNEX 8	INITIAL CONSULTEES	182
ANNEX 9	ADDITIONAL SITES FORM	186
ANNEX 10	CITY INDEX MAP OF POTENTIAL SITES	196
ANNEX 11	WARD MAPS (Separate Documents)	196

ANNEX 12	LIST OF CONSULTEES SHLAA CONSULTATION SEPT 2011	198
----------	--	-----

PART 3 – POTENTIAL SITES

CHAPTER NO.	CONTENTS	PAGE
ANNEX 13	MAPS & ASSESSMENTS OF POTENTIAL CITY SHLAA SITES	202
ANNEX 14	MAPS & ASSESSMENTS OF EDGE OF CITY STRATEGIC SITES	344

TECHNICAL APPENDIX

CHAPTER NO.	CONTENTS	PAGE
ANNEX 15	UNDEVELOPABLE SITES – SUMMARY OF REASONS FOR REJECTION & MAPS OF REJECTED SITES	457

AUDIT OF SITE CONCLUSIONS

CHAPTER NO.	CONTENTS	PAGE
ANNEX 16	AUDIT OF CHANGES SINCE MAY 2012 SHLAA	673

1 Introduction

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

2. Background

- 2.1 The SHLAA helps to assess the amount of land that may potentially be available for new housing over the years 2011-2031. It is a key part of the evidence that the Council will consider and consult on as the Local Plan is reviewed.
- 2.2 SHLAA's aim to:-
Identify sites with potential for housing;
Assess their housing potential; and
Assess if and when these sites are likely to be developed.
Identify broad locations for growth when it is not possible to identify sites for growth beyond 10 years.
- 2.3 The SHLAA forms part of the evidence base for the review of the Local Plan. It identifies potential housing land, and provides a detailed assessment of it, but does not make decisions about which sites should be developed. Instead the SHLAA will be used to support decision making about housing provision and land allocations. It does not pre-judge the strategic approach that the plan will take. The information provided in the SHLAA is not binding on any future recommendation that may be made by the Council through the planning process.
- 2.4 This document is an updated version of the SHLAA following the Local Plan Issues and Options Consultation in June 2012 and the Local Plan Site Options Consultation in January 2013. Public consultation on the original Draft SHLAA was held between September – November 2011. This is the third version of the SHLAA and has been produced as background evidence to inform the development of the draft Cambridge Local Plan 2014 which is due to be consulted upon in the summer of 2013.
- 2.5 As part of the original SHLAA consultation the Council initiated a fresh call for sites which were evaluated in the May 2012 version of this document. Issues raised concerning some of the more strategic submissions were consulted upon through the Issues & Options stage of the Local Plan in June 2012. Following the Issues & Options consultation in June – July 2012 there has been a further round of public consultation on Site Options for the Local Plan Review in January 2013.
- 2.6 The SHLAA is a live document and is being updated at key stages in the Local Plan Review. The Council's Web site will include the latest version.
- 2.7 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).
- 2.8 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 favourably.

- 2.9 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.
- 2.10 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.
- 2.11 One of the purposes of a SHLAA is to demonstrate that enough land can be identified to meet policy requirements.
- 2.12 Following the Localism Act in 2011 the Government has revoked the RSS for the East of England in January 2013. The National Planning Policy Framework (NPPF) requires local authorities to have a clear understanding of housing needs in their areas through the preparation of A Strategic Housing Market Assessment (SMAA) working with neighbouring authorities where the housing market area crosses administrative boundaries. The NPPF also places a Duty to Cooperate upon local authorities and in recent months this has led to the five Cambridgeshire Districts, Peterborough and two west Suffolk Districts to work together on the production of a new chapter of the SMAA to identify the scale and mix of future housing needed to 2031 across the Cambridge Sub region Housing Market Area.
- 2.13 The outcome of this work is that an additional 93,000 homes are forecast to be needed between 2011 and 2031. Within this the objectively assessed need for market and affordable housing within Cambridge is around 14,000 dwellings. A memorandum agreement has been signed by all constituent authorities on the conclusions of this research as representing the need for additional housing within the Cambridge Sub Region Housing Market Area.
- 2.14 The SMAA now sets out objectively assessed need. This level of future provision will be confirmed through the examination and adoption of the Local Plan Review.
- 2.15 The starting point for the SHLAA in exploring how this level of provision might be met has been to set out how much development land already has planning permission or is allocated in existing plans – in effect sites that are already known about, are planned for and which are likely to come forward. It is then the role of the SHLAA to look for additional sites and ascertain what the prospect is for them coming forward and the likely

timing of their delivery. It does this by separating new sites out according to the following typology¹:

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

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

According to national guidance² for a site to be **deliverable**, it needs to be:

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

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

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

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

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

1 ¹ See paragraphs 47-48 of the National Planning Policy Framework To be considered **deliverable**, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered **deliverable** until permission expires, unless there is clear evidence that schemes will not be implemented within five years To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. To be considered **developable**, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

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

3. Structure of Document

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

4. Policy Context

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

The National Planning Policy Framework

- 4.2 In March 2012 the Government published the National Planning Policy Framework (NPPF), which serves to replace Planning Policy Statement 3 (PPS3) and Planning Policy Statement 25 (PPS25) and all previous planning guidance. Some technical aspects of PPS25 have been saved within a Technical Guidance Document to the NPPF.
- 4.3 Section 6 of the NPPF and paragraphs 47-55 sets out the government's strategy for delivering a wide choice of quality homes.
- 4.4 Local planning authorities are encouraged to boost the supply of housing to meet the full objectively assessed needs for market and affordable housing in the housing market area. In addition to the requirement for local planning authorities to identify a rolling five-year supply of deliverable housing sites in their annual monitoring, there is an additional buffer requirement of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. In cases where there has been a record of persistent under delivery of housing this buffer would rise to 20%.
- 4.5 The NPPF does make allowance for the role of windfall sites in the five-year housing supply. It states that residential gardens should not be included under windfall sites. The NPPF also sets out that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens. Such a policy is being considered as part of the review of the Local Plan (Policy 53).
- 4.6 The NPPF states that the Council will also be able to set out its own approach to housing density. This is being considered as part of the review of the Local Plan (Policy 51).
- 4.7 The approach towards SHLAA's remains broadly similar to that previously advocated in PPS3 and are outlined above in paragraph 2.11 and associated footnotes. The SHLAA was originally a requirement of Planning Policy Statement 3 Housing PPS3 which has now been replaced by the NPPF paragraph 159. The NPPF still makes reference to SHLAA's and the responsibility of local planning authorities through evidence work to identify a 5 year supply of deliverable sites and a longer term supply of developable sites or broad locations for future housing growth.
- 4.8 **Technical Guidance to the National Planning Policy Framework which replaces key elements of Planning Policy Statement 25: Development and Flood Risk (Dec, 2006).** This aims to ensure that flood

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

Regional

- 4.9 The RSS for the East of England (the East of England Plan) has been revoked by the Regional Strategy For East Of England Revocation Order 2012 and came into force on 3rd January 2013. Cambridge City Council and South Cambridgeshire District Council are the strategic planning authorities for Cambridge and its immediate hinterland. Both Council's are working in partnership under the new duty to cooperate with the County Council and others in the sub region travel to work area and housing market area along with other key agencies and bodies.

Local

- 4.10 Current Local Development Framework (LDF) development plan documents are the Cambridge Local Plan adopted in 2006, the Cambridge East Area Action Plan adopted in 2008, and the North West Cambridge Area Action Plan adopted in 2009.
- 4.11 The 2006 Local Plan has a number of key policies which were taken into account in the suitability assessment undertaken in the SHLAA: -
- Spatial Strategy
 - 3/1 Sustainability
 - 3/2 Setting
 - 3/4 Context
 - 3/5 Mixed Use
 - 3/10 Subdivision of plots
 - 4/1 Green Belt
 - 4/4 Trees
 - 4/5 Nature conservation sites
 - 4/6 Local Nature Conservation
 - 4/9 Ancient Monuments
 - 4/10 Listed Buildings
 - 4/11 Conservation Areas
 - 4/12 Buildings Of Local Interest
 - 4/13 Pollution
 - 4/14 Air quality
 - 4/16 Flooding
 - 5/2 Conversions
 - 5/11 Community Facilities
 - 7/3 Protected industrial space
 - 8/1 Spatial location
 - 8/2 & 8/3 Traffic

8/4 & 8/5 Walking and cycling
8/7 Public transport access
8/13 Cambridge Airport public safety zone

Annual Monitoring Report

- 4.12 The most recent Annual Monitoring Report December 2012 is relevant to the SHLAA housing trajectory referred to later in this report.
- 4.13 The NPPF advises sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. There is also an additional buffer requirement of 5% additional supply required to ensure choice and competition in the market for land.

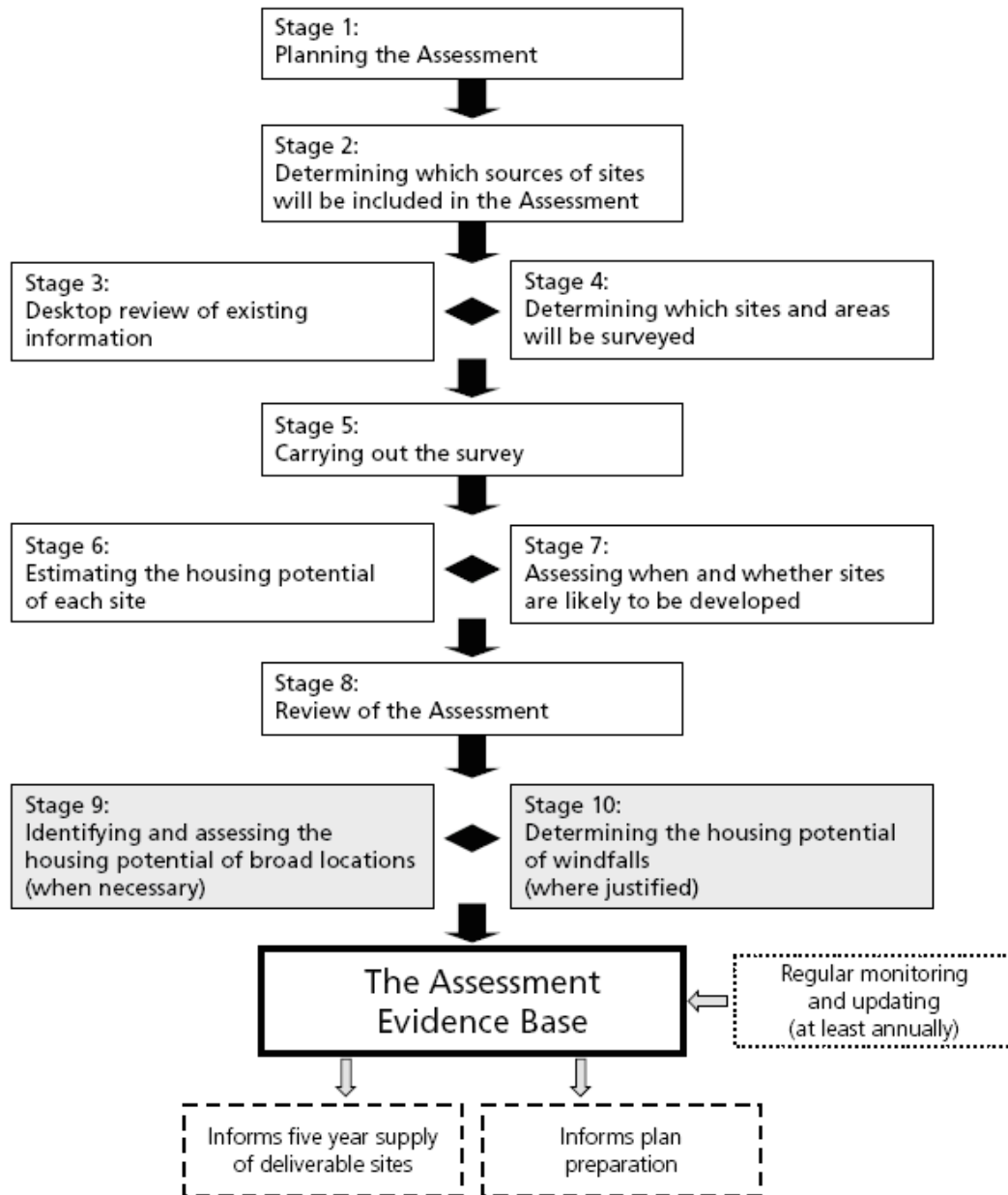
Urban Capacity Study

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

5. Methodology

5.1 Central Government has produced SHLAA Practice Guidance.³ This sets out the main stages that a SHLAA should go through, as illustrated below. This SHLAA follows this staged approach:

Figure 1: The SHLAA process and outputs



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

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

Stage 1: Planning the Assessment

A Joint Approach

- 5.2 Guidance on preparing SHLAAs suggests that in planning assessments consideration should be given to carry it out with other local planning authorities in the same housing market areas.
- 5.3 The Cambridge Sub Region Housing Market Area comprises all 5 Cambridgeshire Districts plus the west Suffolk Districts of Forest Heath and St Edmundsbury. Peterborough City Council has also collaborated with this group of authorities.
- 5.4 The Localism Act 2011 places a duty to cooperate on local authorities requiring them to constructively engage on an ongoing basis in the preparation of LDF documents. Where this involves strategic matters. The NPPF also adds to this statutory duty to demonstrate evidence of having effectively cooperated to plan for issues with cross boundary impacts.
- 5.5 The seven districts along with Peterborough have collaborated in recent months to produce a joint chapter in the Strategic Housing Market Assessment to identify the scale and mix of housing needed across the area to 2031. Integral to this is a separate Technical Report which provided an overview of national sub national and local data drawn upon to inform the level of need set out in the SMAA.
- 5.6 However, at the time the City Council started work on this document, the City Council and South Cambridgeshire District Council has different LDF timetables and it was considered impractical to prepare a joint housing land availability housing assessment. This position has now changed and the two districts are running their Local Plan reviews in parallel. South Cambridgeshire have completed a SHLAA for their District and undertaken an extensive call for sites. This included a joint evaluation with the City Council of cross boundary sites which were
- 5.7 then the subject of a joint sites consultation in January 2013 as part of the work on the Local Plans for both districts.
- 5.8 Annex 14 of this document includes an evaluation and conclusions on the edge of City sites considered in both SHLAA's following work on Issues and Options for both Local Plan Plans in 2012.

Partners and Stakeholders

- 5.9 Consultation on methodology and site assessment criteria for the SHLAA was carried out in February 2009 and July 2009 included other Local Authorities, Agents, and the former Government Office for the East of England and the House Builders Federation.
- 5.10 The Practice Guidance encourages the full involvement of relevant stakeholders via the establishment of a Housing Market Partnership

(HMP). This has been set up and is made up of representatives of the following interest groups:

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

5.11 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

5.12 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

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

Quality Assurance

5.14 In order to ensure the quality of the work, and to complete consistent and worthwhile assessments, the process of assessing individual sites has been standardised as much as possible, using a standard pro-forma (see Annex 7). Extensive liaison has also occurred with various officers around the Council on the assessments including Principal Development Control Officers, Environmental Health officers, Conservation and Urban Design

officers, the Head of Property and colleagues in the Housing Strategy Team, who helped review the assessments carried out.

- 5.15 Partners and Stakeholders have helped in scrutinising the Assessments to further evaluate the developability and / or deliverability of sites.

Work Programme and Project Milestones

- 5.16 A full list of milestones is included at Annex 5. The SHLAA will inform the review of the 2006 Local Plan starting with Issues and Options. Two 'call for sites' has been undertaken and this document has been agreed by members in July 2011 and has been the subject of public consultation for 6 weeks from the 30th September 2011.
- 5.17 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.
- 5.18 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

- 5.19 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).

5.20 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

5.21 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, land owners and stakeholders to put forward sites	To identify sites

Stage 4: Determining which sites and areas will be surveyed

- 5.22 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.
- 5.23 **The nature of the housing challenge** –Affordability of housing remains a problem in Cambridge. The ratio of lower-quartile house prices to lower-quartile earnings, a measure of affordability used in the Barker Review was around, 9.48 in 2012 up from 9.05 in 2011 source: Cambridgeshire County Council Research Group . This measure is particularly significant for first time buyers. The SHLAA Guidance notes that in areas with high housing targets and / or worsening affordability the Assessment should be more comprehensive and intensive. For this reason the Council has identified as many sites as possible throughout the city.
- 5.24 **The nature of the area** – Cambridge is an urban area of compact size. The Guidance notes that in urban areas it may not be necessary or feasible to identify all the sites with potential for housing. However, as mentioned above the Council has not applied a minimum site size threshold
- 5.25 **The nature of land supply** –The current Cambridge Local Plan provides approximately a 50/50 split between allocated sites on the urban fringes of Cambridge and sites within the existing built up area of the City. Between 1999 and 2009 housing development has been concentrated on sites within existing areas of the City. However, this will shift in the forthcoming years as the sites on the fringes of the City that have been released from the Green Belt will be under construction and delivering a large number of new homes and associated infrastructure. Progress to date is as follows:
- **Trumpington Meadows** up to 1,200 new homes are to be built out from late 2011 to 2018 including 40% affordable housing. 600 of these are in the City. The first phase of 353 dwellings is under construction. 29 of these are in SCDC.
 - **Glebe Farm** east of Hauxton Road 286 homes (including 40% affordable housing) has full planning consent and is under construction. Completion is expected by the end of 2015.
 - **Clay Farm** up to 2,300 homes including 40% affordable housing to be built out from late 2011 to 2018. Reserved matters has been approved for two schemes for 306, 128 and 102 homes in the southern part of the site. These are under construction. Reserved matters applications have been submitted for a further 274 and 229 dwellings. Work on the

infrastructure for the whole site is well underway with the construction of the spine road and balancing ponds to be completed by summer 2012. Build out from 2011 to 2018.

- **Bell School** Has outline consent for 347 homes including 40% affordable housing and 100-bed student accommodation for the Bell Language School. A reserved matters application has now been approved following an appeal over access.
- **North West Cambridge** 3,000 new homes split between the City and South Cambs District Council (SCDC). An outline application was approved in August 2012 subject to a S106 agreement. Reserved matters for Phase 1 is expected in the spring of 2013.
- **NIAB** In April 2012 90 dwellings were complete and occupied on the frontage site. A further 61 are expected to be completed over the next 18 months. Outline consent has been approved by Committee for a further 1593 dwellings on the remainder subject to the completion of a S106 agreement. This is still under negotiation.

5.26 **The resources available to the team** –The SHLAA has been prepared by officers in the Policy Team, with the assistance and guidance of other officers within the Council, as well as advice from the HMP, other stakeholders and best practice by other authorities.

5.27 For the reasons explained above all sites identified using the sources of information in Stage 3 have been visited by officers and assessed. This allowed an up to date view on development progress, and to identify any possible constraints to development.

Key Constraints Within the Assessment

5.28 **Green Belt.** Green Belt is an important national policy constraint and there remains a presumption against inappropriate development. As this SHLAA is a technical rather than policy document it is not the forum to make judgments on the relative merits of Green Belt sites over sites elsewhere unless a policy case has already been established to do so, or where it is necessary to look at Green Belt sites to achieve agreed numbers. The NPPF continues to support Green Belt policy.

5.29 The boundary of the Green Belt around the City has also been recently reviewed and sites have been taken out to enable the urban extensions. These will continue to be built out over the next 10 years. The Cambridge Local Plan (2006) also included provision for safeguarded land to meet development needs in the urban extensions beyond the year 2016. The Local Plan Review will consider if there are exceptional circumstances that justify the need for any further reviews of the Green Belt. The Issues and Options consultation in June 2012 identified a number of broad locations within which Cambridge and South Cambridgeshire Councils had received SHLAA additional site submissions. Further changes to the Green Belt can only be effected in exceptional circumstances and through the preparation of the review of the Local Plans. In May and December 2012

the Council published a Review of the Inner Boundary of the Cambridge Green Belt as part of evidence base work for the Local Plan Review.

- 5.30 **Protected open space.** This has been included to protect the amenity and infrastructure of existing and future residents. Where sites conflict with protected open space shown on the Local Plan Proposals Map it has been noted in the assessment. Where land has been identified which may meet the criteria for future designation this has been included and assessed. The City Council has adopted an Open Space and Recreation Strategy in October 2011. Where sites have been identified within the SHLAA as meeting the criteria for designation as protected open space they have been assessed and considered unsuitable.
- 5.31 **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. A new policy is to be included in the Local Plan to regulate development on garden land. In addition, private residential gardens are now classified as green field development under the NPPF and do not therefore constitute a favoured source of supply.
- 5.32 **Protected industrial sites.** Sites currently designated as protected industrial sites under Policy 7/3 of the Cambridge Local Plan have been noted from the study. Where the subsequent Employment Land Review has recommended that sites may be considered for housing they have been included and assessed for developability potential.

Other Uses

- 5.33 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.
- 5.34 Where sites have been submitted to the Council and fall within the above constraints they have been subject to a full assessment against other constraints.

Stage 5: Carrying out the survey

Methodology

- 5.35 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.
- 5.36 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?

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

Stage 6: Estimating the housing potential of each site

- 5.38 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.
- 5.39 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.
- 5.40 *The Guidance proposes that a design-led approach to assessing individual sites can be used. However, given the time and resources of the assessment team it was unrealistic to go down the design led approach for the assessment given the large number of sites initially identified (in excess of 890). An assessment of housing potential was therefore assessed through the use of density formulae taking into account the location, accessibility, size and shape of sites. Annex 3 sets out the methodology for assessing densities.*
- 5.41 Following further evaluation, sites considered to be suitable were subject to a design led approach with the Council's Urban Design Team to test the robustness of the initial estimates. The assessments of remaining SHLAA sites now show the constrained housing capacity on each site based on a design led approach. This has resulted in 21 developable SHLAA sites being removed from the SHLAA.
- 5.42 The Local Plan would not normally consider allocating small sites and a decision has been taken since the production of the last SHLAA in May 2012 to revise the minimum threshold for sites to be included in the Local Plan from sites producing 10+ dwellings to only consider sites of 0.50ha or greater.

- 5.43 The Council has also been careful to ensure any existing housing on sites is taken into account so that constrained housing number estimates are net increases in stock.
- 5.44 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

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

Figure 2: SHLAA Suitability Assessment Criteria Scoring System

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

- 5.48 Sites were filtered against this traffic light system. Where sites have scored red this means a constraint is present which is considered to be a 'show stopper' and the site has not been carried forward to the next level of assessment.

- 5.49 Where sites have scored amber this does not necessarily mean they are unsuitable for development. However, there may be constraints on the site that may prevent development in the short to medium term, or sites may perform more poorly against planning criteria. Sites are still brought forward into the next level for assessment and this information will be used to inform development options as part of preparation of the next development plan.
- 5.50 Initially 891 sites were identified and assessed for suitability against the above criteria. Around 137 were subject to existing allocations and consents and were removed to prevent double counting in the SHLAA and AMR. Development was completed on a few sites while work on assessment progressed and these were also discounted.
- 5.51 570 smaller sites were identified through the site search and have been subject to site visits but have not been further assessed for deliverability, as they would yield less than ten residential units once density assumptions were applied and therefore would not be of a size that would be allocated in future development plans.
- 5.52 Details of these and a further 21 sites were included in the May 2102 SHLAAA Annex 2. With the change of threshold in this SHLAA to over 0.5ha rather than 10+ dwellings they have not been included in this SHLAA.
- 5.53 This left 184 sites for detailed suitability assessment. 61 of these sites were concluded to be suitable and were discussed in a series of member briefings in June 2011 prior to the July 2011 Development Plan Scrutiny Sub Committee. 123 sites were deemed to be unsuitable for development. Details outlining the summary of the reasons and maps for rejected sites with a capacity of 10+ dwellings, are being published in a separate technical appendix to the SHLAA.
- 5.54 Since May 2012 a series of updates have been undertaken have been applied to the SHLAA, assessing new sites submitted to the Council following the Issues and Options 1 consultation, and the Issue and Options 2 Joint Sites consultation, reviewing the suitability of sites following a suggested change in threshold for all SHLAA sites, considering new information from some land owners on the availability of a few sites, reviewing the acheiveability of sites following the separate consultancy on development viability refered to later in this report and reviewing the suitability of some sites following more detailed work the Council has undertaken on edge of City sites with South Cambridgeshire District Council on the Sustainability Appraisal of the Local Plan.
- 5.55 Copies of the full assessments for all currently developable sites are included in Part 3 of this report.
- 5.56 Inclusion of these sites in the SHLAA does not indicate that sites will be developed or are capable of being developed; instead they represent the

types of land uses that can come forward. They are included in this SHLAA to help inform future land supply assumptions.

Stage 7b: Assessing availability for housing

- 5.57 In 2008 the Council initiated a 'call for sites'. 13 sites that were suggested to the Council were evaluated alongside other sites identified by officers in the desktop assessment using the above methodology. There was an initial assumption that these were available for development save for any constraints, which may need to be addressed.
- 5.58 Further work was undertaken to assess remaining sites considered to be deliverable or developable through researching and contacting land owners or their agents during July and August 2011 to establish whether they have any development intentions and whether the sites are available for development over what timescale and whether they faced any constraints. These were discussed with the Housing Market Partnership. The conclusions are also presented in Table 4. Developable sites have to be available now and not in any use which is likely to continue. The assessment column in Table 4 outlines the current use of each site.
- 5.59 In addition, owners of sites with planning permission, which have not yet started (commitments) and those sites, which are allocated through the Cambridge Local Plan, have been contacted through the SHLAA and Annual Monitoring Report (AMR) surveys to update the current position regarding availability. Table 5 reviews the position on existing allocations in the current adopted Local Plan.
- 5.60 As part of the consultation on the SHLAA between September and November 2011 a fresh call for sites from land owners and developers was initiated. This resulted in a further 40 sites being submitted of which 7 were resubmissions and 2 were within the new broad locations being put forward by the Council. 1 further site was reinstated for assessment as a result of representations received. This resulted in 34 new sites for assessment
- 5.61 Table 7 of this report includes conclusions on the 'call for sites'.

Stage 7c: Assessing achievability for housing

- 5.62 Initial work on assessing achievability was undertaken through the desktop study using information researched by the Council, site visits and through a call for sites. This was further developed following specific discussions with the land owners to ascertain what if any development intentions there were and at what stage the site was likely to be available
- 5.63 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;

The result of this discussion along with their views on the suitability of sites has been fed into the overall assessment. The Housing Market Partnership has met six times to oversee work on the SHLAA and to advise the evaluation of sites. Table 4 again summarises and updates the conclusions reached on achievability.

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

⁴ NPPF, para 173

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

- 5.67 The Council has commissioned consultants to undertake a high level viability assessment on the sites and scale of potential housing and commercial development in Cambridge. This built on viability work that has been done as part of the Cambridge and South Cambridgeshire Joint Infrastructure Study. The work involved testing the economic viability of land identified in the Councils SHLAA to meet identified housing need over the Local Plan period. This work has also establish the impact of affordable housing policy and any other policy standards (e.g. code for sustainable homes, and policy options on density standards) on the economic viability of sites and it should assess the appropriate and defensible levels of charge for the Community Infrastructure Levy. This is being prepared in parallel with the review of the Local Plan and has recently been the subject of public consultation.
- 5.68 The Council's commissioned consultants have concluded that the reviewed sites will support or have potential to support viable outcomes; and therefore not be held up unduly or prohibited owing to inherent non-viability. On the whole good to strong levels of sales values are available to support development viability, so schemes can proceed and frequently still bear planning obligations at significant levels as promoted by existing and proposed policies. This is borne out through a relatively high level of continued development interest and activity in the City, particularly compared with that seen in many other areas recently. The overall conclusions on a site by site basis are included at Annex 5A. These have been shared with members of the Housing Market Partnership.

Stage 7d: Overcoming constraints

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

Stage 8: Assessment Results & Review of the Assessment

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

What is the assessment telling us?

- 5.72 Initial assumptions are that the review of the Local Plan will need to consider the provision of up to 14,000 new homes between the years 2011 and 2031 (700 per year).

Sites in The Planning Process

- 5.73 Between 2001/02 and 2011/12 5,030 dwellings were built. In the early years of the plan housing completions were below the average annual requirement. This is because larger sites, particularly those allocated on the edge of Cambridge require a long lead in time and are therefore unlikely to bring forward significant numbers of completions until the middle to later part of the plan period. In April 2011 there were commitments and allocations, which provide capacity for 10,612 dwellings. These are detailed in the Councils December 2012 Annual Monitoring Report housing trajectory. Table 2 follows and highlights the main commitments .
- 5.74 Work on the SHLAA and the Local Plan Review has involved closer scrutiny of this trajectory to reconsider the delivery timescale and phasing of some of the development in the urban extensions and elsewhere. The trajectory presented in this SHLAA in Table 6 later in the document represents an update of the phasing assumptions from the Dec 2012 AMR based on more up to date information and a review of some of the phasing detail to reflect more realistic pattern of delivery in the second half of the plan period. In the light of the recent economic downturn slightly delayed starts and the pace of construction currently this does not seem unreasonable.

Table 2: Dwellings In The Pipeline 2012-2031

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Totals
Dwellings on deliverable urban extensions	358	707	1431	1347	1249															4545
Dwellings on developable urban extensions						818	660	321	160	40	0	0	0	0	0	0	0	0	0	2732
Dwellings on other allocations with permission	304	390	358	261	138															597
Dwellings on other allocations with permission						84	47	0	0	0	0	0	0	0	0	0	0	0	0	611
Dwellings on other allocated sites without planning permission	0	10	13	0	131															1268
Dwellings on other allocated sites without planning permission						156	207	80	18	33	116	62	0	0	0	0	0	0	0	111
Dwellings on deliverable on large sites (Over 50) with permission (not allocated)	19	77	40	65	30															228
Dwellings on deliverable on large sites (Over 50) with permission (not allocated)						30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dwellings deliverable on small sites (10-49) with permission (not allocated)	10	101	0	14	0															107
Dwellings deliverable on small sites (10-49) with permission (not allocated)						0	28	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL																				
Total deliverable sites (five year land supply): cumulative	691	1285	1842	1687	1548															7053
Total developable & deliverable sites						1088	942	401	178	73	116	62								2860

(Source: Cambridge City Council Annual Monitoring Report 2011/12)

Sites Currently identified as Suitable in the SHLAA

5.75 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 of the previous SHLAA May 2012
- This reduced the number of sites to 184 sites.
- In July 2011 60 of these were identified as being potentially developable and
- 124 sites were rejected.

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

- The remaining 50 sites were further scrutinised by the Housing Market Partnership and the Urban Design Team on developability and density assumptions. This resulted in a further 22 sites being re-classified as small sites likely to deliver less than 10 units net and were added to the 569 sites in Annex 2 of the May 2012 SHLAA to make 591.

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

- The consultation produced 35 new sites of which 11 were considered developable, 5 were classified as small sites, and 6 were considered unsuitable. In addition a further 13 of the 35 sites have been added as edge of City strategic sites. The Council has concluded the assessments of these sites as they all lie within the inner boundary of the Green Belt.

- Since May 2012 officers have undertaken extensive joint work with South Cambridgeshire District Council on edge of City sites leading up to a joint consultation on Sites in January 2013.

- These are all shown in Table 4. In May 2012 a few of the 65 sites considered by members faced significant constraints and were recommended as undevelopable. These have now been removed from

the SHLAA Full details of the suitability assessments and constraints facing the remaining 50 sites are included in Part 3 of this report.

- Of these 18 are SHLAA sites over 0.5ha that are still likely to produce dwellings over the plan period
- 2 Sites in the City and 12 edge of City sites have been rejected in following the the Local Plan site assessment process and consultation
- 1 site has performed very poorly in the consultants viability testing and have been removed from the SHLAA
- 1 land owner has withdrawn their site
- 14 sites are under 0.4ha and would be windfalls at the new threshold
- 1 site now has planning consent and is in the AMR monitoring
- 1 site is being recommended for employment use rather than housing
- The remaining 18 SHLAA sites are likely to deliver a constrained capacity 1904 **dwellings** over the 18 years of the next plan to 2031. The capacity of each site is shown in the final column of Table 4.

5.76 The housing capacity of the 222 small sites in the last SHLAA have been totally discounted as windfall estimates are being used instead.

Table 3: Potential Housing Supply Numbers

Total dwellings developed / deliverable / developable 2011-2031

Dwellings developed 1 st April 2001 to 31 st March 2011:	4,698
Completions April 2011-March 2012	331
Deliverable Schemes (5 year supply) (2012/13-2016/17)	
Dwellings in urban extensions	2,840
Dwellings on other allocations with permission	1431
Dwellings other allocated sites without planning permission	143
Dwellings deliverable on large sites (Over 50) with permission (not allocated)	231
Dwellings deliverable on small sites (10-49) with permission (not allocated)	125
Sub Total	4770
Developable Schemes (6-14 years supply) (2017/18-2030/31)	
Dwellings in urban extensions	4568
Dwellings on other allocations with permission	132
Dwellings other allocated sites without planning permission	578
Dwellings deliverable on large sites (Over 50) with permission (not allocated)	30
Dwellings deliverable on small sites (10-49) with permission (not allocated)	28
Sub Total	5,336
Total	10,106
Current Commitments and Cumulative Completions Actual & Projected 2011-2031	10,437
(Source:AMR 2012)	
SHLAA Sites	
Dwellings on identified SHLAA sites over 0.5ha as potentially being developable / deliverable over 18 years	1904
Future windfall sites estimates average of 123pa over 15 years based on assessment of past windfalls under 0.5ha discounted and allowing no windfalls until after 2016 to avoid double counting existing consents (see section 9 of this report).	1850
Grand Total: (rounded)	14,191

- 5.77 Some 10,106 homes have already been allocated in the 2006 Local Plan or permitted in planning consents since April 2011. 4,770 of these are deliverable within the next 5 years and 5,336 dwellings are considered to be developable beyond 5 years but in the lifetime of the next plan.
- 5.78 The list of sites in this SHLAA has potential to contribute to a constrained capacity of around 1904 dwellings. Table 4 below lists currently suitable, achievable, and deliverable/ developable sites.
- 5.79 The future allowance for windfalls on small sites of less than 0.5ha dwellings, is included in Table 3 above. A map can be found in Annex 2 and contribute 1850 new homes by 2031.
- 5.80 An analysis of the current deliverability and developability of allocated sites can be found in Table 5. To be deliverable in the first 5 years sites have to be available now, achievable and suitable. To be developable they have to be suitable, and achievable but not necessarily immediately available.
- 5.81 The suitability of current allocations in Table 5 and planning consents consents in Table 2 have been reviewed as part of the SHLAA, the review of the Local Plan, and Annual Monitoring. Relevant land owners or their agents have been contacted and any future capacity estimates have been tested with the Council's Urban Design Team as necessary. The Council is confident the updated information is a reasonable indication of their capacity achievability and availability.

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
1	Abbey Stadium and land fronting Newmarket Road	105	Abbey	2.88	53.63	154.33	154	In use as football stadium supporters club and ancillary uses. Not yet available.	Yes –pre-discussions in progress with land owner. Potentially achievable if replacement open space can be provided. Viability Amber: The site ranges across high, medium and low viability. It has the potential to perform well under the right conditions and, despite the low viability under adverse conditions, in view of the overall strength of the local market, an amber rating is justified.	Satisfactory replacement of open space and other constraints in assessment not resolved. The Council is not convinced of the need for a Community Stadium following the Local Plan Issues and Options 2 Site Options Review and SA of Sub Regional Facilities	Access and constrained nature of frontage. Covenant on south stand re allotments. Land owner suggested removing Boston Road from site which will mitigate overlooking.	Not deliverable or developable	0
2	1 Ditton Walk	202	Abbey	0.28	65	17.97	14	Yes	Yes-outline Planning permission now granted for 12 houses (6 yr consent) 10/0861/OUT 24th Nov 10 remove from SHLAA	Yes	Trees at rear of site and other constraints in assessment	Counted in AMR 2012Remove from SHLAA	0
3	Catholic Church of St Vincent de Paul	430	Abbey	0.16	75	11.89	6-10	No, in use currently as church	Yes land owner has indicated has potential in longer term and they have bought adjoining land at 30 Ditton Lane which could make the site larger. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	The site initially considered to be suitable for development. Site may result in a gain of only 6 on redevelopment. This could increase by addition of adjoining land	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
4	636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road	443	Abbey	1.01	75	76.10	75	No- in current use as 2 churches community hall and other uses	Yes County Council owns part, is interest from 3 of the 4 site owners. Waiting to hear from remaining owner. Potentially achievable. Viability Green shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.	Yes	Access would have to be from Peverel Road Existing community facilities would need to be incorporated in any redevelopment	Developable in 6-20 years	75
5	Ditton Fields Nursery School, Wadloes Road	870	Abbey	0.19	75	14.29	14	Yes- School now demolished site available	Yes –City Council own and want to develop in 3 year programme. Viability Amber: The site ranges across high, medium and low viability. It has the potential to perform well under the right conditions and, despite the low viability under adverse conditions, in view of the overall strength of the local market, an amber rating is justified.	Yes	Mitigation over loss of community facility- Nursery provision has been transferred to Meadows Primary School in Galfrid Road.	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
6	Telephone Exchange south of 1 Ditton Lane	855	Abbey	0.17	75	13	13	No it is in use currently as a telephone exchange building and car park.	Yes – land owner has indicated that its use will become redundant in longer term and it may be released for residential development after 2020. Viability Green: The viability study shows that the site has good viability at current value assumptions but moves to red low at the lower value scenario but showing good viability overall.	Yes	The site may be appropriate for housing development subject to amenity issues being addressed	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
7	Land to r/o 551-555 Newmarket Road	894	Abbey	0.11	65	7	4	No in use as residential property	Yes achievable. Land owner put forward in call for additional sites	Yes	Subject to agreeing access details and clean up of past contamination on site	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
8	Camfields Resource Centre and Oil Depot Ditton Walk	906	Abbey	0.86	40	34	35	Yes vacant warehouse on market.	Yes achievable. Land owner put forward in call for additional sites. Adjoining owner of oil depot asked for site to be included in SHLAA. Viability Amber: The viability study shows that the site has medium viability across base and high value scenarios. Low viability under the low value scenario makes the site perform less well overall but, in view of the strength of the local market, an amber rating is justified.	Yes	Contamination from former oil depot. Noise.	Developable in 6-20 years	35
9	162 - 184 Histon Road	012	Arbury	0.23	75	17.57	18	No in use as tyre depot	Yes-Land owner has indicated he has preference for mixed use possibly including some residential Have requested site is left in	Yes	See assessment	Remove from SHLAA as below 0.5ha and covered by windfall	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
									SHLAA. Viability Red: Poor level of confidence in scheme viability .outcomes at all level values.			allowance	
10	Land rear of 129 to 133 Histon Road	312	Arbury	0.14	75	10.64	11	No, in use currently as parking for car dealership and showroom	Yes achievable land owner supports retention of residential allocation on larger site to north. Viability Green: The viability study shows that the site has good viability at current value assumptions but moves to red low at the lower value scenario but showing good viability overall.	Yes	Would only be available in conjunction with adjoining allocation, which is part of same use	Developable in 6-19 years	11
12	Shire Hall Site, Old Police Station, Castle Mound, and 42 Castle St	909	Castle	2.91	66	192	105	No in use currently as County Council offices.	Not Achievable. Land owner put forward in call for additional sites but subsequently asked for it to be removed from SHLAA	Yes subject to exclusion of Castle Mound and land in front of existing Shire Hall building	Old Police Station on Castle St listed building. Castle Mound Ancient Monument. Subject to finding suitable site to relocate to.	Deleted as land owner no longer wishes to pursue	0
13	Mount Pleasant House	919	Castle	0.57	65	37	50		Achievable. Land owner put forward in call for additional sites. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Large number of Tree Preservation Orders on site . See assessment for other constraints. Any redevelopment would need to focus on existing building footprint	Developable in 6-19 years	50

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
14	BP Garage, 452 Cherry Hinton Road & garages off Glenmere Close	057	Cherry Hinton	0.26	65	17.11	17	No in current use as petrol station and garages to rear	Yes- Land owner has confirmed interest in residential development in medium to long term.	Yes	Remediation costs and loss of parking. Multiple ownership of garages to rear which may or may not form part of site. Garages too small for modern cars. Some local storage facilities in conjunction with development would mitigate loss of garages. Loss of petrol station, see response to representations.	Remove from SHLAA as below 0.5ha and covered by windfall allowance ⁵	0
15	78 and 80 Fulbourn Road and the open space to the south	755	Cherry Hinton	0.59	40	23.68	10	Yes site open greenfield site not in use	Yes-Site potentially achievable. Site to north recently developed for housing. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	See assessment. Green Belt to south	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
16	152 Coleridge Road	081	Coleridge	0.21	75	15.50	8	No in use as telephone exchange	Yes. In operational use currently but land owner has confirmed interest in residential development after 2020 when site will be redundant. Could be developed in conjunction with CCC087 below 149 Cherry Hinton Road.	Yes	Small site unless developed in conjunction with Site 87. Propose combining	Developable in 10-20 years	8

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
									Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.				
17	149 Cherry Hinton Road	087	Coleridge	0.55	75	41.25	25	No in use as dry cleaners	<p>Yes potentially achievable. Land owner considers current use will continue for some time but site could come forward before end of plan period and residential use is one of a range of uses which would be considered. Could be developed on own or in conjunction with Site 81 above.</p> <p>Viability Amber: The site has high viability in a high value scenario and does not fall below medium viability even in adverse market conditions. It clearly justifies an amber ranking</p>	Yes	Noise issues, contamination and loss of employment land.	Developable in 10-20 years	25
18	Clifton Industrial Estate	913	Coleridge	7.55	61.88	467.19	550	In use currently as industrial estate	<p>Achievable. Land owner put forward in call for additional sites.</p> <p>Viability Green: The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall. Further testing may be needed for higher dwelling numbers.</p>	Yes subject to retention of employment floorspace within any redevelopment	Subject to access and traffic impact assessment. Protected industrial land	Developable in 6-20 years	555

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints <i>Contamination etc access</i>	Deliverable / <i>Developable</i>	Estimated Capacity
19	Land to R/O 1 - 28 Jackson Road (Car parking and lock-up garages)	151	Kings Hedges	0.27	75	20.48	20	Yes subject to satisfactory re-housing of any displaced residents	Yes Council own and considering residential development options.. Viability Red: Poor level of confidence in scheme viability .outcomes at all level values.	Yes	Access issues potentially. Housing Dept considering enlarging the site to improve developability.	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
20	98 -144 Campkin Road	887	Kings Hedges	0.52		0.00	28	Yes subject to satisfactory re housing of any displaced residents	Yes –Council own and are considering the site's inclusion in its housing programme. Viability Red: Poor level of confidence in scheme viability .outcomes at all level values.	Yes	Protected open space to south	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
21	Land south of the Ship, including the car park	902	Kings Hedges	0.34	65	22	10	No in use in conjunction with pub	Yes Land owner has confirmed site could be available for development including site of pub as well and land to north Site 257. Call for sites submission. Viability Amber: The site ranges across high, medium and low viability. It has the potential to perform well under the right conditions and, despite the low viability under adverse conditions, in view of the overall strength of the local market, an amber rating is justified.	Yes	The loss of the community public house would have a major impact on the local area. The replacement of the public house would therefore need to be overcome before any residential development could be provided onsite. Highway Authority would prefer access from Cameron Road. Frontage of southern section	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
											narrows.		
22	48-61 Burleigh Street	204	Market	0.30	80	24.18	12	No in use for range of retail and office uses	Yes potentially achievable. Some development to rear has already occurred. Waiting to hear from land owners. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Would wish to retain grain of retail frontage to Burleigh St. Ownership issues could prove to be a constraint	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
23	64-68 Newmarket Rd	892	Market	0.27	80	22	60	Yes land owner put forward in call for sites	Achievable. Land owner put forward in call for additional sites. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes subject to resolving design and height issues	Design issues	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
24	Auckland Road Clinic	917	Market	0.20	80	16	12	Yes land owner put forward in call for sites.	Achievable. Land owner put forward in call for additional sites. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Trees on site. Existing property on common frontage.	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
25	Grange Farm-Edge of City strategic site	916	Newnham	44.03	18.75	825	1500 developer	Yes land owner put forward in call for sites.		Faces a number of constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes. Difficult access issues unless developed in conjunction with other sites. Air quality and noise issues	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
											near the M11. Poor public transport. Distance from health facilities.		
26	Land North & South Of Barton Road- Edge of City strategic site	921	Newnham	36.97	18.75	693	600 developer	Yes land owner put forward in call for sites.		Faces a number on constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green belt. Significant impact on Green Belt purposes. Difficult access issues unless developed in conjunction with other sites. Air quality issues and poor public transport. Distance from health facilities	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0
27	Downing Playing Field Grantchester Rd- Edge of City strategic site	895	Newnham	4.83	24.75	Part development only	50	No in use as college playing field	Not achievable. No involvement by land owner. Submitted to SHLAA by member of public	Faces a number on constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes. No evidence of land owner intentions. Poor scores on accessibility to existing centres and services. Loss of protected open space.	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
28	Pembroke Playing Field Grantchester Road- Edge of City strategic site	896	Newnham	3.76	24.75	Part development only	0	No in use as college playing field	Not achievable. No involvement by land owner. Submitted to SHLAA by member of public	Faces a number on constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes. No evidence of land owner intentions. Poor scores on accessibility to existing centres and services. Loss of protected open space.	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0
29	St Catherine's Playing Field Grantchester Road- Edge of City strategic site	897	Newnham	2.71	24.75	Part development only	50	No in use as college playing field	Not achievable. No involvement by land owner. Submitted to SHLAA by member of public	Faces a number on constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes. No evidence of land owner intentions. Access issues, poor scores on accessibility to existing centres and services. Loss of protected open space.	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0
30	Trinity Old Fields Grange Road	898	Newnham	3.90	24.75	Part development only	20	No in use as college playing field	Not achievable. No involvement by land owner. Submitted to SHLAA by member of public	Not suitable	Protected Open Space	Not Developable	0
31	Corpus Christi College Playing	900	Newnham	2.71	24.75	Part development only	20	No in use as college playing field	Not achievable. No involvement by land owner. Submitted to SHLAA by member of	Not suitable	Protected Open Space	Not Developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contaminants on etc access	Deliverable / Developable	Estimated Capacity
	Fields to west Leckhampton House								public				
32	West Renaultt RUFC Grantchester Road- Edge of City strategic site	901	Newnham	8.55	24.75	Part development only	25	No in use as playing field	Not achievable. No involvement by land owner. Submitted to SHLAA by member of public in call for sites	Faces a number of constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes. No evidence of land owner intentions. Flooding issues, poor scores on accessibility to existing centres and services. Loss of protected open space.	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0
33	21-29 Barton Road	910	Newnham	0.55	40	Part development only	15	No in use as residential accommodation	Put forward by land owner in call for sites. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Protected trees on site. Asbestos building at rear. Contribution to character of conservation area which would be harmed if lost. Loss student housing	Not developable impact on conservation area	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
34	Mill Road Depot and adjoining properties, Mill Road	102	Petersfield	2.70	61.88	166.99	167	No in use as Council Depot	Yes- Ongoing Council project looking into relocation of depot. Subject to a development brief being drawn up. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Access and contamination issues. Highway Authority has commented they would prefer access to not be from Mill Road. Listed building, District Heating proposal, enhanced OS provision, leases on garages	Developable in 10-20 years	167
35	31 Queen Edith's Way	196	Queen Edith's	0.23	75	17.48	12	No in use as residential	Yes potentially pending what land owner intentions are. Nearby plots have been successfully redeveloped. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	See assessment. Design issues	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
36	Cambridge South East-Land south Fulbourn Road r/o Peterhouse Technology Park extending south & west of Beechwood on Worts Causeway, land west of Babraham	911	Queen Edith's	116.55	25	2914	2367 developer estimate	Yes land owner put forward in call for sites	Not known	Faces a number of constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes. Large section of site affected by Cambridge Airport Air Safeguarding constraints.	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
	P&R- Edge of City strategic site										Loss of protected open space. Air quality issues by virtue of its size though it could provide good community integration. Poor public transport and cycle access at present.		
37	Land South of Addenbrookes and Southwest of Babraham Road- Edge of City strategic site	925	Queen Edith's	39.80	25					Faces a number of constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes. No evidence of land owner intentions. Loss of agricultural land. Air quality issues by virtue of its size though it could provide some of its own community facilities.	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0
38	213 - 217 Mill Road	070	Romsley	0.22	75	16.38	10	In use as retail store and parking, Cutlacks customer parking to rear and garages	Land owner prefers mixed use . Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Access from Ross St rather than Mill Road. Retain garages and Mill Road	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
											houses		
39	Ridgeons, Cromwell Road	922	Roms ey	2.38 of 3.27 total site	33	79-108	217- 245	No in use as builders merchants	Yes-Put forward by land owner occupier in call for sites. Could be developed in conjunction with adjoining allocated site to south. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Loss of employment land, contamination Relocation of existing use. Highway frontage needs investigating . Allocation to south	Developable in 6-19 years	217
40	18 Vinery Road	918	Roms ey	0.20	65	13	10	No, in use as NHS offices	Yes-Put forward by land owner occupier in call for sites. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	TPO's on site and on boundary	Remove from SHLAA as below 0.5ha and covered by windfall allowance	0
41	Horizons Resource Centre, Coldhams Lane	629	Roms ey	0.82	40	33	40	No in use as County adult centre	Yes-Put forward by land owner occupier in call for sites. Viability Green: The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.	Yes	Revised flood risk assessment of this part of Cambridge by Environment Agency summer 2012 has removed flooding risk constraint	Developable in 10-19 Years	40
42	82-90 Hills Road and 62-63 Bateman Street	872	Trump ington	0.58	75	43.66	20	No in use as language centre office and other uses	Yes some potential for mixed use including residential on part. No potential on 57-60 Bateman St as 100+ year lease. Some potential for mixed use including residential on remainder but land owner deferring decisions until can negotiate early surrender of lease on	Yes	Site 872 can be considered to be suitable for development subject to the early consideration of trees on site, the adjacent Historic Park	Developable in 10-20 years	20

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
									90 Hills Rd. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.		and Garden / Protected Open Space, noise, parking, the issues with the surrounding historic environment,		
43	Car park east of 1 to 12 Porson Court	583	Trumpington	0.38	65	24.94	21	No in operational use as car park for adjoining allocated residential use	Yes- Land owner has confirmed interest in residential development in medium term. This and adjoining allocated site 5.06 is underutilised and land owner looking to partially release part of the site for residential development with phasing on further releases. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Dependant on future of allocated site 5.06. Access otherwise difficult	Developable in 6-19 years	21
44	Land East of Hauxton Road (part Cambridge South)- Edge of City strategic site	878	Trumpington	20.46	18.75	384	350 developer estimate	Yes open green field site	Put forward by land owner occupier in call for sites.	Faces a number on constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes Distance from local facilities and inability to provide its own. Poor public transport in a City context. Noise and air quality issues over	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contaminants etc access	Deliverable / Developable	Estimated Capacity
											parts of the site due to proximity to the M11. Loss of agricultural land.		
45	Land South of Addenbrookes Road- Edge of City strategic site	904	Trumpington	9.22	25	230	250 developer estimate	Yes open greenfield site.	Yes-Put forward by land owner in call for sites.	Faces a number on constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Significant impact on Green Belt purposes Distance from local facilities and a primary school. Poor public transport in a City context.	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0
46	Land West Of Hauxton Road- Predominantly Residential option- Edge of City strategic site	914a	Trumpington	4.65	33	153	80 developer estimate	Yes, open greenfield site	Yes-Put forward by land owner in call for sites	Faces a number on constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes Distant from existing services and facilities. Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context.	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
											Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.		
47	Land West Of Hauxton Road- Community Stadium option- Edge of City strategic site	914b	Trumpington	4.65	N/A	N/A	Developer proposes Community Stadium option	Yes, open greenfield site	Yes-Put forward by land owner in call for sites	Faces a number of constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes Distant from existing services and facilities. Poor transport accessibility in City context but very good accessibility in South Cambridgeshire context. Close to M11 and Hauxton Road, air quality and noise concerns over part of site due to proximity to M11.	Non residential proposal Not needed in relation to our objectively assessed needs. Not deliverable or developable	0

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
48	Land West of Trumpington Road- Edge of City strategic site	924	Trumpington	45.30	25	1133	-	No in use as golf course pitch and putt and playing fields		Faces a number on constraints and judged to be unsuitable for allocation in Local Plan Site Options Assessment and Sustainability Appraisal	In Green Belt. Very significant impact on Green Belt purposes. No evidence of land owner intentions. Loss of protected open spaces, which are attractive features in their own right and contribute positively to the landscape setting. Loss of agricultural land. Air quality issues by virtue of its size though it could provide some community facilities	Not needed in relation to our objectively assessed needs. Not deliverable or developable	0
49	Glebe Farm 2 North of Addenbrookes Access Rd	903	Trumpington	1.00	65	65	25	Yes, open greenfield site	Yes-Put forward by land owner occupier in call for sites Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Allocated without planning consent	Deliverable in 6-10years	25

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability-no legal or ownership constraints not in use that will continue	Achievability Cost market or delivery factors	Suitability Suitable for housing and free from key constraints	Constraints Contamination etc access	Deliverable / Developable	Estimated Capacity
50	Cambridge Professional Development Centre Padget Road Trumpington	905	Trumpington	1.50	33	50	67	No in use as a professional County Council training centre	Yes-Put forward by land owner occupier in call for sites. Viability Green: The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall.	Yes.	Open space needs to be retained but no longer part of site	Developable in 6-10 years	67
51	Land north of Worts' Causeway	929	Queen Ediths	5.96	40.22	238	200 (based on 75% gross to net and 45dph)	In part only farm buildings in private ownership and would be retained and their setting enhanced. Surrounding land owned by developer who is promoting development of larger land holding.	Viability Amber: The site ranges across high, medium and low viability. It has the potential to perform well under the right conditions and, despite the low viability under adverse conditions, in view of the overall strength of the local market, an amber rating is justified.	Yes	Currently in Green Belt but its removal judged to cause minimal impact. Setting of BLI's but land area set aside for this, County Wildlife site within site and should be retained and has been excluded from land area	Developable in 6-19 years	200
52	Land south of Worts' Causeway	930	Queen Ediths	6.80	24.75	168	230 (based on 75% gross to net and 45dph)	Owner known and is promoting development of land as part of a larger land holding in conjunction with another land owner	Viability Amber: The site ranges across high, medium and low viability. It has the potential to perform well under the right conditions and, despite the low viability under adverse conditions, in view of the overall strength of the local market, an amber rating is justified.	Yes	Currently in Green Belt but its removal judged to cause minimal impact. Permissive right of way. Protected hedgerow	Developable in 6-19 years	230

Table 4 SHLAA Deliverability & Developability of Initial Sites Considered Suitable

Ref	Address	Site Ref No	Ward	Area Hectares	Density Multiplier (dph)	Initial Indicative Capacity	Constrained capacity	Availability- <i>no legal or ownership constraints not in use that will continue</i>	Achievability <i>Cost market or delivery factors</i>	Suitability <i>Suitable for housing and free from key constraints</i>	Constraints <i>Contamination etc access</i>	Deliverable / <i>Developable</i>	Estimated Capacity
54	Michael Young Centre Purbeck Road	935	Queen Ediths	1.3	75	97 but mixed use so not all site available	50	No in use currently as employment	Land owner promoting redevelopment for mixed use including employment and residential. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.	Yes	Contamination Access Noise	Developable 6-10	50
55	Brookfields Hospital Site Mill Road	918	Romey	2.27 (plus 0.6 allocation)	61.88	140	73 (plus 25 on allocated section note: 50 counted in AMR Site 7.12 which includes Mosque)		Land owner promoting redevelopment for mixed use. Viability Green: The viability study shows that the site has strong viability at a high value and medium across base, and low value scenarios.	Yes	TPO's BLI's Access	Developable within 6-19 years	73

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

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
5.01	Land off Fitzwilliam Road and Clarendon Road	3.04	Housing	208	154 market 54 affordable	Crest Nicholson Eastern/ Januarys	✓	✓	✓	Under Construction DELIVERABLE
5.02	The Paddocks Trading Estate, Cherry Hinton Road	2.80	Housing	123	74 market 49 affordable	BAE Systems Pension Fund/ Bidwells	x	✓	✓	Not available until after 2016 Viability Amber: The site has high viability in a high value scenario and does not fall below medium viability even in adverse market conditions. It clearly justifies an amber ranking. DEVELOPABLE.
5.03	Cromwell Road	2.44	Housing	136		BT Plc	✓	✓	✓	Mostly built out. Small section subject of outstanding outline consent 08/0500/OUT Reserved Matters application 11/902 Current use moving to Long Road. DELIVERABLE
5.04	379 to 381 Milton Road	2.41	Housing	95	AMR counted at 88 capacity restimated at 95	EMG Ford Dealership occupies/ Rapleys	X	✓	✓	Car dealership with long lease No immediate plans but owner would consider residential use in long term provided allocation doesn't preclude current use. Viability Amber: The site has a medium viability at the upper values tested. This outcome may be capable of improvement. DEVELOPABLE
5.05	Cambridge City Football Ground, Milton Road	1.71	Housing	138	See Mitcham's Corner Strategic Planning and Development Brief-2003. Public Open Space should be included on site. Development dependent upon successful relocation of football club	Savills	✓	✓	✓	147 in AMR Application approved for slightly reduced number of dwellings. DELIVERABLE
5.06	British Telecom, Long Road	1.67	Housing	76 check BT 55+21 or 76+21	Allocated site with SHLAA site to north CC583	BT Plc	X	✓	✓	Current owner reviewing and considering partial land release as site is underutilised despite recent rationalisation Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios. DELIVERABLE
5.07	Willowcroft,	1.47	Housing	67 (+11 on	Allocated site	Murkett's ATS	X	✓	Y	Major land owners keen to pursue residential

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
	Histon Road			SHLAA site CC312 to south)	with SHLAA site to south CC312					development One small section in NE of site unlikely to come forward. Viability Amber: The viability study shows that the site has medium viability across base and high value scenarios. Low viability under the low value scenario makes the site perform less well overall but, in view of the strength of the local market, an amber rating is justified. DEVELOPABLE
5.08	Territorial Army, Cherry Hinton Road	1.26	Housing	0		East Anglia Reserve Forces & Cadets Association	x	✓	x	NO INTENTION of developing for residential use NOT DEVELOPABLE
5.09	Travis Perkins, Devonshire Road	1.23	Housing	43		Explore Living /Savills	✓	✓	✓	Application on part 66% for housing 1.01 acres contamination issues, existing use remains on part site DELIVERABLE
5.10	The Nuffield Hospital, Trumpington Road	1.19	Housing	0		Nuffield Foundation	x	✓	x	NO INTENTION of developing for residential use
5.11	Caravan Park, Fen Road	0.95	Housing	0		Subject to establishing details of owner	X	✓	X	5 pitches occupied by persons who identify themselves as travellers. Remainder is permanent caravan site. NOT DEVELOPABLE OWNER UNKNOWN
5.12	Parkside Police and Fire Stations, Parkside	0.95	Housing and community facilities	50	99 u/c on fire station 131 in AMR reduced to 50 on police HQ	Stoford /Grosvenor/Bidwells –Fire Station (Universities Superannuation Fund)	✓	✓	✓	Fire Station section Under construction almost complete. Assume 50 units on Police Station section. Viability : Green The viability study shows that the site has strong viability across base, high and low value scenarios. DELIVERABLE
5.13	Milton Infant and Junior School, Milton Road	0.89	Housing and community facilities	0	See Mitcham's Corner Strategic Planning and Development Brief 2003	Januaries	✓	✓	X	Part built out as nursing home. Remainder being explored as serviced apartments and residential and community facility 67 residential flats unlikely. DELIVERABLE but small site numbers for SHLAA
5.14	Ridgeons, Cavendish Road	0.80	Housing	28	Allocated site with SHLAA site to north (+ 217 =245) change boundary and site area of CC922	Ridgeons/ January's	X	✓	✓	Part built out 1-17 Cavendish Place. Major part will be available in 2012/13 Part of larger potential allocation see SHLAA site 922. Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios. DELIVERABLE.
5.15	Henry Giles House, Chesterton	0.77	Housing	48	See Mitcham's Corner Strategic Planning and	Dept Work and Pensions/ Telereal Trillium	X	✓	✓	Land owner working on plans to bring this site forward in medium term. Will also involve relocation of current tenant.

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
	Road				Development Brief 2003					Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios. DEVELOPABLE
5.16	147 Hills Road	0.77	Housing	132	92 market 40 affordable	Trilatera site Almaren Properties/ Januarys	✓	✓	✓	Had consent. Details of scheme being reviewed. Contamination issues. Under construction DELIVERABLE
5.17	295 Histon Road	0.71	Housing	32		Squash Club Januarys	✓	✓	?	Viability Amber: The viability study shows that the site has medium viability across base and high value scenarios. Low viability under the low value scenario makes the site perform less well overall but, in view of the strength of the local market, an amber rating is justified. DELIVERABLE-
5.18	Sandy Lane	0.60	Housing	23		Sandy Lane Developments	✓	✓	Y	Planning consent. Site cleared and site started (drainage works) but halted. Legal issues with S106. DELIVERABLE
5.19	135 Long Road	0.43	Housing	0						Built out
6.01	Bradwell's Court	0.36	Mixed uses including A1 retail, A2, A3 and with private or student residential above	0	See Bradwell's Court Planning Brief					Built out
7.01	New Street/Newmarket Road	2.01	Employment, B1, Housing, Student hostels	121	Plus 19 u/c inc reporting year	Harvest Way-Almaren Properties Occupation Rd- section Hames Bros, Falcon Estates & others	?	✓	Y	5 Planning applications being pursued on most of remaining sites see AMR DELIVERABLE
7.02	Betjeman House, Hills Road	1.17	Mixed use B1(a), B1(b), A1 retail, A3 and housing	156		11/534 Pace Cambridge/The Halpern Partnership Ltd	✓	✓	✓	Application approved for redevelopment to provide mixed use scheme comprising 156 residential units (including 40% affordable), B1 office use, retail / food and drink (classes A1, A3 and A4 uses including retention of "Flying Pig" public house), and new community use. Phase 1 offices completed. Phase 2 Phase 3 Housing DELIVERABLE

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
7.03	Coldham's Lane/Newmarket Road	0.95	Mixed uses including housing and employment B1(a) (not exceeding existing B1(a) floorspace), hotel, student hostel and A1 non-food retail (not exceeding 50% of the site area)	0		Premier Inns	x	y	x	Application for Premier Inn hotel approved. Site cleared.
7.04	Mitcham's Corner Sites	0.71	Mixed uses including employment B1(a), local A1, A2, A3 and housing	0	See Mitcham's Corner Strategic Planning and Development Brief 2003	Pegaus Planning	x	✓	x	Pre discussions re student housing and retail scheme. 1 Milton Road identified as part of Opportunity Area
7.06	West Cambridge Site, South of Madingley Road	66.90	Higher Education. D1 University Faculty, B1(b), sui generis research institutes, staff and student housing, sports and shared facilities	0	In accordance with agreed Masterplan	University Of Cambridge	x	✓	x	200 units completed staff units. No more residential anticipated
7.07	Leckhampton House Grounds	2.94	Student hostel or affordable/key worker housing for the Colleges.	0	The capacity and approach to development will be constrained by the need to be sensitive to the landscape aspects, including the trees, the buildings at the northern end and the nature conservation interest and tree planting of the	Corpus Christie/ January's	x	✓	x	No land owner intention currently built student hostel on alternative site. Private sector housing being sought on Spens Ave section 4 units

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
					site; development brief needed; development to be sensitive to setting of Leckhampton House					
7.09	Grange Farm off Wilberforce Road	1.21	Student hostel or affordable/key worker housing for the Colleges	0	Form of development must respect sensitive location; vehicle access from Wilberforce Road; should provide pedestrian and cycleway links between the Coton footpath and Rifle Range Road and along Rifle Range Road	St Johns College	✓	✓	✓	Land owner wants to pursue current allocated use for student accommodation. DEVELOPABLE SHLAA site 916 broad location
7.10	Mill Lane/Old Press Site	0.82	Redevelopment /refurbishment for predominantly University uses, with some mixed use to enhance the attractiveness of the public realm	150	Planning Brief to be prepared 90 market and 60 affordable	University of Cambridge	x	✓	✓	SPD approved Not likely to come forward for 10 years. Mill Lane SPD includes option for 150 residential units or student housing, commercial and University uses. Relocating existing uses DEVELOPABLE
7.11	Brunswick Site	1.57	Mixed use housing development and community facilities. Could include a student hostel for Anglia Ruskin University on part of the site in lieu of affordable housing	190	180 in AMR reporting year	McLaren Properties/ Savills	✓	✓	✓	Under construction for residential plus student accommodation for ARU DELIVERABLE

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
7.12	Former Magnet Warehouse, Mill Road	0.6	Mixed use housing development and community facilities. Could include a student hostel for Anglia Ruskin University on part of the site in lieu of affordable housing	25	50 in AMR reduced to 25 to reflect consent to Mosque	Coop and Muslim Academic Trust own. Rapleys Huntingdon and Bidwells /Nathaniel Lichfield	✓	✓	✓	Site cleared. Development Brief approved. Application for Mosque approved remainder of site being marketed by Coop land owner. Possible scope to enlarge site to include land at Brookfields Hospital to rear parts of which NHS will be seeking to dispose of during plan period see entry above in Table 4 SHLAA Site 934 25 dwellings Viability Green: The viability study shows that the site has strong viability a t high value and medium across base, and low value scenarios. DELIVERABLE
7.13	Sedley School Site	0.52	Student hostels for Anglia Ruskin University	Completed						Built out
7.14	Bradmore Street Site	0.05	Student hostels for Anglia Ruskin University	N/A		ARU	x	✓	x	Not likely to proceed. To be used for relocation of the University's Optometry Clinic instead
9.01	East Cambridge	114.89	Mixed uses (see policy 9/4)	408 – North Teversham Drift R22 & land north of Coldhams Lane R23. (Only Coldhams Lane site at 91 counted in 2012 AMR)	<i>Details to be determined in Masterplan 351 plus 57 Slight inc on Whites and reduction on Pinks to reflect constraints</i>	Pinks/Januarys Whites	✓	✓	✓	Marshalls advised that relocation not anticipated in period to 2031. Developer being sought on two residual sites allocated in AAP outside Marshalls ownership. Land may come forward independently of rest of Cambridge East AAP sites. Land north of Cherry Hinton 8.38ha from 2021-2026 Land off Coldhams Lane 1.30 ha likely 2017/18. DELIVERABLE
9.02	Addenbrooke's	57.93	Mixed uses (see policy 9/5)	Completed	Staff housing only. Details to be determined in Masterplan	Addenbrookes NHS Trust				Completed 100 units
9.03	Huntingdon Road/Histon Road	52.87	Mixed uses (see policy 9/8)	1593+103=1696	The existing Christ's & Sidney Sussex Sports Ground should be retained unless adequate provision can be made elsewhere 49 dwellings in	Barratt Homes	✓	✓	✓	NIAB 151 of 187 homes under construction on the frontage and outline consent for a further 1593 dwellings on the remainder pending the conclusion of a S106 agreement DELIVERABLE

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
9.04	Cambridge Northern Fringe	52.64	Mixed uses (see policy 9/6)	0	reporting year Details to be determined in Masterplan	Anglia Water, Network Rail, City Council	x	x	x	No longer viable STW to remain. Employment led solution sought. SCDC withdrawn Chesterton Sidings
9.05	East of Shelford Road	31.38	Mixed uses (see policy 9/5)	See below		Countryside own with CCC (formerly Pemberton Trustees) /Bidwells Skanska and Bovis developing parts	✓	✓	✓	2011-2022 DELIVERABLE AND DEVELOPABLE
9.06	Clay Farm, South of Long Road	29.31	Primarily residential with ancillary uses (see policy 9/5)	2225on 9.05 and 9.06	126 in reporting year	Countryside/ Bidwells (formerly Pemberton Trustees)	✓	✓	✓	Overview: Clay Farm (land between Long Road and Shelford Road): C/00620/07 2,300 homes including 40% affordable housing; a new secondary and primary schools; community, sport and recreation facilities; local shops; public open space, including allotments; roads, footpaths, cycleways and crossings of Hobson's Brook to a new area of public open space. Status: Clay Farm-Reserved matters approved for two sites in southern part of site for 306 homes and 128 homes. Both under construction April2012 Infrastructure on whole site under construction and complete by summer 2012. Timescales: Build out from 2011 to 2022 Developer indicates 1950 anticipated DELIVERABLE completions in 5 years on Clay Farm and Glebe Farm (get split) and 586 DEVELOPABLE dwellings on Clay Farm Glebe Farm 2016-2018/19 DELIVERABLE AND DEVELOPABLE

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
9.13	Glebe Farm			286	172 market and 114 affordable 63 in reporting year		✓	✓	✓	<p>Glebe Farm 286 homes including 40% affordable housing is under construction April 2012. Completion expected by end of 2015.</p> <p>Small area of 1ha allocated but without consent following abandonment of Household Waste Recycling Site by County Council. See site 903 in SHLAA call for sites .</p> <p>Viability Green: The viability study shows that the site has strong viability across base, high and low value scenarios.</p> <p>DELIVERABLE</p>
9.07	Madingley Road/Huntingd on Road	67.86	Mixed uses (see policy 9/7)	1848	<p>To be released for development only when the University can show a clear need. Details to be determined in a Masterplan, including the boundaries of Green Belt and green corridor.</p> <p>A strong landscape and biodiversity framework should be adopted early in the development of the site drawing on existing character and features</p>	Cambridge University	x	✓	✓	<p>North West Cambridge 3,000 new homes split between the City and South Cambs District Council (SCDC). Outline Application approved for up to 3000 of which 1848 in City Build out after the achievement of reserved matters applications.</p> <p>Position may change depending on decisions of Highway Agency in light of withdrawal of A14 expansion plan</p> <p>DEVELOPABLE</p>
9.08	Trumpington	15.5	Primarily	598	120 in reporting	Barratts/Grosvenor/ University	✓	✓	✓	Overview: (the former Monsanto land,

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/deliverability
	Meadows		residential with ancillary uses (see policy 9/5)		year	Superannuation Fund				<p>around the Trumpington Park and Ride site): 1,200 homes including 40% affordable housing; a primary school (including community facilities); local shops; a 60-hectare country park; a children's play area; a multi-use games area; tennis courts; allotments; access roads, footpaths and cycleways.</p> <p>Status First phase reserved matters application for 353 homes at Trumpington Meadows under construction April 2012 completion expected end 2015. . Timescales: Built out from 2011 to 2021</p> <p>DELIVERABLE AND DEVELOPABLE</p>
9.10	Station Area	8.77	Mixed uses (see policy 9/9)	169 +162=331		Brookgate	✓	✓	✓	<p>Overview Outline Application approved. Both RMs approved and current RMs for residential 08/0266 Blue Phase and 12/0964 Office development for Microsoft on former Gt Eastern House site</p> <p>Status Timescale</p> <p>DELIVERABLE AND DEVELOPABLE</p>
9.11	19 Acre Field and land at Gravel Hill Farm	11.85	Mixed uses (see policy 9/7). Site is part of First Phase of development of land between Madingley Road and Huntingdon Road	See NW Cambridge	Details to be determined in Masterplan. Otherwise, the site is available for immediate development.	Cambridge University	X	✓	✓	<p>North West Cambridge First Phase of Site 9.07 above. Work is in progress on master planning. Build out after the achievement of an outline planning and reserved matters applications</p> <p>DEVELOPABLE</p>
9.12	Bell School Site, Red Cross Lane	7.61	Housing	347 As in AMR BT has 280??	Details to be determined in Masterplan Site includes Bell Language School playing field. Public open space should be included on site and an	Bell School / Geoff Bolton Stuart Smith Reynolds	✓	✓	✓	<p>Consent granted. Site to be sold</p> <p>Overview: (land south of Greenlands, south west of the Bell School and west of Babraham Road): 347 homes including 40% affordable housing and 100-bed student accommodation for the Bell Language School; public open space, including allotments; access roads, footpaths and cycleways.</p>

Allocation	Address	Area (ha)	Proposed Use	Housing Units	Comments	Owner/Agent	Available	Suitable	Achievable	Current position developability/ deliverability
					appropriate contribution made to sports provision through commuted payments to compensate for the loss of this playing field					Status: . Awaiting appeal decision on refusal over access. Timescales: Build out to commence in 2014 DELIVERABLE
9.14	Land between 64-66 Peverel Road	1.44	Housing	7		City Council	X	X	X	Most of land currently allotments No intention of building due to demand for current use. Designated POS in Draft OS & Recreation Strategy
9.15	Land between Hills Road and Station Road (Triangle Site)	1.51	Housing	N /A	Details to be determined in Masterplan					Built out
9.16	Marshalls North Works	1.29	Housing	-	Part of large development north of Newmarket Road within AAP Cambridge East	Marshall	x	✓	X	In City but allocation superceded by AAP Cambridge East. Will be part of development north of Newmarket Road in SCDC.

SHLAA Trajectory

- 5.82 An indicative housing trajectory follows at Table 6 which sets out the amount of housing that could be provided, and at what point in the future. This table takes into account the findings of the SHLAA and the constraints faced in the development of each identified site which could affect the sites availability and achievability.
- 5.83 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.
- 5.84 A discount rate has not been applied to Table 6 for the non-implementation of planning permissions as detailed work on the deliverability and developability of specific sites has been carried out. The demand for housing in the City is also such that a very high rate of take up is generally experienced with consents granted.
- 5.85 Current site numbers indicate that there is the potential capacity for 14,191 new dwellings in Cambridge from 2011 to 2031. Table 6 also shows the timing of development already in the pipeline.
- 5.86 The Council's 2013 Annual Monitoring Report will update the position on housing commitments and progress in the development of allocations towards the end of the year.
- 5.87 At this stage the SHLAA will be updated with more up to date figures on planning commitments

Table 6 SHLAA Trajectory May 2013

	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)		129	355	418	1122	816															2840
Dwellings are on developable urban extensions							971	948	850	817	515	231	70	70	70	26	0	0	0	0	4568
Dwellings on other deliverable large allocations with planning permission		304	400	356	233	138															1431
Dwellings on other developable allocations with planning permission							84	48	0	0	0	0	0	0	0	0	0	0	0	0	132
Dwellings on other deliverable allocated sites without planning permission		0	0	15	28	100															143
Dwellings on other developable allocated sites without planning permission							106	106	60	28	20	142	116	0	0	0	0	0	0	0	578
Dwellings on deliverable large sites (Over 50) with permission (not allocated)		19	77	40	65	30															231
Dwellings on developable large sites (Over 50) with permission (not allocated)							30	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Dwellings on deliverable small sites(10-49) with permission		10	101	0	14	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	153
TOTAL		462	933	829	1462	1084	1191	1130	910	845	535	373	186	70	70	26	0	0	0	0	10106
Plan Total	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14000
Completions	331																				331
Cumulative total planned supply, 10, 15 & 19 years					3500					7000					10500					14000	14000
Total planned supply, 5, 10, 15 & 20 years					4017					9177					10080					10437	10437
TOTAL DIFFERENCE					517					2177					-420					-3563	-3563
Add SHLAA sites (0.5ha and above)				0	10	15	25	40	81	131	282	231	236	140	123	110	110	115	132	123	1904
Total estimated supply including initial SHLAA sites					4027					9479					11394					12341	12341
Difference					527					2479					894					-1659	-1659
Add windfall estimates		0	0	0	0	123	123	123	123	123	123	123	123	123	123	124	124	124	124	124	1850
Small site windfall total					0					615					1230					1850	1973
GRAND TOTAL					4027					10094					12624					14191	14191
Difference					527					3094					2124					191	191

Source: Cambridge City Council AMR 2012 & Cambridge Local Plan Review May 2012

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

Site Ref	Name	Size ha	Source	Current Use	High Level Reason
163	Portland Place Garages	0.03ha	Call for Sites –Bidwells	Garages	SIZE SMALL SITE-Suitable small site but too small for SHLAA
182	Emmanuel Playing Fields Wilberforce Road		Call for sites-Bidwells	Playing fields	REJECTED- Protected open space. Same reasons apply 2011/12
201	Beadle Estate Ditton Walk	1.5ha	Call For Sites-Bidwells	Industrial	REJECTED- Employment Land Review
202	1 Ditton Walk	0.27ha	Call For Sites-Bidwells	Industrial/Storage	SITE DEVELOPABLE
620	Ridgeons Depot Cromwell Road	3.2ha	Ridgeons	Builders Merchants	SITE DEVELOPABLE
629	Coldhams Lane	0.72ha	Call For Sites-County Council	Withheld	Awaiting results of Environment Agency reassessment of flood risks on east side of Cambridge. Expected summer 2012.Developable PENDING EA
658	Hope St Yard	0.11ha	Call For Sites-Mrs S Williams	Garages/storage offices/workshops	SIZE SMALL SITE-Too small to be SHLAA site (5 dwelling capacity)
854	Rail Sidings Rustat Rd	2.11ha	Call For Sites-Bidwells	Rail sidings	REJECTED Employment Land Review. Reassessed following consultation which identified error in classification in Employment Land Review which identified mixed use potential. REJECTED – INCOMPATIBLE ENVIRONMENT as to close to railway to create satisfactory residential environment. More suitable for employment uses.
876	Grange Farm	1.6ha	Call For Sites Savills	Agricultural use	REJECTED Green Belt. See site 916 also
877	South of Emmanuel Playing Fields	0.6ha	Call For Sites Savills	Agricultural use	REJECTED- Green Belt. Resubmitted in 2011 Call for sites. REJECTED for same reasons and SIZE SMALL SITE to small to be in SHLAA.
878	East Of Hauxton Rd	25.6ha	Call For Sites-Bidwells	Agricultural use	REJECTED- Part of BROAD LOCATION in Green Belt
879	St Andrews Road	3.23ha	Call For Sites-Bidwells	Offices	REJECTED-Employment Land Review
886	34a Storeys Way	0.79ha	Call For sites – University EMBS	Field stations	SIZE SMALL SITE-Suitable small site but too small for SHLAA

Site Ref	Name	Size ha	Source	Current Use	High Level Reason
2011 Call For Sites					
892	64-68 Newmarket Road	0.27ha	Unex	Vacant commercial buildings	SITE DEVELOPABLE
893	189 Coleridge Road	0.10ha		Residential garden	SIZE SMALL SITE-Suitable small site but too small for SHLAA. GARDEN LAND
894	Land r/o 551-555 Newmarket Road	0.11ha		Residential garden	SIZE SMALL SITE-Suitable small site but too small for SHLAA. GARDEN LAND
895	Downing College Playing Field Grantchester Road	4.83ha		Playing field	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt; Protected Open Space
896	Pembroke Playing Field Grantchester Road	3.76		Playing field	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt; Protected Open Space
897	St Catherine's Playing Field Grantchester Road	2.71		Playing field	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt; Protected Open Space
898	Trinity Old Fields Grange Road	3.90		Playing field	REJECTED –Protected Open Space. Some minor development may be possible on site of pavilion but would be for student residential rather than SHLAA uses
899	St Johns College Playing Fields	10.31		Playing field	REJECTED –Protected Open Space.
900	Corpus Christi College Playing Fields to west Leckhampton House	4.29		Playing field	REJECTED –Protected Open Space.
901	Wests Renault RUFC Grantchester Road	8.55		Playing field	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt; Protected Open Space; serious flooding issues.
902	Land at and south of The Ship PH Northfield Ave	0.34		Public house and car park	ONLY DEVELOPABLE if existing community Public House can be retained as part of development.
903	Glebe Farm North of Addenbrookes Access Rd	1.00		Open greenfield site	DEVELOPABLE
904	Land South of Addenbrookes Road	9.22		Open greenfield site	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
905	Cambridge Professional Development Centre Padget Road Trumpington	3.15		County Professional training centre	DELIVERABLE/DEVELOPABLE
906	Camfields Resource Centre	0.31		Vacant commercial	DELIVERABLE/DEVELOPABLE

Site Ref	Name	Size ha	Source	Current Use	High Level Reason
	Ditton Walk			property	
907	Libraries & Info Service HQ, Roger Ascham Site, Ascham Road	0.27		Library Service HQ	REJECTED-Involves demolition of Grade II Listed building
908	Cambridge Student Support Centre (CSSC) Ascham Road	0.58		Special school	SIZE SMALL SITE-Suitable small site but too small for SHLAA.
909	Shire Hall Site, Old Police Station, Castle Mound, and 42 Castle St	2.91		County Council offices	DEVELOPABLE but land owner subsequently withdrew site
910	21-29 Barton Road	0.55		Residential	DEVELOPABLE
911	Cambridge South East-Land south Fulbourn Road r/o Peterhouse Technology Park extending south & west of Beechwood on Worts Causeway, land west of Babraham P&R	116.55		Open greenfield site. Arable agricultural land	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
912	Owlstone Croft	1.08		Student hostel	REJECTED-Ownership constraints, access difficulties, ecology and conservation constraints
913	Clifton Industrial Estate	4.15		Industrial estate	DELIVERABLE
914a	Land West Of Hauxton Road- Predominantly Residential	4.82		Open greenfield land agricultural use	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
914b	Land West Of Hauxton Road- Residential & Community Stadium	0.00		Open greenfield land agricultural use	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
915	169-173 High St Chesterton	0.16		Vacant restaurant and former public house	SIZE SMALL SITE following decision on application
916	Grange Farm	44.03		Open greenfield land agricultural use	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
917	Auckland Road Clinic	0.20			DEVELOPABLE
918	18 Vinery Road	0.20			DEVELOPABLE
919	Mount Pleasant House	0.57			DEVELOPABLE
920	Blue Circle Site -Coldhams Lane	9.11			REJECTED-Contamination, Biodiversity, Protected open space
921	North & South of Barton Road	36.97		Open greenfield land agricultural use	REJECTED- Part of EDGE OF CITY STRATEGIC SITE in Green Belt
922	Cromwell Road (new site plan)	3.27			DEVELOPABLE
923	Land at George Nuttall Close	0.13		Landscaped frontage of residential development	REJECTED- NOT SUITABLE

Stage 9 Identifying and assessing the housing potential of broad locations (when necessary)

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

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

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

- *Cambridge East: 10-12,000 dwellings on Cambridge Airport, this site crosses the boundary with South Cambridgeshire. Most of this site is unlikely to come forward before 2031 as the airport will not relocate in the immediate future. Some development is possible on the edges of the airfield north of Cherry Hinton (408 dwellings) and north of Newmarket Road (1,200+dwellings).*
- *Cambridge Southern Fringe: Just over 4,000 dwellings across various sites along the southern edge of the city (including the Bell School). One of these sites Trumpington Meadows crosses the boundary with South Cambridgeshire.*
- *North West Cambridge: 3,000 dwellings plus 2,000 student beds on land between Madingley Road and Huntingdon Road, this site crosses the boundary with South Cambridgeshire.*
- *NIAB: up to 1,780 dwellings on land between Huntingdon Road and Histon Road.*
- *Cambridge Northern Fringe East: This site is no longer considered developable for housing as relocation of the works is not considered viable and employment led development here would fit better with the remaining works*

Cambridge Station: 650 dwellings around Cambridge Station

5.90 In the Southern Fringe, Glebe Farm is under construction. On both Clay Farm and Trumpington Meadows Phase 1 Reserved Matters applications have been approved, and are under construction. The Bell School has outline approval for up to 347 dwellings. In the North West, the University now have an outline consent for up to 3,000 dwellings; on NIAB residential construction in late 2012/2013 subject to detailed consents.

Approach to Edge Of City Strategic Sites

- 5.91 Given the tight administrative boundary and close interrelationship with South Cambridgeshire, both Councils have been working together to consider holistically how best to meet the objectively assessed needs of the wider Cambridge area, especially in relation to housing and employment. The current development strategy that came through the cooperative Structure Plan process in 2003, was based on the principle of providing as much housing as possible in and close to Cambridge to create a better balance between jobs and homes and to provide for the most sustainable development strategy that was consistent with protecting the most important qualities of Cambridge and its rural neighbours. The Councils need to consider how best to achieve a Green Belt boundary that is compatible with long term sustainable development that will endure into the future, and whether this requires the boundary to be revisited in this round of plan making.
- 5.92 The NPPF states that the Government attaches great importance to Green Belts whose essential characteristics are their openness and permanence. Five purposes for Green Belts are set out, the key one for the Cambridge Green Belt being: "To preserve the setting and special character of historic towns". The Cambridge Green Belt is one of the few to which this criteria applies. The purposes and functions of the Cambridge Green Belt are intended to help achieve the preservation of the setting of Cambridge and its special character.
- 5.93 The current Green Belt boundary around the city was established with the expectation that its boundaries could endure beyond the end of the 2016 plan period first established by the Structure Plan, which set out broad locations for development. Given that growth strategy is at an early stage in its delivery, a key question is whether there are exceptional circumstances that would justify further alterations to the Green Belt to cover the period to 2031 and beyond.
- 5.94 The Councils took a joined up approach in the Issues and Options consultations in Summer 2012 and asked whether there should be more development on the edge of Cambridge, if there should be more land released from the Green Belt, and if so, where should this be. Ten Broad Locations around the edge of Cambridge were consulted on to explore whether any had potential to be released from the Green Belt for housing.
- 5.95 This was followed up by a joint review of the Green Belt, to provide detailed and up to date evidence on the potential impact of further releases on the purposes of the Green Belt and the setting of the City. The update found that most of the inner Green Belt continues to be of high importance for Green Belt purposes and specifically important to protect the setting and special character of Cambridge as a compact historic city. The adjacent areas to the previous releases have also gained a greater value.
- 5.96 Drawing on sites submitted through the 'call for sites' and through the Inner Green Belt study, a total of 41 sites were tested, using a joint pro-forma drawing on both Council's Sustainability Appraisals. Following the assessment, 6 sites in the Green Belt on the edge of Cambridge were identified as being sites with development potential, albeit with some constraints or adverse impacts. 4 of these were considered to have potential for employment use, reflecting results of previous employment studies indicating a need for further high quality employment sites close to Cambridge. These sites were subject to public consultation in January 2013.
- 5.97 The Council has included summary assessments of these sites in Part 3 of this document. The Council is now concluding on the suitability, availability, and achievability of these sites following work on the SHLAA and a comprehensive Technical Assessment and integrated SA undertaken for the Local Plan Review.

Stage 10: Determining the housing potential of windfall sites (where justified Introduction

- 5.98 The National Planning Policy Framework (March 2012) defines windfall sites as:
- 5.99 “Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously- developed sites that have unexpectedly become available.”
- 5.100 Paragraph 48 states that Local Planning Authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to:
- the SHLAA, and
 - historic windfall delivery rates and expected future trends and not include residential garden land.
- 5.101 NPPF states that LPAs should identify a supply of developable sites (in a suitable location, with a reasonable prospect that it is available, and viable) or broad locations for growth for years 6-10 and, where possible, for years 11-15. NPPF does not specifically state that a windfall allowance can, or cannot, be included in the supply of land for years 6-10 or 11-15. However, it must follow that if a windfall allowance can be used in the rolling 5 year supply calculation, then it should be included in the overall supply.
- 5.102 It is usual practice for SHLAAs to exclude any sites below a certain size threshold (typically 0.25 hectares or less than ten dwellings) so that it can focus on more strategic major sites. Sites below these sizes are not usually identified and allocated in development plans. Previous versions of the SHLAA undertook a lot of exhaustive research on small sites under 9 dwellings many of which had been the subject of full assessments.
- 5.103 Work on the review of the Local Plan has focused on allocating sites of 0.5 ha or more to avoid the complexity of having to deal with very many small sites. This version of the SHLAA has therefore been refocused to also look at slightly larger sites of 0.5ha or more and to undertake detailed research on the City’s reliance on small windfall sites which haven’t been the subject of allocations and have unexpectedly become available.
- 5.104 Due to the highly built up nature of the City with its tight boundary surrounded by Green Belt many such sites have come forward in the past and they remain a significant and continuing component of housing supply.
- 5.105 The make up of housing supply in the review of the Local Plan will therefore be made up of commitments and allocations on existing brownfield urban land and edge of City urban extensions, SHLAA sites on previously developed and edge of City small scale releases from the Green Belt and an allowance for windfall sites.
- 5.106 The methodology for calculating a realistic windfall allowance needs to take account of:-
- Past trends
 - Should avoid double counting with SHLAA sites
 - Allow for any changing market conditions
 - Allow for changing trends
 - Apply a discount for new sites coming forward from this source at the beginning of the plan period to avoid overlap with any existing consents

Past trends

- 5.107 Since last SHLAA in May 2012 and the publication of the NPPF in March 2012 the County Council’s land use monitoring team have undertaken a detailed analysis of their monitoring data since June 2001 to identify both development approved on garden land and the development of windfalls.
- 5.108 Completions on windfall sites over 10 years between March 2002 and 2012 were analysed on an annual basis and indicated the following number of completions on windfall sites below 0.5ha. These are mapped in Annex 2

Year	Completions
March 2002	93
March 2003	83
March 2004	163
March 2005	141
March 2006	268
March 2007	117
March 2008	257
March 2009	138
March 2010	59
March 2011	92
March 2012	119
Total	1530

Changing trends

- 5.109 An annual average was then taken across these years. This average excluded the two years with the highest windfall completions and the two years with the lowest windfall completions to allow for any potential anomalies in the data. No windfalls were counted from the County data on garden land in accordance with the NPPF.

Year	Completions
March 2002	93
March 2003	0
March 2004	163
March 2005	141
March 2006	0
March 2007	117
March 2008	0
March 2009	138
March 2010	0
March 2011	92
March 2012	119
Total	863

Discount any overlap with any existing consents

5.110 The annual average was therefore 863 divided by 7 years allowing for the 4 peak and trough years to be removed. This resulted in 123.3 per annum. This figure was then applied to the remaining 15 years from 2016/17 onward to avoid any double counting of any existing consents granted since the plan base data in March 2011. This resulted in a forecast level of 1973 dwellings to 2016/17 to 2030/31.

Table 9 Average Windfall	
Average Windfall	123.3
2016/17	123.3
2017/18	123.3
2018/19	123.3
2019/20	123.3
2020/21	123.3
2021/22	123.3
2022/23	123.3
2023/24	123.3
2024/25	123.3
2025/26	123.3
2026/27	123.3
2027/28	123.3
2028/29	123.3
2029/30	123.3
2030/31	123.3
	1849.5

Overlap with any SHLAA Sites

5.111 The County windfalls were supplied with a GIS layer. This was used to check for any overlap with identified SHLAA sites. There were no overlaps found to March 2012. The resulting map is included at Annex 2. It is not proposed to count any consents granted until after 2016.

Market conditions

5.112 The period 2002 to 2011 includes a range of different market conditions from an extremely buoyant market in the period 2002 to 2007, to a downturn nationally between 2007 and 2011. In Cambridge the housing market has remainder fairly bouoyant throughout this period though starts have slowed slightly on some of the larger urban extension schemes. Information from developers suggests that, generally speaking, they expect developments to start one or two years later than planned. In addition larger developments are likely to be spread over a longer time period.

- 5.113 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.

- 5.114 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
- 5.115 Therefore it is considered that no significant adjustments are necessary to allow for different market conditions on small sites.
- 5.116 There has been little difference in the nature of small sites coming forward over the past 11 years. These comprise conversions, limited infill development, and changes of use . However in future Cambridge has not been granted any exemption in the new change of use PD rights recently introduced from office to residential. It is therefore anticipated that a greater level of windfall development will come forward than in the past from this source.

Stage 11: Annual Monitoring & Review

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

6. Conclusions

- 6.1 The SHLAA report provides a snapshot of both committed and potential future housing land supply up to 2031 from the Plan 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 potential windfall sites across the City.

7. Next Steps

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

PART 2 – ANNEXES

ANNEX 1 – ASSESSMENT CRITERIA

ANNEX 1A-FLOOD RISK ASSESSMENT

ANNEX 2 –MAP WINDFALL SITES UNDER 0.5ha

ANNEX 3 – CALCULATING THE POTENTIAL OF SITES

ANNEX 4 – NATIONAL POLICY CHECK

ANNEX 5 – WORK CARRIED OUT SO FAR

ANNEX 5A-VIABILITY CONSULTANCY

ANNEX 6 – THE HOUSING MARKET PARTNERSHIP

ANNEX 7 – SITE VISIT PROFORMA

ANNEX 8 – INITIAL CONSULTEES

ANNEX 9 – ADDITIONAL SITES FORM

ANNEX 10- WARD INDEX MAPS OF POTENTIAL SITES (to follow)

ANNEX 12- LIST OF CONSULTEES SHLAA CONSULTATION SEPT 2011

ANNEX 1 - ASSESSMENT CRITERIA

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
AVAILABILITY			
1	Site owner	Identification of the owner of a site is important in ascertaining the likelihood of the site coming forward for development.	
2	What are the owner's intentions towards the site?	A site is considered available if it is controlled by a house builder who has expressed an intention to develop the land or a land owner 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 land owners. 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?	<p>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:</p> <p>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.</p> <p>The Cambridgeshire & Peterborough Structure Plan (2003) identified a number of specific locations around Cambridge where land should be released from the Green Belt. In order to assess the importance of various</p>	

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

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	would development impact upon such a site?	<p>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 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.</p>	
10	Would development of the site involve the	In line with the requirements of PPG15, development that involves the demolition of a listed building will not normally be permitted	

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

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		<p><i>Clare College;</i> <i>Emmanuel College;</i> <i>Histon Road Cemetery;</i> <i>King's College;</i> <i>Mill Road Cemetery;</i> <i>Queens' College;</i> <i>St John's College;</i> <i>Trinity College; and</i> <i>Trinity Hall.</i></p>	
Level 1 Conclusion			
Does the site warrant further assessment?			
SUITABILITY			
LEVEL 2: SIGNIFICANT LOCAL CONSIDERATIONS			
13	<p>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>	<p>Open space is an essential part of our natural resource base, making a significant contribution to the setting, character, amenity and biodiversity of the City and local communities. Open space includes commons, recreation grounds, Historic Parks and Gardens, sites with a local nature conservation designation, outdoor sports facilities, provision for children and teenagers, semi-natural green spaces, allotments, urban spaces and cemeteries. Spaces designated 'Protected Open Space' are shown on the proposals map, while other sites not designated but which fulfil at least one of the Criteria to Assess Open Space can also be considered. The Criteria to Assess Open Space are:</p> <p>Criteria for Environmental Importance Does the site make a major contribution to the setting, character, structure and the environmental quality of the City? Does the site make a major contribution to the character and environmental quality of the local area? Does the site contribute to the wildlife value and biodiversity of the City? (If yes to any of these, the site is worthy of protection for environmental reasons).</p> <p>Criteria for Recreational Importance Does the site make a major contribution to the recreational resources of the City? Does the site make a major contribution to the recreational resources of the local area?</p>	

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

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		<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 trees.</p>	
17	Is there any relevant planning history? (Planning applications, planning appeals, Local Plan Inquiry)	<p>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.</p>	
18	Is the site already allocated for development? If so, what use is it allocated for?	<p>Consideration has been given to whether or not the site has already been allocated for a certain type of development, for example through allocation on 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 the contribution that the site could make to housing provision and whether this outweighs the need for other uses.</p>	
19	Is the site allocated / being	<p>Cambridgeshire County Council is responsible for the preparation of plans</p>	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	considered for development in the Minerals and Waste LDF?	relating to minerals and waste, and are currently in the process of preparing the Minerals and Waste LDF. These plans allocate sites for minerals and waste development and also safeguard sites for such uses. As such, consideration has been given to the Minerals Local Plan, the Waste Local Plan and proposals in the draft Minerals and Waste LDF in assessing sites suitability for housing. Minerals and Waste Plans also identify 'areas of search' which can cover large areas of land, but would not necessarily rule out a site for housing development. Nevertheless, consideration needs to be given as to whether development of the site could prejudice any future Minerals and Waste sites.	
Level 2 Conclusion			
Does the site warrant further assessment?			
SUITABILITY			
LEVEL 3: OTHER CONSIDERATIONS			
Environmental Considerations:			
20	Is there potential contamination on site?	Contaminated land is a material consideration under the land use planning process, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out 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	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		implications this will have for development.	
22	Could the topography constrain development of the site?	Certain topographical or ground conditions may need to be mitigated for in order to make development for particular uses acceptable. While the presence of such conditions may not render a site undevelopable, it could have an impact on the economic viability of development in terms of the cost of mitigation measures.	
23	Would development of the site be likely to affect, or be affected by, an Air Quality Management Area?	The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authorities air quality action plan. There is currently one AQMA declared within Cambridge. As such, consideration has been given to the location of sites within or near the AQMA, or large sites that could affect the AQMA. This would not necessarily render a site unsuitable for housing, but an Air Quality Assessment would be required to ensure that housing development in such locations was acceptable.	
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. The scoring for this criterion will be provided by an officer assessment based on the 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	Sites will need to be capable of achieving	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	access to the site?	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 ⁵ of a high quality public transport ⁶ route?	Access to high quality public transport routes for new residents from the day that they move into a new development is vital to ensure that modal shift is encouraged. New development should offer realistic, 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	

5 400m will be measured using a moderated buffer that will take into account any significant barriers

6 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
		damaged, that infrastructure will not be provided to serve development when it is needed, that provision will not be made for necessary land uses and that the intention to make development sustainable will not be met.	
30	Would development impact upon the setting of a Listed Building?	The desirability of preserving Listed Buildings and their settings is a material planning consideration. As such, the impact of development on the setting of Listed Buildings will be considered when assessing sites.	
31	Is the site within or adjacent to a Conservation Area?	The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on LPAs to designate as conservation areas 'areas of special architectural or 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)?	<p>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:</p> <p>The building is demonstrably incapable of beneficial use or reuse; or There are clear public benefits arising from redevelopment.</p> <p>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.</p>	
33	Would	Archaeological remains should be seen as a	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
	development of the site affect any archaeological remains and their settings?	finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation. Cases involving archaeological remains of lesser importance will not always be so clear cut and planning authorities will need to weigh the relative importance of archaeology against other factors including the need for 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 ⁷ from the City Centre?	A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage modal shift. As such, measuring the distance of the site from the City Centre has been carried out in order to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site. For some very large developments, new facilities may be provided as part of a development proposal. For those outside this 400m radius, it will be important to ensure easy access to the City Centre using	

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

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		sustainable modes of transport.	
37	Is the site within 400m ⁹ 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 ⁹ of local services? (Doctors surgery, nursery, primary school, secondary school, public open space)	Local services are essential to the quality of life of residents, employees and visitors to the City, and as such they must be conveniently located in relation to new and existing development. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from local services has been carried out to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services via S106 contributions.	
39	Is the use of the site associated with a community facility?	The protection of existing community facilities is necessary as the scope to provide additional facilities is limited by high land values and competition with other land uses such as employment and housing. While the existence of a community facility on a site may not necessarily rule out housing on the site, consideration needs to be given to: The extent to which the facility is used by the local community; The current provision of community facilities in the local area; The accessibility of the site.	
Planning Policy Considerations:			
40	Is the site in an Area of Major Change?	Areas of Major Change are identified on the Proposals Map and are strategic growth sites delivering housing and mixed use developments. Given the importance of these sites in helping to meet housing targets in a sustainable manner, the allocation of sites that could prejudice the appropriate	

SITE ASSESSMENT CRITERIA		COMMENTS	SCORE
		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 works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development.	
46	Delivery factors	Including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.	

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

ANNEX 1A FLOOD RISK ASSESSMENT OF SHLAA SITES

Methodology for Assessing Flood Risk.

Background

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

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

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

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

	Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score
1	Site 17 Detail	Car Park at the bottom of Abbey Road	017	Site falls within Zone 3a. Proposals for development must be subject to application of the exception test.	
2	Site 27 Detail	Apple Court, Newton Road	027	Some edges of the site falls within Zone 3b (Functional Floodplain) and is therefore unsuitable for housing.	
3	Site 28 Detail	Owlstone Croft, Owlstone Road	028	An edge of the site falls within Zone 2 and 3a (medium to high probability of flooding) Proposals for development in this zone should be accompanied by a Flood Risk Assessment.	
4	Site 29 Detail	Croftgate, Fulbrooke Road	029	Edge of the site is in functional floodplain (3b) and is therefore unsuitable for development.	
5	Site 60 Detail	50 & 52 Chalmers Road	060	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
6	Site 61 Detail	41 - 47 Ward Road Cambridge	061	Majority of the site falls within Zone 3a. Any proposals for development must satisfy the exception test.	
7	Site 75 Detail	28 - 30 Natal Road	075	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
8	Site 128 Detail	Lock up garages to the r/o 1 to 7 St Thomas' Road	128	Site is within flood zone 3b and is within floodplain and is not suitable for development	
9	Site 133 Detail	Lock up garages adjacent to 95 Seymour Street	133	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
10	Site 134 Detail	Lock up garages adjacent to 71 Seymour Street	134	Site is within flood zone 3b and is within floodplain and is not suitable for development	
11	Site 157 Detail	Lock-up garages to R/O 6 - 20 Acrefield Drive.	157	Sequential test has been applied according to PPS25. Site falls within flood zone 3a. Proposals for development must be subject to application of the exception test.	
12	Site 158 Detail	Lock-up garages adjacent to 57 Acrefield Drive.	158	Sequential test has been applied according to PPS25. Site falls within flood zone 3a. Proposals for development must be subject to application of the exception test.	
13	Site 159 Detail	Lock-up garages adjacent to 33 Pentlands Close.	159	Sequential test has been applied according to PPS25. Site falls within flood zone 3a. Proposals for development must be subject to application of the exception test.	

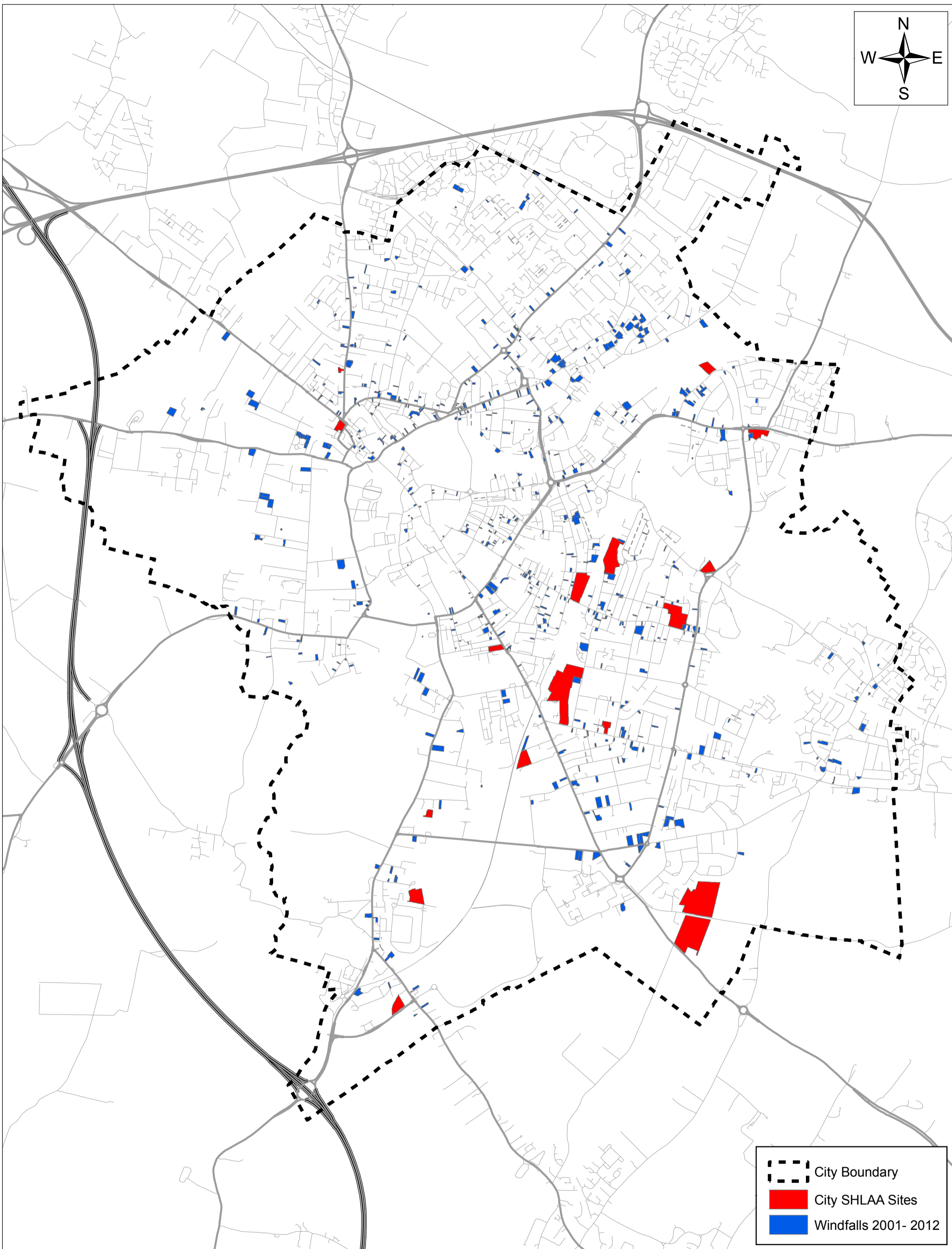
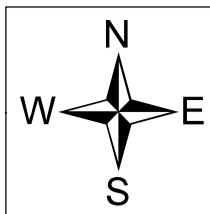
Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score	
14	Site 171 Detail	Land to the r/o 12 Brookfields	171	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
15	Site 201 Detail	Beadle Industrial Estate	201	Sequential test has been applied according to PPS25 and part of the site falls inside of flood zone 2 and is therefore at medium risk of fluvial flooding. Applications for development will need to be supported by a flood risk assessment.	
17	Site 203 Detail	The Paddocks Trading Estate, 1 Cherry Hinton Road	203	Parts of the site are within flood zones 2 and 3a - medium to high risk of fluvial flooding. Residential development should be subject to the exception test.	
18	Site 464 Detail	Various warehouses, depot etc, Ditton Walk south	464	Edge of the site is in functional floodplain (3b) and is therefore unsuitable for development.	
20	Site 485	Open space / garden of Newnham Cottage and Harvey Court (Gonville & Caius College).	485	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
21	Site 497 Detail	Caius College Fellows' Garden	497	Part of the site falls inside of flood zone 3a. Residential development must be subject to the exception test.	
22	Site 617	Various warehouses, car parks etc at Cambridge Retail Park, east of the railway	617	Part of the site is in functional floodplain (3b) and is therefore unsuitable for development.	a
23	Site 624	Car park and garages to north-west of The Paddocks Coldhams Lane	624	Site is within flood zone 3a and development must be subject to the exceptions test.	
24	Site 625	Car park and garages to north-west of The Paddocks Coldhams Lane	625	Sequential test has been applied according to PPS25 and the site falls within EA flood zone 1 and is therefore at low risk of fluvial flooding. However, it is accessed from a road that falls outside of EA flood zone 1 and is therefore at medium to high risk of fluvial flooding	
25	Site 626 Detail	Garages north of 19 The Paddocks Coldhams Lane	626	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
26	Site 627	Land to r/o 24-29 The Paddocks Coldhams Lane	627	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
27	Site 628	Land Adjoining 34 The Paddocks Coldhams Lane	628	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
28	Site 629 Detail	Horizons Resource Centre, Coldhams Lane	629	Part of the site falls within flood zone 3b and is functional floodplain. The site is not suitable for development. EA updating assessment Summer 2012	
29	Site 630 Detail	Garages south of 69 to 71 Wycliffe Road	630	Part of the site falls within flood zone 3b and is functional floodplain. The site is not suitable for development.	

	Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score
30	Site 631	Car park west of 58 Wycliffe Road	631	Part of the site falls within flood zone 3b. The site is not suitable for development.	Red
31	Site 632	Open space and car park north of 22 Wycliffe Road	632	Part of the site falls within flood zone 3b. The site is not suitable for development.	
32	Site 633	Car park north of 1 Wycliffe Road	633	Part of the site falls within flood zone 3b. The site is not suitable for development.	
33	Site 636	Car park for Brookfields Medical Practice.	636	Part of the site falls within flood zone 3b and is therefore unsuitable for development.	Red
34	Site 637	Car park.	637	Part of the site falls inside of flood zone 2 and is therefore proposals must be subject to flood risk assessment.	
35	Site 646	Sainsbury's car park	646	Part of the site falls inside of flood zone 2 and is therefore proposals must be subject to flood risk assessment.	Orange
36	Site 647	Area of trees.	647	Part of the site falls within flood zone 3b and is therefore unsuitable for development.	
37	Site 667	Garages south of 14 to 38 Natal Road	667	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	Orange
38	Site 727	Garages south of 90 Malvern Road	727	Parts of the site falls within flood zones 3a. Development must be subject to the exception test.	
39	Site 770 Detail	Land west of 84 to 92 Walpole Road	770	Parts of the site fall within flood zone 3a. Development must be subject to the exception test.	
40	Site 771	Car park west of 125 Walpole Road	771	Parts of the site fall within flood zones 3a. Development must be subject to the exception test.	
41	Site 772	Car park west of 175 Walpole Road	772	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	
42	Site 773	Land north of 13 to 27 St Bede's Crescent	773	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	Red
43	Site 774	Play area north of 29 to 47 St Bede's Crescent	774	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	

	Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score
44	Site 775	Land north of 49 to 71 St Bede's Crescent	775	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	
45	Site 776	Car park north of 62 to 72 St Bede's Crescent	776	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
46	Site 777	Land north of 75 St Bede's Crescent and 18 St Bede's Gardens	777	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	
47	Site 778	Car park south of 19 to 24 St Bede's Gardens	778	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
48	Site 779	Car park south of 9 and 10 St Bede's Gardens	779	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
49	Site 780	Land south of 5 St Bede's Gardens	780	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
50	Site 781	Land north of 39 St Bede's Gardens	781	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
51	Site 782	Car park south of 39 to 41 St Bede's Gardens	782	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
52	Site 783	Land west of 51 and 52 St Bede's Gardens	783	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
53	Site 791	Car park north of 3 to 5 Britten Place	791	Parts of the site fall within flood zone 2. Proposals for development must be accompanied by a flood risk assessment.	
54	Site 792	Open space east of 3 to 10 Trevone Place	792	Parts of the site fall within flood zone 3b, and the site is therefore unsuitable for development.	
55	Site 793	Car park and open space south of 5 to 16 Ancaster Way	793	Site falls within Flood Zone 2 - Medium Probability of Flood Risk. Proposals for development should be accompanied by a flood risk assessment.	
56	Site 794	Car parks north of 17 to 27 Birdwood Road	794	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
57	Site 795 Detail -	Play area south of 72 to 84 Birdwood Road	795	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	

Site ID	Site Name	ID	6_Flood (yellow = Zone 2)	6_Score
58	Site 796 Detail Garages south of 86 to 90 Birdwood Road	796	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
59	Site 797 Detail Garages behind 1-3 Gray Road	797	Parts of the site fall within flood zones 2 and 3a. Development must be subject to the exceptions test.	
60	Site 873 Detail Seymour House, Seymour Street	873	Parts of this site are within flood zone 3b and the site is therefore unsuitable for development.	
61	Site 879 72-76 St Andrew's Road	879	Parts of the site fall within flood zone 3a and therefore development must be subject to the exceptions test.	

ANNEX 2 County Council R&M Data on Windfalls March 2012



- City Boundary
- City SHLAA Sites
- Windfalls 2001- 2012



Cambridge City SHLAA-Sites Over 0.5 Hectares and Windfalls 2001 - 2012

Date:	15th May 2013
Produced by:	GIS Team
Section/Department:	Environment
Scale:	1:30,000

ANNEX 3 – CALCULATING THE POTENTIAL OF SITES

- 1.0 The SHLAA Practice Guidance suggests that a design-led approach can be used to assess housing potential on particular sites and using sample schemes, to extrapolate the number of dwellings that are achievable the total amount of housing that could potentially be developed.
- 1.1 However, given the very large number of initial sites to assess, this approach was not taken initially. Instead it was considered more appropriate and for consistency to use the methodology from the Urban Capacity Study⁸, cross checked against and modified in light of recent trends in development across Cambridge. Cross checks were also undertaken on a site-by-site basis for favoured sites using a design led approach with the Council’s Urban Design Team.
- 1.2 Results generated by use of this approach do not necessarily mean that the number of dwellings shown in the assessment will be acceptable on a particular site. The actual number may be higher or lower and it will be up to the planning application process to make a final judgement.
- 1.3 The methodology applies density multipliers to sites according to **geographical location** and **accessibility**, and the **size** and **shape** of individual sites. A further multiplier is applied to convert assumptions from **gross to net**.
- 1.4 The formula for calculating the density is:
 - 1) The density multiplier based upon location and accessibility *times*
 - 2) The multiplier based upon site size *times*
 - 3) The multiplier based upon site shape *times*
 - 4) The multiplier converting gross densities to net *times*
 - 5) The site area in hectares *equals*

The potential for housing on the site.
- 1.5 For **geographical location and accessibility** multipliers are applied according to whether a potential site is:

⁸ 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

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 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 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**⁹ 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	60	56.25	48.75	30

long and narrow				
The site is between 2 ha and 8 ha and not long and narrow	66	61.88	53.63	33
The site is between 2 ha and 8 ha but long and narrow	49.5	46.41	40.22	24.75
The site is over 8 ha and 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

Comparison of these density assumptions 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 2012 identified that 91.5% of new dwellings completed between 1st April 2011 and 31st March 2012 were developed at a density of greater than 50 dwellings per hectare (dph) with 4.9% of dwellings completed at a density of between 30 and 50 dph. The average site density for completions in this year was 88.25 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 data from the last version of the SHLAA 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 Simoco 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	

	Site	Dwellings Target	Net Site Area	Density	Average Density
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 Edith's Way, Cambridge, CB1	15	0.40	37.65	
51	Fire Station, 43 Parkside, Cambridge, CB1	131	0.40	329.04	
52	Rawlyn Court, Rawlyn Close, Cambridge, CB5	29	0.39	74.38	
53	Land at 101-107, York Street, Cambridge, CB1	24	0.37	64.39	
54	Grebe House, Mercers Row, Cambridge, CB5	35	0.37	95.49	
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	

	Site	Dwellings Target	Net Site Area	Density	Average Density
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) set up the original requirements for SHLAA's. It 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 SHLAA.

The National Planning Policy Framework 2012

This reiterates the requirements for SHLAA's under paragraphs 159 where local planning authorities should have a clear understanding of housing needs in their area and they should prepare a SMAA and a SHLAA. The SHLAA should establish realistic assumptions about the availability, suitability, and likely economic viability of land to meet the identified need for housing over the plan period. Other former requirements of PPS3 such as an annual list of specific deliverable sites to comprise a 5 year supply plus a additional 5% buffer to ensure choice and competition are carried across into paragraphs 47 and 48 of the NPPF.

Annex C of PPS 3 stated 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>	√
<i>Identify constraints that might make a particular site unavailable and/or unviable for development;</i>	√
<i>Identify sustainability issues and physical constraints that might make a site unsuitable for development; and</i>	√
<i>Identify what action could be taken to overcome constraints on particular sites.</i>	√

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

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

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

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

ANNEX 5 – WORK CARRIED OUT SO FAR

Call for Sites	May 2008
The methodology and criteria for carrying out the assessment was agreed by Members at the Development Plan Steering Group	14 July 2009.
Consultation was carried out with key stakeholders and residents associations on the assessment criteria and methodology	July to August 2009
Sites were initially assessed against the agreed criteria	August to October 2009
Housing Market Partnership (HMP) Convened	8 April 2011
For those sites assessed as suitable, HMP and land owners are being contacted to help assess availability and deliverability	May-August
Input from Ward Councillors 3 Briefing Sessions	June 2011
Sites brought back for consideration by the HMP	7 th June 2011 27 th June 2011 19 th July 2011 18 th Aug 2011 7 th Sept 2011
Development Plans Scrutiny Sub Committee	16 th July 2011
Work continues on site assessments contacting land owners and on developability and deliverability of sites	July/August 2011
Assess broad locations of small sites and need or otherwise to identify any windfall sites	August 2011
Public consultation with Residents and Stakeholders 6 weeks including assessment of any additional sites	September 2011 for 6 weeks
SHLAA agreed by DPSSC	29 th May 2012
Issues and Options Consultation	June 2012
Site Options work	Sept 2012- Jan2013
Viability Consultancy	February-May 2013
SHLAA to DPSSC	29 th May 2013

ANNEX 5A VIABILITY CONSULTANCY

For: Cambridge City Council

- Local Plan

**SHLAA and Potential Site Allocations
High Level Viability Assessment 2013**

FINAL REPORT

(DSP ref. 12120)

**Dixon Searle LLP
The Old Hayloft
28C Headley Road
Grayshott
Hindhead
GU26 6LD**

www.dixonsearle.co.uk



Contents

Introductory notes and limitations 1

1. Site Allocations High Level Viability Assessment

- Context and methodology 2

- Introduction 2

- Sites list 3

- More on methodology 7

2. Outcomes – summary notes to accompany Appendix I 15

Following the report text:

Appendix I

- Master Assumptions Sheet

- Sites Results Summary

- Individual sites information summaries, results and viability gauge.

Introductory notes and limitations

This has been a desk-top exercise based on information provided by Cambridge City Council, supplemented with information gathered by and assumptions made by DSP appropriate to the current stage of review and to inform the Council's on-going work.

Therefore, this high level viability test in no way makes any recommendation on the relative merits of the various sites. Essentially it considers the strength of the likely cost / values relationship for each site reviewed at this stage; and from there provides a gauge of potential viability based on the high level assumptions necessarily and appropriately used. This has been undertaken as part of further informing the Council's wider review and consideration of potential sites in the Local Plan updating context.

In this instance, 'high level viability' means a test of site viability at a level based on generic assumptions rather than site specific matters as may become known with the progression of detailed proposals in due course. Assumptions have been based on a mixture of market norms, local knowledge and recent research within the City for the Community Infrastructure Levy (CIL) and Local Plan Viability work also undertaken by DSP in recent months. Where site specific issues such as individual infrastructure requirements are known, assumptions have been adjusted. The high level viability testing is intended to draw out any clearly unviable scenarios and is not intended for valuation or for comparison purposes.

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Dixon Searle LLP (DSP); we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

To the extent that the document is based on information supplied by others, Dixon Searle LLP accepts no liability for any loss or damage suffered by the client or others who choose to rely on it.

This review does not in any way provide formal valuation advice.

1. SHLAA and potential site allocations high level viability assessment – Context and methodology

Introduction

- 1.1 Cambridge City Council is in the process of considering its housing land supply picture in the context of its Local Plan revision. Through this process the Council needs to assess the potential options for site selections based on a range of factors including sustainability (encompassing areas such as accessibility, local impact and integration) and the deliverability and viability of sites.
- 1.2 In line with national policy and in the interests of wider planning objectives to underpin the Local Plan delivery, the Council needs to be satisfied that the selection of a group of potential sites and overall shape of its approach to site supply is supported by reasonable prospects overall of those sites being developable in practical terms and coming forward (being deliverable) related also to their likely financial viability for development / redevelopment.
- 1.3 Related also to its wider viability assessment work for the City Council undertaken to inform and support the development of the Local Plan and Community Infrastructure Levy (CIL) proposals, Dixon Searle Partnership (DSP) has been commissioned by the Council to carry out a high level viability assessment of a range of sites within the Council's Strategic Housing land Availability Assessment (SHLAA) scope and to a number of potential allocation sites in addition.
- 1.4 The SHLAA sites considered here relate to the Council's SHLAA Appendix 13. While progressing our review, we noted that several sites were the subject of planning applications or permissions, so those were removed from the review scope given the evidence of deliverability and viability that is effectively number of the larger proposed sites to test as far as is practical and possible at the current stage, the potential viability of those sites. This is likely to be part of an ongoing and evolving process.

The sites considered for this element of the Council's review work were as follows:

Local Plan Ref	SHLAA Ref	Site Address
GB1	CC929	Land South of Worts Causeway
GB2	CC930	Land North of Worts Causeway
GB3	CC931, CC933	Fulbourn Road South
R1	-	295 Histon Road
R2	Includes CC312	Willowcroft, Histon Road
R3	-	City Football Ground
R4	-	Henry Giles House, Chesterton Road
R5	CC906 (contained within the boundary)	Camfields Resource Centre and Oil Depot
R6	CC443	636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road
R7	-	The Paddocks, Cherry Hinton Road
R8	CC087	149 Cherry Hinton Road
R9	-	Travis Perkins, Devonshire Road
R10	CC102	Mill Road Depot and Adjoining Properties
R11	CC629	Horizon Resource Centre, Coldhams Lane
R12	CC922	Ridgeons, 75 Cromwell Road
R13	CC755	78 and 80 Fulbourn Road
R14	CC583 (contained within the boundary)	BT Telephone Exchange and Car Park, Long Road
R15	-	Glebe Farm
R16	CC905	Cambridge Professional Development Centre, Paget Road

Local Plan Ref	SHLAA Ref	Site Address
R17	CC919	Mount Pleasant House
R18	CC910	21-29 Barton Road
R19	CC892	64-68 Newmarket Road
R20	CC105	Abbey Football Stadium
R21	-	315-349 Mill Road
M1	-	379-381 Milton Road
M2	Includes CC913	Clifton Road Industrial Estate
M3	-	Michael Young Centre
M4	-	Police Station, Parkside
M5	CC872	82 – 90 Hills Road and 57-63 Bateman Street
-	CC430	Catholic Church
-	CC870	Ditton Fields Nursery School
-	CC855	Telephone exchange of Ditton Lane
-	CC012	162 – 184 Histon Road
-	CC312	129 – 132 Histon Road
-	CC57	452 Cherry Hinton Road
-	CC81	152 Coleridge Road
-	CC151	RO 1 – 28 Jackson Road
-	CC887a	98 – 144 Campkin Road
-	CC887b	98 – 144 Campkin Road
-	CC902	Land at south of The Ship PH Northfield Ave
-	CC204	48 – 61 Burleigh Street
-	CC917	Auckland Road Clinic
-	CC196	31 Queen Ediths Way
-	CC070	213-217 Mill Road
-	CC918	18 Vinery Road

1.5 The aim of this concise report is to provide an introduction to and further explanation of the detail which is included at Appendix I (rear of this document); that being the key element of this work.

1.6 The components of Appendix I are as follows:

- First - 'Assumptions Master Sheet' – provides an overview of the current stage viability-related assumptions applied. The assumptions have been set consistently with those used in DSP's CIL and Local Plan viability assessment.
- Second – Coloured table – 'Results Summary', which acts as a list of the sites included within this review scope, includes their basic details and, in the final (right-hand side) columns, provides our indicated residual land value (RLV) outcome and accompanying initial gauge of likely viability (in the green, amber and red table cells) for each site test. As the footnote/key states, the green coloured table rows are the SHLAA sites review; the blue rows relate to the potential allocations sites.
- We will go on to explain further the contents of the second Appendix I table, which includes indications at 'Base' (i.e. estimated current), 'High' (i.e. increased / rising market) and 'Low' (i.e. reduced / falling market) property sales values (gross development values, or 'GDVs'). This provides sensitivity testing, so that we can begin to see, necessarily based on all other assumptions made, the potential impact on the indicated viability outcome of varying values; as could be seen through scheme detail / specification etc. and / or varying market conditions feeding through to sales price movements.
- As a single assumption typically we find that the sales values usually have one of the largest influences on viability outcomes, as is the case here. The sensitivities tested are therefore potentially representative of quite large values adjustments. This recognises that until more specifics are known about delivery details, the applicable values could fall within quite a wide range in some instances. In each case, the 'Low' values are assumed at £250/sq. m (approximately £23/sq. ft.) beneath the 'Base' (aligned to our best-fitting CIL study values levels – 'VLs' - in each case) level. The 'High' values are assumed at £250/sq. m above the 'Base' level in each case. These sensitivity test adjustments are equivalent to moving down or up by a half VL. The VLs were

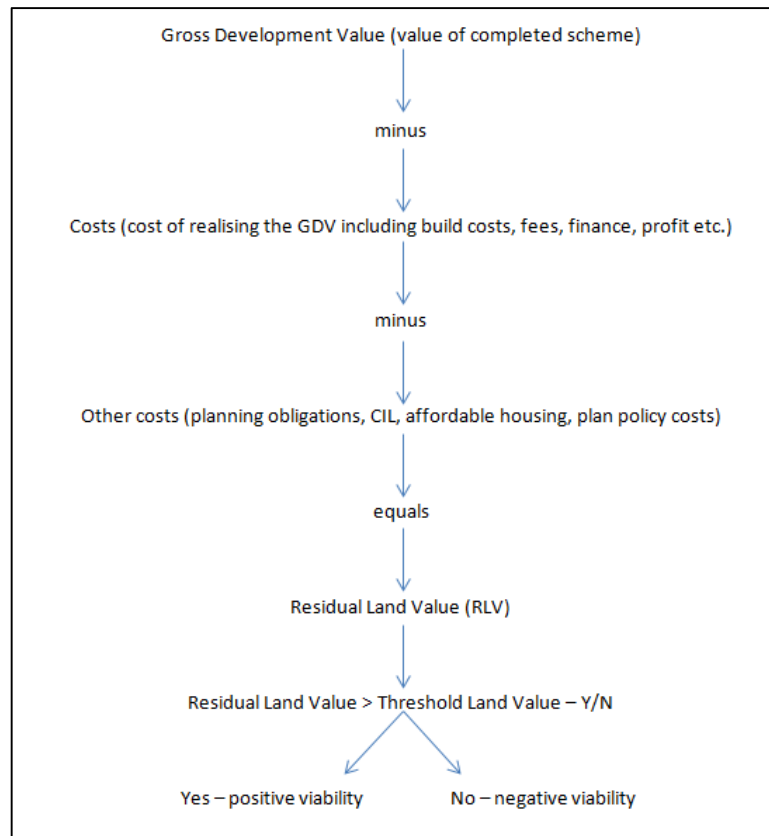
set at £500/sq. m (approximately £46/sq. ft.) intervals for the purposes of the high level Local Plan and CIL viability testing. The Base value level in each case has been assumed according to the site location and the broad distribution of VLs as was observed through the wider viability study research and analysis. This has necessarily been on a “best-fit” basis, so that in some instances a mid-point between 2 VLs has been selected as the most representative base assumption at this point.

- We reiterate that, as scheme details progress in due course, the values and other assumptions may well move dependent on a range of specific factors – type, design, timing, etc. Nevertheless, in common with the wider viability review, this approach provides a sound and reasonably realistic / cautious basis as part of gauging the likely viability prospects.
- Following those 2 sets of overview information, Appendix I includes an individual worksheet print for each site considered in our current stage review. These summarise for each site the main characteristics and assumptions in terms of type and dwelling mixes, the current stage setting of the base and sensitivity testing values levels (as per the above bullet points) and the resulting viability indication.
- Therefore, through a combination of the master (largely common) assumptions and individual appraisals to apply those most appropriately to each site, the process amounts to reviewing a range of scenarios. Those have been prepared to reflect as far as possible the current stage knowledge of and current high level assumptions (informed by Council information) on the potential forms of development, etc. Overall, it makes the individual site reviews (scenarios) more bespoke than the testing level appropriate for the CIL/Local Plan viability overview, but necessarily still relatively generic in many senses. In some cases the estimated land areas and/or site capacities have varied during the study period, and some may well continue to do so on future review. This is the nature of the process. Therefore this has to be regarded as a fluid exercise to some extent, and one which effectively considers the likely strength of the values costs relationship associated with potential housing development across a range of sites as identified; based on available information and the need to fix current stage appraisal assumptions at a point in time.

- 1.7 The following text does not restate the assumptions information contained within Appendix I – that should be referred to for the detail. Similarly, the background research and detail behind the assumptions (their sources, etc.) are provided in the Local Plan CIL Viability Study ('Cambridge City Council Local Plan Review – Viability - Community Infrastructure Levy Viability Assessment - Ref: DSP 12120 - February 2013') – by DSP. Appendix III of that study provides relevant market commentary and in depth information on residential values in the City.

More on methodology

- 1.8 The approach used to carry out the site appraisals applies the well-recognised methodology of residual land valuation. Put simply, the residual land value (RLV) produced by the potential development under review is calculated by subtracting the costs of achieving that development from the revenue generated by the completed scheme (again, the GDV). The application of these principles is consistent with the approach that underpins the wider viability assessment work and with the established approach used in most similar viability studies as well as for more detailed site-specific assessments; an area of work that DSP is also engaged in on a daily basis.
- 1.9 The diagram below illustrates the principal by showing the basic relationship (the strength of the relationship between development values and costs – as noted in the introductory section at page 1 above) that is being explored in all such viability work. This is a reminder of the principles noted in the related study work, as per the following diagram :



1.10 A viable development can be defined as *‘the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project’*¹. Under normal circumstances, if the residual land value (RLV) created by a scheme proposal exceeds the existing or alternative use value (sometimes with an element of uplift required to incentivise the sale of the land) then we usually have a positive viability scenario – i.e. the scheme is much more likely to proceed.

1.11 In order to gauge a range of likely viability outcomes, the assessment process requires a benchmark, or range of benchmarks of some form, against which to compare the RLV produced by the scenario appraisal. This benchmark (or threshold, or similar term) is an indication of existing or alternative land use values (EUVs or AUVs) relevant to the site use and locality; including any potential uplift that may be required to encourage a site to be released for development (which might be termed a premium, over-bid, incentive or similar). In each case it represents a view on the level that the RLV may need to reach in the circumstances in order to satisfy an owner’s land value expectations, having regard to the site types, the opportunities and constraints it presents; and to the relevant market context.

¹ Financial Viability in planning – RICS Guidance note (August 2012)

- 1.12 The level of land value sufficient to encourage the release of a site for development is, in practice, a site specific and highly subjective matter. It often relates to a range of factors including the actual site characteristics and/or the specific requirements or circumstances of the landowner. For the purposes of this report we have taken a very high level view on the potential threshold land values (land value comparison levels). This was aligned to the assumptions made as part of the review approach to inform the viability scope for CIL.
- 1.13 According to the site type (existing use and associated value of each SHLAA / potential allocation site assessed) we have measured the results against one of three land value criteria (benchmarks / thresholds / comparisons).
- 1.14 So for the Greenfield sites (potential allocation sites referenced GB1 (CC929), GB2 (CC930), GB3 (CC933) and R15) we have compared the appraisal RLVs with a land value assumption of £500,000/ha, that being the upper end of the range considered in the CIL viability work (£370,000 – 500,000/ha). Had we produced RLVs within this range, those outcomes would have been colour-coded amber (medium viability prospects). However, as can be seen at Appendix I, they produce green (high viability prospects) coded outcomes, apart from where the land value benchmark is not met (red – low viability prospects). The latter occur only when looking at the lower sales value sensitivity tests (in 2 instances, restricted to Worts Causeway South (GB2 (CC930)) and North – GB1 (CC929)).
- 1.15 For the majority of sites, which are comprised of previously developed land (PDL) currently or previously in a range of commercial / non-residential uses, we have compared the RLVs with a bracket of land values from £850,000/ha to £1.5m/ha. On this basis, RLVs that clear the upper level of this range are coded as green (high – best viability prospects within the range considered). Using the same principles, RLVs that fall within this range of comparisons are coded as amber outcomes (medium viability prospects – still indicating potential viability, but with a reduced confidence level).
- 1.16 Few of the sites (only those referenced CC887a, CC887b, R18 (CC910) and CC196) are in existing residential use. The land value comparison for those has been set at the higher level considered within the CIL/Local Plan viability assessment – i.e. £2.9m/ha. As seen from Appendix I, those presented mixed outcomes. The 2 existing Council Housing sites at Campkin Road (cc887a and cc887b) indicated RLVs that fell short of

that or indeed a lower level of comparison. In contrast, the RLVs produced by the other 2 appraisals of sites currently in residential use (in Newnham and Queen Ediths Wards – R18 (CC910) and CC196) showed RLVs that comfortably exceeded this higher land value benchmark across all sensitivity tests. For these 4 scenarios (existing residential use) the colour-coding of the outcome related to whether the higher benchmark (£2.9m/ha) is exceeded (green – high likelihood of viability) or missed (red – low likelihood of viability). Section 2 of this report ('Outcomes – summary notes to accompany Appendix I') from page 15 below provides more on the findings.

1.17 The other key methodology point to draw out here is the inclusion of the following amongst the cost allowances made in generating the RLVs:

- Full policy level (adopted Core Strategy and currently proposed continued Local Plan preferred option) affordable housing provision; at 40%;
- CIL payments assumed at £125/sq. m on commencement of construction. This level is applied to all assumed market housing within each site scenario as a fixed cost, based on the CIL viability study recommended level (single City-wide charging rate) which is expected to be included within the Council's Preliminary Draft Charging Schedule proposals to be published for consultation. CIL is not chargeable on the affordable housing elements of schemes, as stipulated by the Regulations;
- Again as per the Local Plan/ CIL viability study, £1,000 per dwelling s.106 contribution, as a potential additional contingency but also representing the possibility that on some schemes at least, a level of s.106 obligation may be needed alongside CIL to deal with site-specific mitigation matters (and in addition to the affordable housing, which would also continue to be secured via s.106).

1.18 On this occasion, rather than considering the surplus potentially available to support CIL funding, the CIL cost had to be assumed as a given; varying CIL charging rates were not considered, so that the collective cost of the various obligations would be reasonably represented within the appraisal approach.

1.19 As noted above, the other assumptions can be found within Appendix I.

1.20 Through our ongoing contact with the Council over the period of carrying out this and the associated viability work, it has been recognised that this study process can only review the likely viability of sites based on a specific set of high level assumptions, given that at such an early stage there are many unknowns. Changes to those assumptions will result in changes to the viability outcomes. There are a number of points to highlight in this regard:

- Individual viability outcomes always vary from site to site.
- Whilst judgments have been made and appropriate initial assumptions used, given the early stage of review / limited information available to us to inform this, it must be borne in mind that the assumptions are subject to change. Changing assumptions would produce different RLV results and make for potentially different land value comparisons.
- Assumptions are a mix of “market norms” from our experience and also as informed by previous and more recent research carried out for Cambridge City Council; combined with adjustments for some sites. Therefore many assumptions are common across all sites / between several sites.
- The outcomes are purely current stage indications based on the above, but aimed to draw out any significant concerns with the group of sites identified by the Council for review.
- It should be noted that any cases of marginal or non-viability indicated at this stage may not be inherent in the nature of the site(s), but could be a result of the particular assumptions supplied or made. Therefore some such outcomes potentially point to considering options / alternatives – for example adjustments could be needed to dwelling numbers / densities / developable areas or other factors in order to improve the critical relationship between the development value and costs.
- Another key variable is the land value / land value expectation of the site owner (potentially in some cases with variable relocation / compensation costs too). It has been necessary to place quick / indicative assessments on the land values

that may need to be met in the range of circumstances across these sites, but in practice these could vary from our assumptions; and potentially significantly.

- An over-rigid interpretation of land value benchmarks can create a false impression of sites falling just beneath the line becoming unviable. This is not the case and although the colour-coded gauges used in this report and elsewhere need to work on a fixed line basis, in practice there are sites which could continue to make the grade and remain viable with RLVs at beneath these levels. This is worth noting if looking at particular cut-offs and, again, may not reflect the flexibility of land deals in some situations.
- In general, outcomes could get better or worse than provisionally indicated here.
- It follows that at this stage, where we indicate marginal or non-viability (red-coded outcomes – low viability prospects), it may be possible in some instances to re-consider alternative proposals / assumptions which could produce a more positive outcome.
- The scale of surpluses / deficits (from the land value benchmark levels) that provide the current results also need to be considered relative to the GDVs of schemes and the context of the scenario.
- Whilst for this Local Plan and CIL viability review purpose we have to assume a fixed level of affordable housing and other s.106 obligations, as well as fixed levels of other development costs, these are areas that may be adjusted in practice from site to site. In the normal way, CIL will be fixed, but other areas may be operated with some flexibility if needed, as part of achieving optimal planning and community outcomes in particular circumstances (for example where developers and landowners, working with the Council, demonstrate viability or other delivery difficulties). Similarly, developers are often able to, and need to, carry out “value engineering” type processes to ensure that they manage scheme risks, take advantage of the market so far as possible and seek to strengthen the value/cost relationships within their schemes.

1.21 The study approach has been set up so that the results could be updated quite readily as information changes / becomes more complete. Similarly, further sensitivities /

variations etc. could be carried out. In any event, we suggest that the Council considers this or a similar type of approach to any requirements for information updating on sites viability over time.

1.22 As a part of the study process, as far as possible based on its previous contact the Council provided DSP with contact details for the landowners / their agents of the sites that we asked to review. As part of increasing our feel for the range of scenarios, local market and level of activity, etc., we proceeded to email those people and organisations with a series of fixed questions but also inviting any other comments they wished to put forward having explained the study purpose. The various parties were assured that any comments and information would be noted only in the context of informing our work in the background; that potentially sensitive information would not be quoted or published in any way.

1.23 We feel that this prompted a positive response rate (of about 50% and with additional replies coming in as the work neared completion) and that it also played a role in ensuring ongoing contact between the Council and range of site promoters. Independent records have been kept of this. Overall, we consider the willingness of a range of parties to engage is a good further indicator of the level of interest in bringing sites forward, the relative buoyancy of the local market for the most part and the likely deliverability of a wide range of sites as identified by the Council (with delivery details subject to further working through, of course, as acknowledged above). The questions put by DSP were:

- 1) *Confirmation of your involvement as owner / agents or similar – please confirm.*
- 2) *Is the site occupied; and confirmation of its existing / last former use(s)?*
- 3) *Existing floor-space (in sq. m / sq. ft.) where known?*
- 4) *Are you able to say what the site value expectation may be – either as a sum or £per Ha / similar indication?*
- 5) *Brief indications of any current proposals for the site – e.g. overview of potential type, form and scale of development – indicative dwelling types and numbers or floor area of other space that may be possible?*
- 6) *Your brief impressions / experiences of the local market context for the site?*

7) Related to 5, any initial views about likely development (sales values) associated with any initial proposals?

8) Any known constraints at this stage / anticipated – e.g. clearance, remediation, other development abnormalities?

9) Anything else that you feel may be relevant to the Council's on-going consideration of sites?

- 1.24 The general tone of replies was positive on the City's market and the prospects for the residential schemes. There were also indications of early stage plans for elements of purpose-built students' housing or other accommodation. There was little specific information fed-back, as may be expected at this stage; so no indicators of particular abnormal issues or significant difficulties, nor, in most cases, specific scheme ideas, costs or land value indications. Again, this is an area that in general the Council could usefully refresh periodically.

2. Outcomes – summary notes to accompany Appendix I

- 2.1 Overall, taking the reviewed sites as a group we consider that the Council is in the process of identifying a range of sites that will support or have the potential to support viable outcomes; and therefore not be held-up unduly or prohibited owing to inherent non-viability. On the whole, good to strong levels of sales values are available to support development viability, so that schemes can proceed and frequently still bear planning obligations at significant levels as promoted by existing and proposed policies. This appears to be borne out through the relatively high level of continued development interest and activity in the City, particularly compared with that seen in many other areas recently.
- 2.2 The purpose of the following text is not to make judgments about particular sites, as there will be a range of other factors involved, and these are early stages indications based on current assumptions which may need to be adjusted over time.
- 2.3 A feel for this can be gained from looking the numbers of sites which provide the different viability gauges, as we have described them.
- 2.4 In summary, the following sites provide the strongest viability indications from the range we saw (high – green colour-coded within the final column of the results summary and on the individual sites sheets) across all values scenarios (Base, High and Low values tests). These indicate the greatest confidence in likely viability outcomes, listed in no particular order (reflecting only the order assessed and listed within our report Appendix I). In each case below the numbering is the Council’s site reference (including a Local Plan reference with an ‘R’, ‘M’ or ‘G’ suffix and / or SHLAA reference), as used in Appendix I:

CC430 – Catholic Church

R17 (CC919) – Mount Pleasant House

CC755 – 70 and 80 Fulbourn Road

CC81 – 152 Coleridge Road

CC204 – 48 – 61 Burleigh Street

R19 (CC892) – 64 – 68 Newmarket Road

CC917 – Auckland Road Clinic

R18 (CC910) – 21 – 29 Barton Road

R10 (CC102) – Mill Road Depot and adjoining properties

CC196 – 31 Queen Ediths Way

CC070 – 213 – 217 Mill Road

CC918 – 18 Vinery Road

M3 – Michael Young Centre

M4 – Police Station, Parkside

M5 (CC872) – 82 – 90 Hills Road and 57 – 63 Bateman Street

R12 (CC922) – Ridgeons, 75 Cromwell Road.

R14 (CC583) – BT Telephone exchange and Car Park, Long Road

R15 – Glebe Farm

R4 – Henry Giles House, Chesterton Road

- 2.5 Also positive was the number of sites which provided a similar high prospect of viability (green results gauge) at the base (or higher) sales values tests but produced a lower level of confidence in viability from the Lower value sensitivity test. The £250/sq. m lower value sensitivity test reduced the values by between 6% (on the highest base values of £4,500/sq. m assumed here) to 9% (on the lowest base values of £2,750/sq. m assumed). These are sales price adjustment levels that are more significant than the typical movements seen over the relatively stable pricing

conditions of the last 2 years or so. The sites that produce this level of outcome, indicating good viability prospects based on current values assumptions, but potential difficulties / reduced viability confidence in the event of lower values assumptions / falling market were:

R6 (CC443) – 636 – 656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road (moves to an amber – medium – indication at lower values).

CC855 – Ditton Lane telephone exchange (moves to a red – low – indication at lower values).

CC312 – 129 – 132 Histon Road (moves to low viability indication at lower values).

CC57 – 452 Cherry Hinton Road (moves to medium indication at lower values).

GB3 (CC933) – Fulbourn Road South (moves to medium indication at lower values).

M2 (Includes CC82/913) – Clifton Industrial Estate (moves to medium indication at lower values). Subject to potential review regarding potentially significant re-appraisal based on considerably increased dwelling numbers on a greater proportion of the site, and associated revised assumptions, alongside B1 development on the remainder. Dependent on the level of particular obligations and a wide range of other details, the viability position could be altered from the current overview.

R11 (CC629) – Horizon Resource Centre, Coldhams Lane (moves to medium indication at lower values).

R16 (CC905) – Cambridge Professional Development Centre, Padget Road (moves to medium indication at lower values).

R21 – 315 – 349 Mill Road (produced a medium indication at base and lower values – marginally so at lower values; high indication only at upper values)

test). It follows that the outcomes from this scenario shared some characteristics also with those outlined at 2.6 below.

2.6 From there, sites that indicate medium (amber) level confidence in viability outcomes at the Base values are suggesting the potential need for some degree of reworked scheme for appraisal in due course, following the type of principles mentioned in the final bullet point at 1.20 above. The scenario appraisals that produced outcomes of this nature included:

R20 (CC105) – Abbey Football Stadium site (which outcome became low at lower values test).

CC870 – Ditton fields Nursery School (again, outcome moved to low at lower values test).

R5 (CC906) contained within the boundary – Camfields Resource Centre and Oil Depot (medium outcomes at base and higher values; low outcome at lower values).

R1 – 295 Histon Road (again, medium outcomes at base and higher values; low outcome at lower values).

R2 (includes CC312) – Willowcroft, Histon Road (again, medium outcomes at base and higher values; low outcome at lower values).

GB1 (CC929) and GB2 (CC930) – Worts Causeway South and North sites respectively (again, medium outcomes at base and higher values; low outcome at lower values).

R7 – The Paddocks, Cherry Hinton Road (medium outcomes at lower and base values; high outcome at higher values).

CC902 – Land at south of Ship PH, Northfield Avenue (medium outcome at base values, reduced to low outcome at low values).

2.7 We consider that scenarios for the sites listed at 2.6 above again have the potential to be viable, subject to potential reworking of current stage Council high level indications

on site-usage, design and probable review to some degree of scheme details in general.

2.8 Finally, in terms of interpreting outcomes, we observed 4 sites which (again based purely on current stage assumptions) produced the least positive indications from the full range of scenarios explored. From this stage of review these were:

CC012 – 162 – 184 Histon Road (produced relatively poor looking outcomes that may well be considered un-competitive with the value in existing (or similar) commercial use(s) – low outcomes at each of the values tests).

CC151 – rear of 1 to 28 Jackson Road; 887a and 887b – Campkin Road sites – although scenario CC887a (98 – 144 Campkin Road) produces reasonably positive RLVs, the indications (and particularly from alternative scenario CC887b on the same site) suggest low viability prospects at best based on the current assumptions – the type, tenure and density of housing redevelopment compared with existing, etc. However, the appraised scenario reference CC887b assumes redevelopment for 100% affordable housing in accordance with the Council’s brief to DSP to consider that in comparison with a mixed tenure proposal. The affordable (all) housing scenario envisages an assumed nil land value requirement and a reduced, contractor’s only, profit level). The Council may wish to consider these relative outcomes and the potential subsidy or cross-subsidy implications. Scenario CC887b (affordable housing trial) was appraised only at a single value level (estimated affordable housing revenue based) which produced a negative land value of (minus) £545,000 approximately; equivalent to minus £1.048m/ha approximately, when viewed in those terms.

Looking at these, the scenarios for 162 – 184 Histon Road (CC012) and the rear of 1 to 28 Jackson Road (CC151) are producing these indications for a mix of reasons. The relatively poor values/costs relationships are compounded here, it seems, by the effect of the affordable housing policies kicking-in. At an appraised 18 units, the viability difference compared with the outcome for that at site ref. CC312 – 129 - 132 Histon - Road is no doubt significantly contributed-to by the affordable requirement (site ref. CC312 provides 11 dwellings in the scenario appraised; i.e. falls beneath the affordable housing threshold and supports considerably better overall viability prospects). This is

also considered to be a significant contributory factor at rear of 1 to 28 Jackson Road (CC151) for which we appraised a scenario of 20 dwellings.

M1 – 379 – 381 Milton Road (produced a medium viability indication at the upper values test only; lower indication at both the base and lower values tests). This was considered primarily a result of the lower sales values (relatively) assumed at the base level, and the potential sensitivity of the already poor looking base viability outcome to those values falling away from the assumed level. However, at £3,000/sq. m it could be that the upper values test here is more relevant in the case of an appropriate scheme for the site. The outcome indicated at this stage may be capable of improvement.

- 2.9 As noted above, these findings are limited in extent in terms of the wider group of potential sites and they do not necessarily indicate non-viability for housing potential per-se; they are indicative of expected non-viability unless quite significant changes are made to the Council's early stages thinking on their development potential – housing numbers (density) and types, etc.
- 2.10 In this connection, it may also be worth noting that whilst we have looked purely at the housing potential outlined to us by the Council and interpreted to dwelling types and mixes by DSP in accordance with the nature of the site and Council policies on a "best-fit" basis, in some instances there may be a possibility of retaining or redeveloping elements of commercial use (for example where those are supporting relatively high existing use values that housing redevelopment, after affordable housing allowances etc., may be struggling to compete with).

FINAL REPORT

Viability review carried out by:

Richard Dixon BSc (Hons) MRICS CIHM

Rob Searle BSc (Hons) MSc CIHM

Helena Saunders Bsc (Hons)

Completed March-May 2013

APPENDIX I
Cambridge City Council - SHLAA & Local Plan Potential Sites Viability - SHLAA Viability Assumptions Master Sheet

Unit Sizes

Unit Sizes (sq m)	Affordable	Private
1-bed flat	50	50
2-bed flat	70	70
2-bed house	83	83
3-bed house	96	96
4-bed house	107	125

Values

Value Level	Value (£ / sq. m)	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Indicative Settlement Relationship to Value Level
VL1	£2,500	£125,000	£175,000	£207,500	£240,000	£312,500	Cherry Hinton / Kings Hedges
VL2	£3,000	£150,000	£210,000	£249,000	£288,000	£375,000	
VL3	£3,500	£175,000	£245,000	£290,500	£336,000	£437,500	Trumpington / Petersfield
VL4	£4,000	£200,000	£280,000	£332,000	£384,000	£500,000	
VL5	£4,500	£225,000	£315,000	£373,500	£432,000	£562,500	Improving market from current typical / mid-range
VL6	£5,000	£250,000	£350,000	£415,000	£480,000	£625,000	Market / Newnham
VL7	£5,500	£275,000	£385,000	£456,500	£528,000	£687,500	

Notes: Based on best fit of values indications with postcode boundaries (which generally do not respect values patterns in detail).

Development / Policy Costs	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	
Build Costs Flats (Generally) (£/m ²) ¹	£1,178
Build Costs Flats (3-5 storey)	£1,178
Build Costs Houses (Mixed Developments) (£/m ²) ¹	£1,036
Survey Costs (£ / unit)	£1,000
Contingencies (% of build cost) ²	5%-7%
Professional & Other Fees (% of build cost)	10.0%
Sustainable Design / Construction Standards (% of build cost) ²	5.85%
Water efficiency - assume meeting CF5H L5 for water efficiency - cost additional to meeting CF5H L4 above	5.50%
Sustainable Design / Construction Standards (% of build cost) ² - Sensitivity testing CF5H Level 5	15%
Renewables / CHP connection - notional allowance (per Residual s106 / non-CIL costs (£ per unit)	£3,500
Community Infrastructure Levy	£125/m ²
Marketing & Sales Costs (% of GDV)	3%
Legal Fees on sale (£ per unit)	£750
DEVELOPER'S RETURN FOR RISK AND PROFIT	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
FINANCE & ACQUISITION COSTS	
Arrangement Fees - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.00%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	0% to 5%
Finance Rate - Build (%)	7.0%
Finance Rate - Land (%)	7.0%

A number of sites would in reality include existing floorspace in lawful use. CIL only chargeable on net new floorspace. For the purposes of this exercise, given that existing layout / buildings will be unknown at point of development, assumes CIL fully chargeable.

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type - e.g. flats ; houses storey heights etc and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. BCIS data: Flats (Generally): £1,024/m² GIA (Generally); Houses Mixed Development: £901/m² GIA.

BCIS build costs taken from 4th Quarter 2012 and rebased to Cambridge Location Factor of 113 including preliminaries and contractor's profit but without externals, contingencies or fees

Above build costs include externals at 15%.

² To allow for additional costs for design etc

Build period source: BCIS duration calculator / phasing requirements

² The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline. All appraisals assume cost uplift of 5.85% to achieve CF5H L4. This averages 5.85% from all of the development scenarios used in that study. For development sensitivity analysis using the same Updated Cost Review document, an allowance has been applied for meeting CF5H Level 5 assuming a 24% increase to achieve CF5H L5 but that the energy requirement amounts to 63% of the total additional cost over Part L2010 baseline. This therefore equates to an approximate uplift over Part L 2010 baseline build costs of approximately 15%. We have not built in any assumed reduction in costs over time although in practice it is highly likely extra over costs will reduce over time. Notional cost allowance for on-site renewables to reduce CO₂ emissions - £3,500 per unit to cover potential policy requirements.

³ Allowance to achieve Lifetime Homes Standards acknowledged within report as potential variable cost issue (depending on design etc). There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £545 to £1615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a 'snapshot' in time. The net cost of implementing Lifetime Homes will diminish as the concept is more widely adopted and as design standards, and market expectations, rise (www.lifetimehomes.org.uk). Wheelchair accessible housing requirements covered within total design and development costs.

Private Dwelling Mix Source: Local Plan Issues & Options - Option 101

Affordable Housing Mix & Tenure Split Source: CCC Issues & Options & Adopted Policy

Affordable & Private Dwelling Sizes: based on CCC Issues & Options Option 1.1

Total Dwelling Numbers Source: Individual SHLAA and Local Plan Potential Sites Appraisal Proformas

Land areas - Source: Individual SHLAA and Local Plan Potential Sites Appraisal Proformas

Sales values: market research; consultation; data supplied by DSP (Oct 2012). Sensitivity carried out based on 5% higher than Oct 2010 & 5% lower than Oct 2010.

Land value comparisons / comparison ranges (benchmarks): Greenfield £370 - 500,000/ha (key test £500,000/ha); Commercial £850,000 - £1,500,000/ha (key test £1,500,000/ha); Existing residential £2,900,000/ha.

DSP 2013

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

APPENDIX I - Cambridge City Council - SHLAA & Local Plan Potential Sites Viability - Results Summary

LOCAL PLAN &/OR (in brackets) SHLAA ID	Address	Ward	Site Area	Number of Units	Density (DPH)	Existing Use	Category	Type	Scenario (Value)	RLV	RLV/Ha
R20 (CC105)	Abbey Stadium	Abbey	2.88	154	53	Sports stadium	Leisure / Community	PDL	Base	£3,517,197	£1,221,249
									High	£4,917,468	£1,707,454
									Low	£2,116,570	£734,920
(CC430)	Catholic Church	Abbey	0.24	10	42	Church	Leisure / Community	PDL	Base	£550,498	£2,293,740
									High	£695,683	£2,898,677
									Low	£405,313	£1,688,802
R6 (CC443)	636-656 Newmarket Road, etc	Abbey	1.01	75	74	Church & Community Halls	Leisure / Community	PDL	Base	£1,659,859	£1,643,425
									High	£2,356,318	£2,332,988
									Low	£963,401	£953,862
(CC870)	Ditton Fields Nursery School	Abbey	0.19	14	74	Nursery School	Community	PDL	Base	£263,697	£1,387,878
									High	£416,148	£2,190,250
									Low	£111,212	£585,326
(CC855)	Telephone Exchange, Ditton Lane	Abbey	0.17	13	76	Telephone Exchange	Employment	PDL	Base	£261,118	£1,535,991
									High	£386,048	£2,270,871
									Low	£101,808	£598,873
R5 (CC906)	Camfields Resource Centre, Ditton Walk	Abbey	0.86	38	44	Industrial / Warehousing / Resource Centre / Oil Depot	Industrial	PDL	Base	£844,044	£983,735
									High	£1,197,520	£1,395,711
									Low	£490,568	£571,758
(CC012)	162-184 Histon Road	Arbury	0.23	18	78	Showroom & Repairs	Retail / Industrial	PDL	Base	£44,949	£195,431
									High	£181,216	£787,894
									Low	£-99,895	£-434,324
(CC312)	RO 129 - 132 Histon Road	Arbury	0.14	11	79	Car sales forecourt	Retail	PDL	Base	£211,511	£1,510,795
									High	£334,028	£2,385,918
									Low	£89,048	£636,054
R1	295 Histon Road	Arbury	0.71	32	45	Furniture Shop / Squash Club	Retail / Leisure	PDL	Base	£747,028	£1,050,672
									High	£1,053,197	£1,481,289
									Low	£440,860	£620,056
R2	Willowcroft, Histon Road	Arbury	1.59	78	46	Industrial	Industrial	PDL	Base	£1,794,783	£1,128,795
									High	£2,527,816	£1,589,822
									Low	£1,061,750	£667,767
R17 (CC919)	Mount Pleasant House	Castle	0.57	50	88	Offices	Employment	PDL	Base	£1,980,994	£3,475,428
									High	£2,351,916	£4,126,169
									Low	£1,610,072	£2,824,688
(CC57)	452 Cherry Hinton Road	Cherry Hinton	0.26	17	65	Petrol station & garages	Retail / Industrial	PDL	Base	£431,546	£1,659,791
									High	£604,235	£2,323,982
									Low	£258,856	£995,599
R13 (CC755)	78 & 80 Fulbourne Road	Cherry Hinton	0.59	10	17	2 x Residential properties & unused open space	Residential	PDL	Base	£550,831	£933,612
									High	£696,712	£1,180,868
									Low	£404,950	£686,355
GB1 (CC929)	Worts Causeway South	Cherry Hinton	6.80	230	34	Agricultural	Farmland	Greenfield	Base	£3,152,287	£463,572
									High	£5,136,373	£755,349
									Low	£1,165,003	£171,324
GB2 (CC930)	Worts Causeway North	Cherry Hinton	7.33	247	34	Agricultural	Farmland	Greenfield	Base	£3,344,159	£456,229
									High	£5,465,576	£745,645
									Low	£1,219,324	£166,347
GB3 (CC931/933)	Fulbourne Road South	Cherry Hinton	2.30	78	34	Agricultural	Farmland	Greenfield	Base	£1,787,939	£777,365
									High	£2,523,925	£1,097,359
									Low	£1,051,952	£457,371
(CC81)	152 Coleridge Road	Coleridge	0.21	6	29	Telephone Exchange	Employment	PDL	Base	£450,984	£2,147,542
									High	£544,869	£2,594,616
									Low	£357,098	£1,700,468
R8 (CC087)	149 Cherry Hinton Road	Coleridge	0.55	17	31	Laundry shop to front, laundry process to rear	Retail / Industrial	PDL	Base	£702,982	£1,278,150
									High	£879,456	£1,599,010
									Low	£526,509	£957,289
M2 (includes CC913)	Clifton Industrial Estate	Coleridge	1.90	100	53	Industrial buildings	Industrial	PDL	Base	£3,215,234	£1,692,228
									High	£4,146,991	£2,182,627
									Low	£2,283,477	£1,201,830
R7	The Paddocks, Cherry Hinton Road	Coleridge	2.80	123	44	Industrial Estate	Industrial	PDL	Base	£3,904,039	£1,394,300
									High	£5,049,823	£1,803,508
									Low	£2,758,255	£985,091
(CC151)	RO 1-28 Jackson Road	Kings Hedges	0.27	20	74	Car parking / lock up garages	Employment / Industrial	PDL	Base	£-115,018	£-425,993
									High	£44,257	£163,917
									Low	£-278,907	£-1,032,990
(CC887a)	98-144 Campkin road	Kings Hedges	0.52	28	54	Council housing	Residential (Private Lead)	PDL	Base	£389,425	£748,894
									High	£660,277	£1,269,764
									Low	£118,572	£228,024
(CC887b)	98-144 Campkin road	Kings Hedges	0.52	28	54	Council housing	Residential (AH Lead)	PDL	Base	£-544,776	£-1,047,646
									High	£405,998	£1,194,112
									Low	£551,926	£1,623,311
(CC902)	Land at south of Ship PH, Northfield Ave	Kings Hedges	0.34	10	29	Public House	Retail	PDL	Base	£260,071	£764,913
									High	£579,297	£579,297
									Low	£195,139	£195,139
M1	379-381 Milton Road	Kings Hedges	1.00	40	40	Industrial / Car Show Rooms	Industrial	PDL	Base	£963,455	£963,455
									High	£195,139	£195,139
									Low	£195,139	£195,139
(CC204)	48-61 Burleigh Street	Market	0.30	12	40	Retail (ground); offices / resi above	Retail / Offices / Residential	PDL	Base	£1,050,194	£3,500,647
									High	£1,186,202	£3,954,007
									Low	£914,186	£3,047,288

LOCAL PLAN &/OR (in brackets) SHLAA ID	Address	Ward	Site Area	Number of Units	Density (DPH)	Existing Use	Category	Type	Scenario (Value)	RLV	RLV/Ha
R19 (CC892)	64-68 Newmarket Road	Market	0.27	60	222	Warehouses / Retail	Retail	PDL	Base	£2,789,888	£10,332,919
									High	£3,233,088	£11,974,401
									Low	£2,346,688	£8,691,437
(CC917)	Auckland Road Clinic	Market	0.20	12	60	Health clinic	Community / Health	PDL	Base	£1,050,194	£5,250,971
									High	£1,186,202	£5,931,010
									Low	£914,186	£4,570,932
M4	Police Station, Parkside	Market	0.49	50	102	Police Station	Employment	PDL	Base	£2,048,762	£4,181,148
									High	£2,396,434	£4,890,681
									Low	£1,701,091	£3,471,614
R18 (CC910)	21-29 Barton Road	Newnham	0.55	15	27	Residential	Residential	PDL	Base	£2,528,235	£4,596,791
									High	£2,784,869	£5,063,398
									Low	£2,271,601	£4,130,184
R10 (CC102)	Mill Road Depot & adjoining properties	Petersfield	2.70	167	62	Council depot - depot, offices, warehouses	Employment	PDL	Base	£8,200,825	£3,037,343
									High	£9,690,607	£3,589,114
									Low	£6,711,043	£2,485,571
(CC196)	31 Queen Ediths Way	Queen Ediths	0.23	12	52	Residential & garages	Residential	PDL	Base	£920,700	£4,003,044
									High	£1,057,020	£4,595,737
									Low	£784,381	£3,410,350
M3	Michael Young Centre	Queen Ediths	0.50	50	100	Industrial - offices / warehouses	Industrial / Employment	PDL	Base	£1,915,986	£3,831,971
									High	£2,284,079	£4,568,158
									Low	£1,547,892	£3,095,784
(CC070)	213-217 Mill Road	Romsey	0.22	10	45	Retail shop & parking	Retail	PDL	Base	£514,096	£2,336,802
									High	£641,241	£2,914,730
									Low	£386,952	£1,758,874
R12 (CC922)	Ridgeons 75 Cromwell Road	Romsey	3.27	245	75	Builders & Timber Merchant	Retail / Industrial	PDL	Base	£7,410,456	£2,266,194
									High	£9,508,668	£2,907,849
									Low	£5,310,399	£1,623,975
(CC918)	18 Vinery Road	Romsey	0.20	10	50	NHS Offices	Employment	PDL	Base	£699,358	£3,496,792
									High	£845,378	£4,226,891
									Low	£553,339	£2,766,693
R11 (CC629)	Horizons Resource Centre, Coldhams Lane	Romsey	0.82	40	49	Day centre	Community	PDL	Base	£1,256,493	£1,532,308
									High	£1,627,387	£1,984,619
									Low	£885,599	£1,079,998
M5 (CC872)	82-90 Hills Road & 57-63 Bateman Street	Trumpington	0.58	20	34	Offices, Bank & Language School	Employment	PDL	Base	£1,491,741	£2,571,968
									High	£1,735,319	£2,991,929
									Low	£1,248,164	£2,152,007
R16 (CC905)	Cambridge Prof. Devt. Centre Padget Road	Trumpington	1.58	50	32	Training centre	Employment	PDL	Base	£2,659,913	£1,683,489
									High	£3,141,556	£1,988,327
									Low	£2,178,270	£1,378,652
R14 (CC583)	BT Telephone Exchange & Car Park, Long Road	Trumpington	2.01	76	38	BT Telephone Exchange & Car Park	Employment	PDL	Base	£3,810,060	£1,893,668
									High	£4,514,642	£2,243,858
									Low	£3,105,478	£1,543,478
R15	Glebe Farm	Trumpington	1.00	35	35	Ex farm site	Farmland	Greenfield	Base	£1,625,012	£1,625,012
									High	£1,934,063	£1,934,063
									Low	£1,315,961	£1,315,961
R4	Henry Giles House, Chesterton Road	West Chesterton	0.78	48	83	Offices	Employment	PDL	Base	£1,733,944	£2,237,347
									High	£2,172,853	£2,803,681
									Low	£1,295,035	£1,671,013

Ward	Total No. of Residential Dwellings	% of Total	No. of sites	Avg Density
Abbey	304	13%	6	61
Arbury	139	6%	4	62
Castle	50	2%	1	88
Cherry Hinton	582	25%	5	37
Coleridge	246	10%	4	39
Kings Hedges	126	5%	5	50
Market	134	6%	4	106
Newnham	15	1%	1	27
Petersfield	167	7%	1	62
Queen Ediths	62	3%	2	76
Romsey	305	13%	4	55
Trumpington	181	8%	4	35
West Chesterton	48	2%	1	83
Totals	2311	100%	41	57

Viability Likelihood	Low
	Medium
	High

SHLAA Appendix 13 Sites
Local Plan Potential Allocation Sites

DSP 2013

Site Name: Abbey Stadium and land front Newmarket Road
 Site Reference number: R20 (CC105)
 Ward Area: Abbey

Site Description: Currently home of Cambridge United FC, with stadium buildings in use. Land on the Newmarket Road end of the site is used as a vehicle rental site

Potential SHLAA Site:	Abbey Stadium and land front Newmarket Road
Total Number of Units =	154
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	92
Number of Affordable Dwellings =	61.6
Number of Affordable Rent =	46
Number of Intermediate =	15

Achievability Period:	6-10yrs
Development Period (months):	36

Site Area in Hectares:	2.88
Number of units (constrained):	154
Assumed Density (dph):	53
Net Developable area:	2.88

Existing Use:	Stadium buildings associated with a football club plus other ancillary uses, including a vehicle rental site.
Proposed Use:	Residential
Green Belt:	Yes - Edge of Green Belt
Impact on development of other sites:	NO
Planning Status:	NONE - relevant planning history C/03/1223 - redevelopment of the stadium including 'north stand', supporters club, cresh, D2 Leisure, health and fitness suite and hotel. (application withdrawn).

Issues?:	Part of the site is Protected Open Space (recreational value), loss of this land would only be permitted if relocated to similarly accessible land. Potential contamination issues - previously occupied by a oil merchants, fuel storage. Highway Authority consider the site to have access issues due to a conrained frontage. Nearby houses overlook site - if the site were to be developed, good urban design essential. Archaeological Assessment required.
Conclusion:	Site is developable

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£3,517,197	£1,221,249
Upper Value	£3,250	£4,917,468	£1,707,454
Lower Value	£2,750	£2,116,570	£734,920

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	15	31	31	54	23	154

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	8	19	19	33	14	93
Enter No. of Dwellings Manually	8	19	19	33	14	93

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	4.5	9.3	9.3	16.2	6.9	46
Enter No. of Dwellings Manually	5	9	2	21	9	46

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1.5	3.1	3.1	5.4	2.3	15
Enter No. of Dwellings Manually	2	3	10	0	0	15

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	15	31	31	54	23
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Catholic Church of St Vincent de Paul
 Site Reference number: (CC430)
 Ward Area: Abbey

Site Description: Site currently used by a Church and car park

Potential SHLAA Site:	Catholic Church of St Vincent de Paul
Total Number of Units =	10
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	6-19yrs
Development Period (months):	11

Site Area in Hectares:	0.24
Number of units (constrained):	10
Assumed Density (dph):	42
Net Developable area:	0.24

Existing Use:	Church and car park
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Highways consider Ditton Lane to be a very busy route into and out of the City. Site located in an area where a Roman settlement is known to the south east - archaeological assessment required.
Conclusion:	Suitable for development - landowner has also bought adjoining land at 30 Ditton Lane which could make site larger.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£550,498	£2,293,740
Upper Value	£3,250	£695,683	£2,898,677
Lower Value	£2,750	£405,313	£1,688,802

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	1	2	2	4	2	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	1	2	2	4	2	11
			5	5		10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.0	0.0	0.0	0.0	0.0	0
	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.0	0.0	0.0	0.0	0.0	0
	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		0	0	5	5	0
	Check	Check	Check	Check	Check	Check

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands Methodist Church, Newmarket Road

Site Reference number: R6 (CC443)

Ward Area: Abbey

Site Description: Site currently used by 2 churches, community centre, flats, nursery, games court and car park

Potential SHLAA Site:	As above
Total Number of Units =	75
Affordable Housing Proportion (%) =	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	45
Number of Affordable Dwellings =	30
Number of Affordable Rent =	23
Number of Intermediate =	8

Achievability Period:	6-15yrs
Development Period (months):	21

Site Area in Hectares:	1.01
Number of units (constrained):	75
Assumed Density (dph):	74
Net Developable area:	1.01

Existing Use:	Churches, community centre, flats and other ancillary uses
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	08/1431/FUL - extension to the Methodist Church APPROVED

Issues?	Site designated Protected Open Space and provides community facilities. A tree on the Methodist Church site has a TPO. Noise assessment required due to noise affecting the end of the site near Newmarket Road. Air Quality Assessment required. Archaeological assessment required. Highways insist access must be from Peverel Road.
Conclusion:	Suitable for development - CC owns part and there is interest from 3 of the 4 site owners.

Scenario	Results	
	Sales Values (£/m ²)	Current Costs
		RLV
		RLV/Ha
Base Value	£3,000	£1,659,859
Upper Value	£3,250	£2,356,318
Lower Value	£2,750	£963,401

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	10%	20%	20%	35%	15%	100%
	8	15	15	26	11	75

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	5	8	8	15	8	44
Enter No. of Dwellings Manually	5	8	8	15	8	44

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	2.4	4.5	4.5	7.8	3.3	23
Enter No. of Dwellings Manually	2	5	2	11	3	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.8	1.5	1.5	2.6	1.1	8
Enter No. of Dwellings Manually	1	2	5	0	0	8

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total No. of Units	8	15	15	26	11	75
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Ditton Fields Nursery School, Wadloes Road

Site Reference number: CC870

Ward Area: Abbey

Site Description: Site currently a Nursery School

Potential SHLAA Site:	As above
Total Number of Units =	14
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	14
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.19
Number of units (constrained):	14
Assumed Density (dph):	74
Net Developable area:	0.19

Existing Use:	Nursery School
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Achievability Period:	0-5yrs
Development Period (months):	12

Issues?:	TPO's on the borders of the site. Noise assessment required. Saxon Cemetry revealed to the south - archaeological assessment required.
Conclusion:	Suitable for development / Site deliverable - school now demolished, City Council own and wish to develop in 3yr programme

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£263,697	£1,387,878
Upper Value	£3,250	£416,148	£2,190,250
Lower Value	£2,750	£111,212	£585,326

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
Total Dwelling Mix:	1	3	3	5	2	14

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	14
No. of Dwellings	1	3	3	5	2	14
Enter No. of Dwellings Manually	2	12	0	0	0	14

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	0
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	0
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Total No. of Units					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	2	12	0	0	0	14
Check	Check	Check	Check	Check	Check	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Telephone Exchange south of 1 Ditton Lane

Site Reference number: (CC855)

Ward Area: Abbey

Site Description: Site currently a telephone exchange/employment site with workshop buildings and car park

Potential SHLAA Site:	As above
Total Number of Units =	13
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	13
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	10-19yrs
Development Period (months):	9

Site Area in Hectares:	0.17
Number of units (constrained):	13
Assumed Density (dph):	76
Net Developable area:	0.17

Existing Use:	Telephone exchange/employment site
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Site relates closely to adjoining industrial uses. Potential contamination due to previous uses. Noise assessment required. Site located between a known Roman settlement to the east and a saxon cemetery to the south.
Conclusion:	Suitable for development

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£261,118	£1,535,991
Upper Value	£3,250	£386,048	£2,270,871
Lower Value	£2,750	£101,808	£598,873

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	1	3	3	5	1	13

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1	3	3	5	1	13
Enter No. of Dwellings Manually	2	11	0	0	0	13

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	2	11	0	0	0
Check	Check	Check	Check	Check	Check	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 162 - 184 Histon Road

Site Reference number: (CC012)

Ward Area: Arbury

Site Description: Motorcycle sales and repairs and tyre depot

Potential SHLAA Site:	As above
Total Number of Units =	18
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	11
Number of Affordable Dwellings =	7.2
Number of Affordable Rent =	5
Number of Intermediate =	2

Achievability Period:	10-19yrs
Development Period (months):	12

Site Area in Hectares:	0.23
Number of units (constrained):	18
Assumed Density (dph):	78
Net Developable area:	0.23

Existing Use:	Vacant building - industrial warehousing
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE - most recent application was for a change of use to A1

Issues?:	TPD's on land to the eastern boundary of the site. Protected Open Space to the rear of the site. Potential contamination issues due to previous use. Archaeological assessment required.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£44,949	£195,431
Upper Value	£3,250	£181,216	£787,894
Lower Value	£2,750	-£99,895	-£434,324

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	2	16				18

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	2	9	0	0	0	11
	2	9				11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.6	4.8	0.0	0.0	0.0	5
	0	5	0	0	0	5

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*				Assume intermediate sizes as per private	
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.2	1.6	0.0	0.0	0.0	2
	0	2	0	0	0	2

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	2	16	0	0	0	18
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Land rear of 129 to 133 Histon Road

Site Reference number: (CC312)

Ward Area: Arbury

Site Description: Land to the rear of 129-133 Histon Road

Potential SHLAA Site:	As above
Total Number of Units =	11
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	11
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.14
Number of units (constrained):	11
Assumed Density (dph):	79
Net Developable area:	0.14

Existing Use:	Car sales forecourt
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	YES - Forms part of the larger car showroom site (Site5.07 Willowcroft) - this could be overcome if site came forward as part of the larger Local Plan allocation.
Planning Status:	NONE - most recent application was for a change of use to A1

Achievability Period:	6-19yrs
Development Period (months):	9

Issues?:	Site adjacent to an area of Protected Open Space. Group TPO covering northern part of the site. Potential contamination - site adjacent to light industrial/commercial uses. Site is located between the Roman town at Cambridge and an area of late Iron Age and Roman settlement to the NW - archaeological assessment required.
Conclusion:	Site is developable - subject to the adjoining site to the north coming forward.

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£211,511	£1,510,795
Upper Value	£3,250	£334,028	£2,385,918
Lower Value	£2,750	£89,048	£636,054

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	1	10				11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1	10	0	0	0	11
Enter No. of Dwellings Manually	1	10	0	0	0	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually						0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually						0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	1	10	0	0	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Mount Pleasant House

Site Reference number: R17 (CC919)

Ward Area: Castle

Site Description: Office Block

Potential SHLAA Site:	As above
Total Number of Units =	50
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	30
Number of Affordable Dwellings =	20
Number of Affordable Rent =	15
Number of Intermediate =	5

Site Area in Hectares:	0.57
Number of units (constrained):	50
Assumed Density (dph):	88
Net Developable area:	0.57

Existing Use:	Office Block
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	
Planning Status:	NONE

Achievability Period:	6-10yrs
Development Period (months):	18

Issues?:	Affects a Scheduled Ancient Monument - Ashwickstone Cross. St Edmunds College Gardens on southern perimeter may limit onsite densities. 32 TPOs including one of the boundary. May not be suitable for houses with gardens. Heavily trafficated area - noise survey / mitigation required. Site resides in AQ management area. Nearby buildings overlook site. Site affects listed building - 18 Mount Pleasant. Local area poses archeological interest - archaeological assessment required.
Conclusion:	Site is developable - subject to residential development provided in the existing office or on the same footprint

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,250	£1,980,994	£3,475,428
Upper Value	£4,500	£2,351,916	£4,126,169
Lower Value	£4,000	£1,610,072	£2,824,688

Viability Likelihood (Red = Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	5	45	0	0	0	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2	28	0	0	0	30
Enter No. of Dwellings Manually	2	28	0	0	0	30

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	1.5	13.5	0.0	0.0	0.0	15
Enter No. of Dwellings Manually	2	13	0	0	0	15

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.5	4.5	0.0	0.0	0.0	5
Enter No. of Dwellings Manually	1	4	0	0	0	5

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	5	45	0	0	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: BP Garage, 452 Cherry Hinton Road & garages off Glenmere Close

Site Reference number: (CC57)

Ward Area: Cherry Hinton

Site Description: Petrol station at the front and garages to the rear

Potential SHLAA Site:	As above
Total Number of Units =	17
Affordable Housing Proportion (%) =	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	6.8
Number of Affordable Rent =	5
Number of Intermediate =	2
Achievability Period:	10-19yrs
Development Period (months):	12

Site Area in Hectares:	0.26
Number of units (constrained):	17
Assumed Density (dph):	65
Net Developable area:	0.26

Existing Use:	Petrol Station and forecourt, and two garage blocks
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	No - could be brought forward as part of the LP allocated site 5.08.
Planning Status:	NONE

Issues?:	Potentially significant contamination. Noise from highway. Garages on site provides parking for surrounding residential development. Site may be located on the site of a small priory - archeological investigation required.
Conclusion:	Site is developable - subject to resolving the loss of parking for the surrounding residential development.

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£431,546	£1,659,791
Upper Value	£3,250	£604,235	£2,323,982
Lower Value	£2,750	£258,856	£995,599

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	2	3	3	6	3	17

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1	2	1	3	3	10
Enter No. of Dwellings Manually	1	2	1	3	3	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.6	0.9	0.9	1.8	0.9	5
Enter No. of Dwellings Manually	1	1	0	3	0	5

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.2	0.3	0.3	0.6	0.3	2
Enter No. of Dwellings Manually	0	0	2	0	0	2

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	2	3	3	6	3	17
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 78 and 80 Fulbourn Road and open space (south)

Site Reference number: R13 (CC755)

Ward Area: Cherry Hinton

Site Description: Petrol station at the front and garages to the rear

Potential SHLAA Site:	As above
Total Number of Units =	10
Affordable Housing Proportion (%) =	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	0-5yrs
Development Period (months):	9

Site Area in Hectares:	0.59
Number of units (constrained):	10
Assumed Density (dph):	17
Net Developable area:	0.59

Existing Use:	SHLAA site relates to greenfield land to south of existing bungalows on edge of greenbelt.
Proposed Use:	Residential
Green Belt:	NO - land to south is in Green Belt.
Impact on development of other sites:	No
Planning Status:	C/05/1368/OUT - Approved for demolition of existing properties and redevelopment for residential development. C/09/0732/REM - Approved 14 two and three bedroom houses, no applications to the southern site.

Issues?:	Nosie assessment required. AQ assessment required. Site bounded by residential properties (west) and an office building (east). Activity of Bronze Age date includes ring ditch remains of burial mounds to the SE.
Conclusion:	Site is deliverable - subject to the landscaping of the site should maintain and enhance the setting of Cambridge in reference to the Green Belt to the south.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£550,831	£933,612
Upper Value	£3,250	£696,712	£1,180,868
Lower Value	£2,750	£404,950	£686,355

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0	0	5	5	0	10
	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.0	0.0	0.0	0.0	0.0	0
						0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.0	0.0	0.0	0.0	0.0	0
						0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		0	0	5	5	0
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 152 Coleridge Road

Site Reference number: (CC81)

Ward Area: Coleridge

Site Description: Buildings on site house a telephone exchange

Potential SHLAA Site:	As above
Total Number of Units =	6
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	6
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	10-19yrs
Development Period (months):	9

Site Area in Hectares:	0.21
Number of units (constrained):	6
Assumed Density (dph):	29
Net Developable area:	0.21

Existing Use:	Telephone exchange facility
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	No - should ideally be developed in conjunction with Site 87
Planning Status:	NONE

Issues?:	Site could have contamination issues. Site is bounded by commercial uses - noise survey required.
Conclusion:	Site is developable - ideally needs to be developed in conjunction with Site 87

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£450,984	£2,147,542
Upper Value	£3,500	£544,869	£2,594,616
Lower Value	£3,000	£357,098	£1,700,468

Viability Likelihood (Red = Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	0	0	6	0	6

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	0	0	6	0	6
Enter No. of Dwellings Manually	0	0	0	6	0	6

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	1.8	0.0	2
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.6	0.0	1
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	0	0	0	6	0	6
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 149 Cherry Hinton Road

Site Reference number: R8 (CC087)

Ward Area: Coleridge

Site Description: Light industrial buildings used as laundry shop

Potential SHLAA Site:	As above
Total Number of Units =	17
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	6.8
Number of Affordable Rent =	5
Number of Intermediate =	2
Achievability Period:	10-19yrs
Development Period (months):	12

Site Area in Hectares:	0.55
Number of units (constrained):	17
Assumed Density (dph):	31
Net Developable area:	0.55

Existing Use:	Laundry Site - retail shop to front with laundry process to rear - light industrial
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	No - should ideally be developed in conjunction with Site 81
Planning Status:	NONE

Issues?:	Site falls under the Protected Industrial Land Policy. Appears to provide access to industrial buildings on other parts of the larger site. Site could have contamination issues. Site is bounded by commercial uses - noise survey required. Loss of employment land. Development of this site could be somewhat cut-off from the existing community.
Conclusion:	Site is developable - ideally needs to be developed in conjunction with Site 87 and needs to comply with the Protected Industrial Land Policy.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£702,982	£1,278,150
Upper Value	£3,500	£879,456	£1,599,010
Lower Value	£3,000	£526,509	£957,289

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
10%	20%	20%	35%	15%	100%	
Total Dwelling Mix:	0	0	8	6	3	17

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	0	5	3	2	10
Enter No. of Dwellings Manually	0	0	5	3	2	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	2.4	1.8	0.9	5
Enter No. of Dwellings Manually			1	3	1	5

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.8	0.6	0.3	2
Enter No. of Dwellings Manually			2	0	0	2

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	0	0	8	6	3	17
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Site Name: Land to R/O 1-28 Jackson Road

Site Reference number: (CC151)

Ward Area: Kings Hedges

Site Description: Land to R/O 1-28 Jackson Road - car parking and garages

Potential SHLAA Site:	As above
Total Number of Units =	20
Affordable Housing Proportion (%) =	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	8
Number of Affordable Rent =	6
Number of Intermediate =	2
Achievability Period:	6-10yrs
Development Period (months):	15

Site Area in Hectares:	0.27
Number of units (constrained):	20
Assumed Density (dph):	74
Net Developable area:	0.27

Existing Use:	Car parking and lock-up garages
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Potential contamination issues. AQ assessment required if development likely to increase parking capacity by 25 spaces or more. Currently provides pedestrian access to adjoining dwellings. Archeological assessment required - cropmarks and Roman activity discovered in the area.
Conclusion:	Site is developable - consider enlarging site to improve developability

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	-£115,018	-£425,993
Upper Value	£3,000	£44,257	£163,917
Lower Value	£2,500	-£278,907	-£1,032,990

Viability Likelihood (Red = Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	2	18				20

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1	11	0	0	0	12
Enter No. of Dwellings Manually	1	11				12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.6	5.4	0.0	0.0	0.0	6
Enter No. of Dwellings Manually	1	5				6

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.2	1.8	0.0	0.0	0.0	2
Enter No. of Dwellings Manually	0	2				2

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	2	18	0	0	0	20
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 98 - 144 Campkin Road

Site Reference number: (CC887a) Market housing lead scenario

Ward Area: Kings Hedges

Site Description: Council Housing

Potential SHLAA Site:	As above
Total Number of Units =	28
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	17
Number of Affordable Dwellings =	11.2
Number of Affordable Rent =	8
Number of Intermediate =	3

Achievability Period:	6-10yrs
Development Period (months):	18

Site Area in Hectares:	0.52
Number of units (constrained):	28
Assumed Density (dph):	54
Net Developable area:	0.52

Existing Use:	Council Housing
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Land to south of site is Protected Open Space. Archaeological assessment required - cropmarks, prehistoric and Roman activity known. Existing residents would need to be rehoused.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	£389,425	£748,894
Upper Value	£3,000	£660,277	£1,269,764
Lower Value	£2,500	£118,572	£228,024

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	2	6	6	10	4	28

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	2	3	3	6	3	17
	2	3	3	6	3	17

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.6	1.8	1.8	3.0	1.2	8
	0	2	1	4	1	8

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.2	0.6	0.6	1.0	0.4	3
	0	1	2	0	0	3

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		2	6	6	10	4
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Appraisals assume private development including normal profit criteria etc (Site Version 887a).

Site version 887b assumes redeveloped for 100% affordable housing (nil land value requirement and only contractors profit).

DSP 2013

Site Name: 98 - 144 Campkin Road

Site Reference number: (CC887b) Affordable housing lead alternative scenario

Ward Area: Kings Hedges

Site Description: Council Housing

Potential SHLAA Site:	As above
Total Number of Units =	28
Affordable Housing Proportion (%)=	100%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	0
Number of Affordable Dwellings =	28
Number of Affordable Rent =	21
Number of Intermediate =	7

Achievability Period:	6-10yrs
Development Period (months):	18

Site Area in Hectares:	0.52
Number of units (constrained):	28
Assumed Density (dph):	54
Net Developable area:	0.52

Existing Use:	Council Housing
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Land to south of site is Protected Open Space. Archaeological assessment required - cropmarks, prehistoric and Roman activity known. Existing residents would need to be rehoused.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	-£544,776	-£1,047,646
Upper Value	£3,000	N/A	N/A
Lower Value	£2,500	N/A	N/A

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
10%	20%	20%	35%	15%	100%	
2	6	6	10	4	28	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
45	60	75	95	125	0	
0	0	0	0	0	0	
					0	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
50	67	75	85	110		
1.5	4.5	4.5	7.5	3.0	21	
0	5	2	10	4	21	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
45	60	75	95	125		
0.5	1.5	1.5	2.5	1.0	7	
2	1	4	0	0	7	

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		2	6	6	10	4
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Appraisals assume private development including normal profit criteria etc (Site Version 887a).

Site version 887b assumes redeveloped for 100% affordable housing (nil land value requirement and only contractors profit.

DSP 2013

Site Name: Land at south of The Ship PH Northfield Ave

Site Reference number: (CC902)

Ward Area: Kings Hedges

Site Description: Car Park and Public House

Potential SHLAA Site:	As above
Total Number of Units =	10
Affordable Housing Proportion (%) =	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.34
Number of units (constrained):	10
Assumed Density (dph):	29
Net Developable area:	0.34

Existing Use:	Public House and Car Park
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Achievability Period:	6-10yrs
Development Period (months):	9

Issues?:	AQ assessment required due to size. Archaeological assessment required - known Roman settlement in area. Loss of community facility - replacement PH would be required.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	£405,998	£1,194,112
Upper Value	£3,000	£551,926	£1,623,311
Lower Value	£2,500	£260,071	£764,313

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	0	5	5	0	10
Enter No. of Dwellings Manually	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*				Total
	1bed flat	2 bed flat	2 bed house	3 bed house	
Dwelling Size (m ²)	45	60	75	95	125
No. of Dwellings	0.0	0.0	0.0	0.0	0.0
Enter No. of Dwellings Manually	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	0	0	5	5	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Site Name: 48 - 61 Burleigh Street

Site Reference number: (CC204)

Ward Area: Market

Site Description: Variety of commercial buildings of differing ages and heights

Potential SHLAA Site:	As above
Total Number of Units =	12
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.3
Number of units (constrained):	12
Assumed Density (dph):	40
Net Developable area:	0.3

Existing Use:	Retail units on GF with offices/residential above. Car parking to rear.
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	06/1106/FUL - development at no. 49, application refers to one 1 bed flat and one 2 bed flat.

Achievability Period:	6-20yrs
Development Period (months):	12

Issues?:	Potential contamination issues. AQ assessment required if a development is likely to increase parking by 25 spaces or more. Site lies within the CPZ. On edge of the central conservation area. GF shops designated as Primary Shopping Frontage and would need to be retained.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£1,050,194	£3,500,647
Upper Value	£4,750	£1,186,202	£3,954,007
Lower Value	£4,250	£914,186	£3,047,288

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	12	0	0	0	12	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
0	12	0	0	0	12	
0	12	0	0	0	12	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
0.0	0.0	0.0	0.0	0.0	0	
0	0	0	0	0	0	

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Assume intermediate sizes as per private
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
0.0	0.0	0.0	0.0	0.0	0	
0	0	0	0	0	0	

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	0	12	0	0	0	12
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 64 - 68 Newmarket Road

Site Reference number: R19 (CC892)

Ward Area: Market

Site Description: Warehouse / retail premises

Potential SHLAA Site:	As above
Total Number of Units =	60
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	36
Number of Affordable Dwellings =	24
Number of Affordable Rent =	18
Number of Intermediate =	6

Achievability Period:	0-5yrs
Development Period (months):	18

Site Area in Hectares:	0.27
Number of units (constrained):	60
Assumed Density (dph):	222
Net Developable area:	0.27

Existing Use:	Warehouse / retail premises
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	Permission granted - 3 storey mixed use development, GF A1 and residential units above (4x 1 bed flats)

Issues?:	Potential contamination issues. Noise investigation and mitigation measures required. Site within CPZ. Northern boundary is opposite the Central Conservation Area. Archaeological investigation recommended. Inclusion of 'Compass House' would improve sites developability.
Conclusion:	Site is deliverable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£2,789,888	£10,332,919
Upper Value	£4,750	£3,233,088	£11,974,401
Lower Value	£4,250	£2,346,688	£8,691,437

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	6	54				60

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	3	33	0	0	0	36
Enter No. of Dwellings Manually	3	33				36

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	1.8	16.2	0.0	0.0	0.0	18
Enter No. of Dwellings Manually	2	16				18

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.6	5.4	0.0	0.0	0.0	6
Enter No. of Dwellings Manually	1	5				6

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	6	54	0	0	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.
3-4 storey only suggested.

DSP 2013

Site Name: Auckland Road Clinic

Site Reference number: (CC917)

Ward Area: Market

Site Description: Health Clinic

Potential SHLAA Site:	As above
Total Number of Units =	12
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.2
Number of units (constrained):	12
Assumed Density (dph):	60
Net Developable area:	0.2

Achievability Period:	5-10yrs
Development Period (months):	12

Existing Use:	Health Clinic
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Northern boundary is adjoined by 'Midsummer Common' - limit the height of any new development. One TPO on boundary. AQ assessment required. Site within CPZ. Poor motor vehicle access. Archaeological assessment required. Design constraints due to neighbouring properties overlooking site. Pedestrian access to existing development.
Conclusion:	Site is deliverable

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£1,050,194	£5,250,971
Upper Value	£4,750	£1,186,202	£5,931,010
Lower Value	£4,250	£914,186	£4,570,932

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	10%	20%	20%	35%	15%	100%
	0	12	0	0	0	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0	12	0	0	0	12
	0	12	0	0	0	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	50	67	75	85	110	
	0.0	0.0	0.0	0.0	0.0	0
	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*				Total
	1bed flat	2 bed flat	2 bed house	3 bed house	
	45	60	75	95	125
	0.0	0.0	0.0	0.0	0
	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		0	12	0	0	0
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 21 - 29 Barton Road

Site Reference number: R18 (CC910)

Ward Area: Newnham

Site Description: Residential accommodation

Potential SHLAA Site:	As above
Total Number of Units =	15
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	15
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Site Area in Hectares:	0.55
Number of units (constrained):	15
Assumed Density (dph):	27
Net Developable area:	0.55

Existing Use:	Residential Accommodation
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE - Historic 64: Temporary change of use for 8 years from residential to private school.

Achievability Period:	0-5yrs
Development Period (months):	12

Issues?:	Buildings on site were identified as Positive Unlisted Buildings under the West Cambridge Conservation Area Appraisal. 6 TPOs onsite and 6 on boundary. Noise assessment required. Archaeological assessment required - saxon burial ground and Roman pottery remains known to be in the adjoining Croft Lodge grounds.
Conclusion:	Site is deliverable

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£2,528,235	£4,596,791
Upper Value	£4,750	£2,784,869	£5,063,398
Lower Value	£4,250	£2,271,601	£4,130,184

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
10%	20%	20%	35%	15%	100%	
Total Dwelling Mix:	0	0	0	10	5	15

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	0	0	10	5	15
Enter No. of Dwellings Manually	0	0	4	3	1	8

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	0	0	4	3	1
Check	OK	OK	Check	Check	Check	Check

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Mill Road Depot and adjoining properties, Mill Road
 Site Reference number: R10 (CC102)
 Ward Area: Petersfield
 Site Description: Warehouse buildings, offices, community facilities within listed old Library, language school, leased garages

Potential SHLAA Site:	As above
Total Number of Units =	167
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	100
Number of Affordable Dwellings =	66.8
Number of Affordable Rent =	50
Number of Intermediate =	17

Site Area in Hectares:	2.7
Number of units (constrained):	167
Assumed Density (dph):	62
Net Developable area:	2.7

Achievability Period:	10-19yrs
Development Period (months):	40

Existing Use:	Council Depot
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE - Historic 64: Temporary change of use for 8 years from residential to private school.

Issues?:	Former Grade II Listed Library at southern end of site - retained. Designated under the Protected Industrial Land Policy. Potential significant contamination. Site adjacent to railway - noise assessment required. AQ assessment required if development likely to increase parking capacity by 25 spaces or more. Site within CPZ. Access difficulties as the adjoining Mill Road is very busy - no access from this road. Site falls within the Central Conservation Area. Archaeological assessment required. Relocation of Depot.
Conclusion:	Site is developable

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£8,200,825	£3,037,343
Upper Value	£4,000	£9,690,607	£3,589,114
Lower Value	£3,500	£6,711,043	£2,485,571

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	10%	20%	20%	35%	15%	100%
	17	33	33	59	25	167

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	10	20	20	36	14	100
	10	20	20	36	14	100

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	50	67	75	85	110	
	5.1	9.9	9.9	17.7	7.5	50
	5	10	1	23	11	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	1.7	3.3	3.3	5.9	2.5	17
	2	3	12	0	0	17

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		17	33	33	59	25
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 31 Queen Ediths Way

Site Reference number: (CC196)

Ward Area: Queen Ediths

Site Description: Houses and garages

Potential SHLAA Site:	As above
Total Number of Units =	12
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0
Achievability Period:	6-19yrs
Development Period (months):	12

Site Area in Hectares:	0.23
Number of units (constrained):	12
Assumed Density (dph):	52
Net Developable area:	0.23

Existing Use:	Residential - Houses and garages
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Mature trees on boundaries and subject to a TPO on east boundary. Potential contamination. Limited opportunity for on-street parking. Archaeological assessment required - known Iron Age activity to NW and SW. Neighbouring properties overlook site.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,250	£920,700	£4,003,044
Upper Value	£4,500	£1,057,020	£4,595,737
Lower Value	£4,000	£784,381	£3,410,350

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
		12				12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	12	0	0	0	12
Enter No. of Dwellings Manually	0	12	0	0	0	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	0	12	0	0	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 213 - 217 Mill Road

Site Reference number: (CC070)

Ward Area: Romsey

Site Description: Shops/warehouse buildings, semi-detached houses and garage block

Potential SHLAA Site:	As above
Total Number of Units =	10
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Achievability Period:	6-19yrs
Development Period (months):	9

Site Area in Hectares:	0.22
Number of units (constrained):	10
Assumed Density (dph):	45
Net Developable area:	0.22

Existing Use:	Retail/warehouse buildings, semi-detached houses and garage block
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Potential contamination issues. Noise assessment required. Access not acceptable from Mill Road. Surrounding houses overlook site. Archaeological assessment required. Desirable to retain an element of retail use on Mill Road frontage in any redevelopment.
Conclusion:	Site is developable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£514,096	£2,336,802
Upper Value	£3,500	£641,241	£2,914,730
Lower Value	£3,000	£386,952	£1,758,874

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	4	6	0	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	4	6	0	0	10
Enter No. of Dwellings Manually	0	4	6	0	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	0	4	6	0	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Ridgeons 75 Cromwell Road

Site Reference number: R12 (CC922)

Ward Area: Romsey

Site Description: Commercial storage buildings with open storage yard

Potential SHLAA Site:	As above
Total Number of Units =	245
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	147
Number of Affordable Dwellings =	98
Number of Affordable Rent =	74
Number of Intermediate =	25
Achievability Period:	6-10yrs
Development Period (months):	24

Site Area in Hectares:	3.27
Number of units (constrained):	245
Assumed Density (dph):	75
Net Developable area:	3.27

Existing Use:	Builders and timber merchants - commercial and open storage
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Potential contamination issues. Adjacent to main railway line - noise and vibration assessment required. AQ assessment - could benefit from EIA. Site within CPZ. Archaeological assessment required - multi-period remains have been found in gardens within a 300m radius of site. Loss of employment land - relocation of existing use.
Conclusion:	Site is developable

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£7,410,456	£2,266,194
Upper Value	£3,500	£9,508,668	£2,907,849
Lower Value	£3,000	£5,310,399	£1,623,975

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	25	49	49	85	37	245

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	14	29	29	52	22	146
Enter No. of Dwellings Manually	14	29	29	52	22	146

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	7.5	14.7	14.7	25.5	11.1	74
Enter No. of Dwellings Manually	8	15	3	33	15	74

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2.5	4.9	4.9	8.5	3.7	25
Enter No. of Dwellings Manually	3	5	17	0	0	25

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	25	49	49	85	37
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 18 Vinery Road

Site Reference number: (CC918)

Ward Area: Romsey

Site Description: NHS Offices

Potential SHLAA Site:	As above
Total Number of Units =	10
Affordable Housing Proportion (%)=	0%
Affordable Rent Proportion (%) of AH =	0%
Intermediate Proportion (%) of AH =	0%
Number of Private Dwellings =	10
Number of Affordable Dwellings =	0
Number of Affordable Rent =	0
Number of Intermediate =	0

Achievability Period:	0-5yrs
Development Period (months):	9

Site Area in Hectares:	0.2
Number of units (constrained):	10
Assumed Density (dph):	50
Net Developable area:	0.2

Existing Use:	NHS Offices
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	5 TPOs onsite and 2 TPOs on the boundary. Archaeological assessment required - Neolithic stone axe and Roman remains found within 200m radius.
Conclusion:	Site is deliverable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£699,358	£3,496,792
Upper Value	£3,500	£845,378	£4,226,891
Lower Value	£3,000	£553,339	£2,766,693

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0	0	5	5	0	10
Enter No. of Dwellings Manually	0	0	5	5	0	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.0	0.0	0.0	0.0	0.0	0
Enter No. of Dwellings Manually	0	0	0	0	0	0

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	0	0	5	5	0
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Horizons Resource Centre, Coldhams Lane

Site Reference number: R11 (CC629)

Ward Area: Romsey

Site Description: Day Centre

Potential SHLAA Site:	As above
Total Number of Units =	40
Affordable Housing Proportion (%) =	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	24
Number of Affordable Dwellings =	16
Number of Affordable Rent =	12
Number of Intermediate =	4

Achievability Period:	
Development Period (months):	18

Site Area in Hectares:	0.82
Number of units (constrained):	40
Assumed Density (dph):	49
Net Developable area:	0.82

Existing Use:	Day Centre
Proposed Use:	Residential
Green Belt:	NO - land to the NE over railway line is Green Belt.
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Numerous trees onsite and on southern and eastern boundaries (No TPOs). Relocation of curren facilities required. Potential contamination issues. Noise assessment required. Archaeological assessment required. Site is isolated from surrounding residential development. SE edge of the site is in functional floodplain - subject to revised Flood Risk Assessment.
Conclusion:	Site is developable

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£1,256,493	£1,532,308
Upper Value	£3,500	£1,627,387	£1,984,619
Lower Value	£3,000	£885,599	£1,079,998

Viability Likelihood (Red = Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	4	8	8	14	6	40

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	3	5	4	9	3	24
	3	5	4	9	3	24

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.2	2.4	2.4	4.2	1.8	12
	1	2	1	5	3	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.4	0.8	0.8	1.4	0.6	4
	0	1	3	0	0	4

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	4	8	8	14	6	40
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 82 - 90 Hills Road and 57 - 63 Bateman Street

Site Reference number: M5 (CC872)

Ward Area: Trumpington

Site Description: Offices and commercial buildings

Potential SHLAA Site:	As above
Total Number of Units =	20
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	12
Number of Affordable Dwellings =	8
Number of Affordable Rent =	6
Number of Intermediate =	2

Achievability Period:	
Development Period (months):	15

Site Area in Hectares:	0.58
Number of units (constrained):	20
Assumed Density (dph):	34
Net Developable area:	0.58

Existing Use:	Offices, Bank and Language School
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	10/0546/FUL Approved - Alterations and external works to office building 90 Hills Road.

Issues?:	Historic Park and Gardens (Botanic Gardens) to the south. Site adjacent is designated Protected Open Space. Two TPOs onsite. Noise assessment required. AQ assessment required - if development likely to increase parking capacity by 25 spaces or more. Site within CPZ. Employment land. No potential for 57 - 60 Bateman Street as 100+ lease.
Conclusion:	Site is developable - potential for mixed use including residential on part.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750		
Upper Value	£4,000		
Lower Value	£3,500		

Threshold Land Value (TLV) Assumed	TBC	per net developable hectare (PDL)
TLV (Total)	#VALUE!	
Notes on TLV:	TBC	

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£1,491,741	£2,571,968
Upper Value	£4,000	£1,735,319	£2,991,929
Lower Value	£3,500	£1,248,164	£2,152,007

Viability Likelihood (Red = Low / Amber = Medium / Green = High)
--

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	0	0	2	10	8	20

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0	0	0	4	8	12
	0	0	0	4	8	12

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	0.0	0.0	0.6	3.0	2.4	6
	0	0	0	6	0	6

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.0	0.0	0.2	1.0	0.8	2
	0	0	2	0	0	2

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	0	0	2	10	8	20
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Cambridge Professional Development Centre, Padget Road

Site Reference number: R16 (CC905)

Ward Area: Trumpington

Site Description: Professional County Council training centre

Potential SHLAA Site:	As above
Total Number of Units =	50
Affordable Housing Proportion (%) =	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	30
Number of Affordable Dwellings =	20
Number of Affordable Rent =	15
Number of Intermediate =	5

Site Area in Hectares:	3.15
Number of units (constrained):	50
Assumed Density (dph):	32
Net Developable area:	1.575

Existing Use:	Professional County Council training centre
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Achievability Period:	0-5yrs
Development Period (months):	18

Issues?:	Over half of site is former school playing fields ad designated as protected open space. One TPO on boundary. Current training facilities would need to be relocated or identified as no longer needed. AQ assessment required. Site adjacent to Trumpington Conservation Area. Archaeological assessment required - site adjacent to the extensive excavations at Clay Farm (southern fringe).
Conclusion:	Site is deliverable

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£2,659,913	£1,688,834
Upper Value	£4,000	£3,141,556	£1,994,639
Lower Value	£3,500	£2,178,270	£1,383,029

Viability Likelihood (Red = Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	4	10	10	18	8	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	2	6	6	11	5	30
	2	6	6	11	5	30

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.2	3.0	3.0	5.4	2.4	15
	2	3	0	7	3	15

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.4	1.0	1.0	1.8	0.8	5
	0	1	4	0	0	5

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		4	10	10	18	8
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Camfields Resource Centre Ditton Walk

Site Reference number: R5 (CC906) (Contained within the boundary)

Ward Area: Abbey

Site Description: Vacant building for sale - industrial warehousing.

Potential SHLAA Site:	As above
Total Number of Units =	38
Affordable Housing Proportion (%) =	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	23
Number of Affordable Dwellings =	15.2
Number of Affordable Rent =	11
Number of Intermediate =	4

Site Area in Hectares:	0.858
Number of units (constrained):	38
Assumed Density (dph):	44
Net Developable area:	0.858

Achievability Period:	0-5yrs
Development Period (months):	18

Existing Use:	Vacant building - industrial warehousing - Resource Centre & Oil Depot
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO - although would make sense to develop alongside the adjoining heavy oil depot in terms of cleaning up land contamination.
Planning Status:	PP granted to adjoining site.

Issues?:	Semi-natural private greenspace to the north. High likelihood of oil contamination present. Potential noise problems - assessment for noise and odour and mitigation may be required. Air quality assessment required due to size. Edge of city location - isolated from community facilities.
Conclusion:	Site is deliverable - subject to the cleaning up of contamination on site.

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£844,044	£983,735
Upper Value	£3,250	£1,197,520	£1,395,711
Lower Value	£2,750	£490,568	£571,758

Viability Likelihood (Red = Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	3	8	8	13	6	38

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	3	5	5	7	3	23
Enter No. of Dwellings Manually	3	5	5	7	3	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.9	2.4	2.4	3.9	1.8	11
Enter No. of Dwellings Manually	0	2	0	6	3	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.3	0.8	0.8	1.3	0.6	4
Enter No. of Dwellings Manually	0	1	3	0	0	4

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	3	8	8	13	6
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: BT Telephone Exchange & Car Park, Long Road / east of 1 - 12 Porson Court

Site Reference number: R14 (CC583) (Contained within the boundary)

Ward Area: Trumpington

Site Description: Car park

Potential SHLAA Site:	As above
Total Number of Units =	76
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	46
Number of Affordable Dwellings =	30.4
Number of Affordable Rent =	23
Number of Intermediate =	8
Achievability Period:	10-19yrs
Development Period (months):	21

Site Area in Hectares:	2.012
Number of units (constrained):	76
Assumed Density (dph):	38
Net Developable area:	2.012

Existing Use:	BT Telephone Exchange & Car Park
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	YES - part of a larger residential application to the south and would not be developed unless part of this wider scheme (Site 5.06)
Planning Status:	NONE

Issues?:	Potential contamination issues. Four storey building adjoins and overlooks from the south. Archaeological assessment required.
Conclusion:	Site is developable - potential for mixed use including residential on part.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£3,810,060	£1,893,668
Upper Value	£4,000	£4,514,642	£2,243,858
Lower Value	£3,500	£3,105,478	£1,543,478

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	8	15	15	27	11	76

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	5	9	8	16	7	45
Enter No. of Dwellings Manually	5	9	8	16	7	45

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	2.4	4.5	4.5	8.1	3.3	23
Enter No. of Dwellings Manually	2	5	1	11	4	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.8	1.5	1.5	2.7	1.1	8
Enter No. of Dwellings Manually	1	1	6	0	0	8

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	8	15	15	27	11	76
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Clifton Industrial Estate

Site Reference number: M2 (CC913)

Ward Area: Coleridge

Site Description: Industrial buildings

(NOTE: Potentially significantly increased dwelling numbers - to circa 550 - with employment)

Potential SHLAA Site:	As above
Total Number of Units =	100
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	60
Number of Affordable Dwellings =	40
Number of Affordable Rent =	30
Number of Intermediate =	10
Achievability Period:	6-10yrs
Development Period (months):	24

Site Area in Hectares:	1.9
Number of units (constrained):	100
Assumed Density (dph):	53
Net Developable area:	1.9

Existing Use:	Employment site with Industrial Buildings
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	NONE

Issues?:	Designated protected industrial site. Potential for contamination . Noise and vibration issues - design and acoustic report and mitigation needed. Not all of site will be suitable for housing. AQ assessment required - could benefit from EIA. Archeological assessment required. Falls under Protection of Industrial Land Policy.
Conclusion:	Site is developable - suitable for mixed use employment and residential development.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£3,215,234	£1,692,228
Upper Value	£3,500	£4,146,991	£2,182,627
Lower Value	£3,000	£2,283,477	£1,201,830

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	10	20	20	35	15	100

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	6	12	12	20	10	60
	6	12	12	20	10	60

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	3.0	6.0	6.0	10.5	4.5	30
	3	6	1	15	5	30

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	1.0	2.0	2.0	3.5	1.5	10
	1	2	7	0	0	10

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		10	20	20	35	15
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Worts Causeway South

Site Reference number: GB1 (CC929)

Ward Area: Cherry Hinton

Site Description: Arable open field south of Worts Causeway and north of Babraham Road

Potential SHLAA Site:	Worts Causeway South
Total Number of Units =	230
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	138
Number of Affordable Dwellings =	92
Number of Affordable Rent =	69
Number of Intermediate =	23
Achievability Period:	1-5 Years
Development Period (months):	60

Site Area in Hectares:	6.8
Number of units (constrained):	230
Assumed Density (dph):	34
Net Developable area:	5.1

Existing Use:	Agricultural
Proposed Use:	Residential
Green Belt:	YES
Impact on development of other sites:	Yes - CC911 and SC284
Planning Status:	NONE

Issues?:	Flood Risk Zone 1. Falls within the PSZ of the airport - structures and works should not exceed 45.7m in height. Extensive prehistoric and Roman Cropmarket sites known.
Conclusion:	Site with development potential.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£3,152,287	£618,095
Upper Value	£3,250	£5,136,373	£1,007,132
Lower Value	£2,750	£1,165,003	£228,432

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	23	46	46	80	35	230

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	14	27	27	48	22	138
Enter No. of Dwellings Manually	14	27	27	48	22	138

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	6.9	13.8	13.8	24.0	10.5	69
Enter No. of Dwellings Manually	7	14	3	32	13	69

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2.3	4.6	4.6	8.0	3.5	23
Enter No. of Dwellings Manually	2	5	16	0	0	23

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	23	46	46	80	35
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Worts Causeway North

Site Reference number: GB2 (CC930)

Ward Area: Cherry Hinton

Site Description: Arable open fields, meadow, and farm buildings north of Worts Causeway

Potential SHLAA Site:	Worts Causeway North
Total Number of Units =	247
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	148
Number of Affordable Dwellings =	98.8
Number of Affordable Rent =	74
Number of Intermediate =	25
Achievability Period:	1-5 years
Development Period (months):	60

Site Area in Hectares:	7.33
Number of units (constrained):	247
Assumed Density (dph):	34
Net Developable area:	5.50

Existing Use:	Agicultural & Farm Buildings
Proposed Use:	Residential
Green Belt:	YES
Impact on development of other sites:	CC911
Planning Status:	NONE

Issues?:	Flood Risk Zone 1, Falls within the PSZ of the airport - structures and works should not exceed 45.7m in height, development could potentially impact on Buildings of Local Interest
Conclusion:	Site with development potential.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£3,344,159	£608,305
Upper Value	£3,250	£5,465,576	£994,193
Lower Value	£2,750	£1,219,324	£221,796

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	25	49	49	87	37	247

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	15	29	29	53	22	148
Enter No. of Dwellings Manually	15	29	29	53	22	148

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	7.5	14.7	14.7	26.1	11.1	74
Enter No. of Dwellings Manually	7	15	3	34	15	74

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2.5	4.9	4.9	8.7	3.7	25
Enter No. of Dwellings Manually	3	5	17	0	0	25

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	25	49	49	87	37
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Fulbourn Road South

Site Reference number: (CC931/933)

Ward Area: Cherry Hinton

Site Description: Arable open field south of Fulbourn Road

Potential SHLAA Site:	Fulbourn Road South
Total Number of Units =	78
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	47
Number of Affordable Dwellings =	31.2
Number of Affordable Rent =	23
Number of Intermediate =	8
Achievability Period:	1-5 years
Development Period (months):	21

Site Area in Hectares:	2.3
Number of units (constrained):	78
Assumed Density (dph):	34
Net Developable area:	1.73

Existing Use:	Arable
Proposed Use:	Residential
Green Belt:	YES
Impact on development of other sites:	CC932, CC911, SC111 & SC283
Planning Status:	NONE

Issues?:	Flood Risk Zone 1, 30m from Cherry Hintong Pit SSSI, Falls within the PSZ of the airport - structures and works should not exceed 45.7m in height, site adjacent to former quarry
Conclusion:	Site with development potential.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£1,787,939	£1,036,486
Upper Value	£3,250	£2,523,925	£1,463,145
Lower Value	£2,750	£1,051,952	£609,827

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
Total Dwelling Mix:	8	16	15	27	12	78

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	5	9	9	16	8	47
Enter No. of Dwellings Manually	5	9	9	16	8	47

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	2.4	4.8	4.5	8.1	3.6	23
Enter No. of Dwellings Manually	2	5	1	11	4	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.8	1.6	1.5	2.7	1.2	8
Enter No. of Dwellings Manually	1	2	5	0	0	8

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	8	16	15	27	12
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 295 Histon Road

Site Reference number: R1

Ward Area: Arbury

Site Description: Mixed use site - furniture shop / squash club

Potential SHLAA Site:	295 Histon Road
Total Number of Units =	32
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	19
Number of Affordable Dwellings =	12.8
Number of Affordable Rent =	10
Number of Intermediate =	3

Achievability Period:	1-5 years
Development Period (months):	18

Site Area in Hectares:	0.711
Number of units (constrained):	32
Assumed Density (dph):	45
Net Developable area:	0.71

Existing Use:	Commercial / Community
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	
Planning Status:	Local Plan allocation site for residential. Previous withdrawn application for change of use - A1 to D1 (educational)

Issues?:	Surface water flooding, site in SZ - building height restrictions, more than 800m from edge of city centre, within 1000m of A14, known archaeology on site or in vicinity, lack of HQPT.
Conclusion:	Site with development potential.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£747,028	£1,050,672
Upper Value	£3,250	£1,053,197	£1,481,289
Lower Value	£2,750	£440,860	£620,056

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	3	6	7	11	5	32

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	2	3	3	7	4	19
Enter No. of Dwellings Manually	2	3	3	7	4	19

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	0.9	1.8	2.1	3.3	1.5	10
Enter No. of Dwellings Manually	1	2	2	4	1	10

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.3	0.6	0.7	1.1	0.5	3
Enter No. of Dwellings Manually	0	1	2	0	0	3

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	3	6	7	11	5
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Willowcroft, Histon Road

Site Reference number: R2 (Includes CC312)

Ward Area: Arbury

Site Description: Industrial Site

Potential SHLAA Site:	Willowcroft, Histon Road
Total Number of Units =	78
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	47
Number of Affordable Dwellings =	31.2
Number of Affordable Rent =	23
Number of Intermediate =	8

Achievability Period:	2017-2031
Development Period (months):	20

Site Area in Hectares:	1.59
Number of units (constrained):	78
Assumed Density (dph):	49
Net Developable area:	1.59

Existing Use:	Industrial Site
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NONE
Planning Status:	None

Issues?:	Site in SZ - building height restrictions, more than 800m from edge of city centre, partially within or adjacent to area with history of contamination.
Conclusion:	Site with development potential.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,000	£1,794,783	£1,128,795
Upper Value	£3,250	£2,527,816	£1,589,822
Lower Value	£2,750	£1,061,750	£667,767

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
Total Dwelling Mix:	8	16	14	28	12	78

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	5	9	9	17	7	47
Enter No. of Dwellings Manually	5	9	9	17	7	47

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	2.4	4.8	4.2	8.4	3.6	23
Enter No. of Dwellings Manually	2	5	0	11	5	23

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	0.8	1.6	1.4	2.8	1.2	8
Enter No. of Dwellings Manually	1	2	5	0	0	8

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	8	16	14	28	12
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Henry Giles House, Chesterton Road

Site Reference number: R4

Ward Area: West Chesterton

Site Description: Office use.

Potential SHLAA Site:	Henry Giles House, Chesterton Road
Total Number of Units =	48
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	29
Number of Affordable Dwellings =	19.2
Number of Affordable Rent =	14
Number of Intermediate =	5

Site Area in Hectares:	0.775
Number of units (constrained):	48
Assumed Density (dph):	62
Net Developable area:	0.78

Existing Use:	Office use
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NONE
Planning Status:	None

Achievability Period:	2017-2031
Development Period (months):	18

Issues?:	Potential surface water flooding / within AQMA
Conclusion:	Site with development potential.

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,500	£1,733,944	£2,237,347
Upper Value	£3,750	£2,172,853	£2,803,681
Lower Value	£3,250	£1,295,035	£1,671,013

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	10%	20%	20%	35%	15%	100%
	5	20	0	13	10	48

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	4	11	0	8	6	29
	4	11	0	8	6	29

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	50	67	75	85	110	
	1.5	6.0	0.0	3.9	3.0	14
	0	5	0	5	4	14

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*				Total
	1bed flat	2 bed flat	2 bed house	3 bed house	
	45	60	75	95	125
	0.5	2.0	0.0	1.3	1.0
	1	4	0	0	5

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		5	20	0	13	10
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: The Paddocks, Cherry Hinton Road

Site Reference number: R7

Ward Area: Coleridge

Site Description: Industrial estate

Potential SHLAA Site:	The Paddocks, Cherry Hinton Road
Total Number of Units =	123
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	74
Number of Affordable Dwellings =	49.2
Number of Affordable Rent =	37
Number of Intermediate =	12
Achievability Period:	2017-2031
Development Period (months):	20

Site Area in Hectares:	2.80
Number of units (constrained):	123
Assumed Density (dph):	44
Net Developable area:	2.80

Existing Use:	Industrial
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	NONE
Planning Status:	None

Issues?:	Potential contamination from industrial use.
Conclusion:	Site with development potential.

Results			
Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,250	£3,904,039	£1,396,294
Upper Value	£3,500	£5,049,823	£1,806,089
Lower Value	£3,000	£2,758,255	£986,500

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total Dwelling Mix:	10%	20%	20%	35%	15%	100%
	12	25	25	43	18	123

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	7	14	15	26	11	73
Enter No. of Dwellings Manually	7	14	15	26	11	73

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	50	67	75	85	110	
No. of Dwellings	3.6	7.5	7.5	12.9	5.4	37
Enter No. of Dwellings Manually	4	8	2	17	7	38

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	Intermediate Dwelling Numbers* Assume intermediate sizes as per private					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Dwelling Size (m ²)	45	60	75	95	125	
No. of Dwellings	1.2	2.5	2.5	4.3	1.8	12
Enter No. of Dwellings Manually	1	3	8	0	0	12

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	Total No. of Units	12	25	25	43	18
Check	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Glebe Farm

Site Reference number: R15 (assumed to be in place of CC903)

Ward Area: Trumpington

Site Description: Ex farmland site.

Potential SHLAA Site:	Glebe Farm
Total Number of Units =	35
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	21
Number of Affordable Dwellings =	14
Number of Affordable Rent =	11
Number of Intermediate =	4

Site Area in Hectares:	1
Number of units (constrained):	35
Assumed Density (dph):	35
Net Developable area:	1.00

Existing Use:	Agricultural
Proposed Use:	Residential
Green Belt:	NO
Impact on development of other sites:	
Planning Status:	Adjacent to permitted residential at Glebe Farm

Achievability Period:	2017-2031
Development Period (months):	21

Issues?:	
Conclusion:	Site with development potential.

Scenario	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£3,750	£1,625,012	£1,625,012
Upper Value	£4,000	£1,934,063	£1,934,063
Lower Value	£3,500	£1,315,961	£1,315,961

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	4	7	7	12	5	35

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	3	4	4	7	2	20
	3	4	4	7	2	20

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.2	2.1	2.1	3.6	1.5	11
	1	2	0	5	3	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.4	0.7	0.7	1.2	0.5	4
	0	1	3	0	0	4

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		4	7	7	12	5
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: 315-349 Mill Road
 Site Reference number: R21
 Ward Area: Romsey
 Site Description: Former storage / collection warehouse - cleared site

Potential SHLAA Site:	315-349 Mill Road
Total Number of Units =	25
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	15
Number of Affordable Dwellings =	10
Number of Affordable Rent =	8
Number of Intermediate =	3
Achievability Period:	2017+
Development Period (months):	12

Site Area in Hectares:	0.6
Number of units (constrained):	25
Assumed Density (dph):	42
Net Developable area:	0.6

Existing Use:	Cleared industrial site - former warehouses
Proposed Use:	Residential
Green Belt:	No
Impact on development of other sites:	NO
Planning Status:	Part of Local Plan allocation site 7.12 (housing & community facilities / student hostel). Proposal for 100 bed care home - refused 2007.

Results			
Scenario	Residential Sales Values (£/m ²)	Residential RLV	Residential RLV/Ha
Base Value	£3,250	£770,986	£1,284,977
Upper Value	£3,500	£1,005,212	£1,675,353
Lower Value	£3,000	£536,760	£894,601

Residential Dwelling Mix Assumptions

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	10%	20%	20%	35%	15%	0%
	3	5	5	8	4	0

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	2	2	2	5	3	0
	2	2	2	5	3	14

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	50	67	75	85	110	
	0.9	1.5	1.5	2.4	1.2	0
	1	2	1	3	1	8

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.3	0.5	0.5	0.8	0.4	0
	0	1	2	0	0	400

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type	1bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
Total No. of Units	3	5	5	8	4	422
Check	OK	OK	OK	OK	OK	Check

DSP 2013

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

Site Name: 379-381 Milton Road

Site Reference number: M1

Ward Area: Kings Hedges

Site Description: Industrial site - mainly car show rooms

Potential SHLAA Site:	As above
Total Number of Units =	40
Affordable Housing Proportion (%) =	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	24
Number of Affordable Dwellings =	16
Number of Affordable Rent =	12
Number of Intermediate =	4

Achievability Period:	5-15 years
Development Period (months):	18

Site Area in Hectares:	1
Number of units (constrained):	40
Assumed Density (dph):	40
Net Developable area:	1

Existing Use:	Employment site with car show rooms / garages
Proposed Use:	Residential & mixed use
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	Outline for residential in 1994. Allocated in Local Plan 2006.

Issues?:	Potential contamination
Conclusion:	Site with development potential - few or minor constraints.

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£2,750	£579,297	£579,297
Upper Value	£3,000	£963,455	£963,455
Lower Value	£2,500	£195,139	£195,139

Viability Likelihood (Red = Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	20%	20%	35%	15%	100%
	4	8	8	14	6	40

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	3	5	5	9	3	25
	3	5	5	9	3	25

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.2	2.4	2.4	4.2	1.8	12
	1	2	0	5	3	11

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*		Assume intermediate sizes as per private			
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	0.4	0.8	0.8	1.4	0.6	4
	0	1	3	0	0	4

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		4	8	8	14	6
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Michael Young Centre

Site Reference number: M3

Ward Area: Queen Edith's

Site Description: Industrial site - offices, warehouses etc

Potential SHLAA Site:	As above
Total Number of Units =	50
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	30
Number of Affordable Dwellings =	20
Number of Affordable Rent =	15
Number of Intermediate =	5

Site Area in Hectares:	1.3
Number of units (constrained):	50
Assumed Density (dph):	100
Net Developable area:	0.5

Existing Use:	Industrial site - offices, warehouses etc
Proposed Use:	Residential & mixed use
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	Outline for residential in 1994. Allocated in Local Plan 2006.

Achievability Period:	5-15 years
Development Period (months):	18

Issues?:	Potential contamination
Conclusion:	Site with development potential - some constraints or adverse impacts

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,250	£1,915,986	£3,831,971
Upper Value	£4,500	£2,284,079	£4,568,158
Lower Value	£4,000	£1,547,892	£3,095,784

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	10%	90%	0%	0%	0%	100%
	5	45	0	0	0	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	2	27	0	0	0	29
	2	27	0	0	0	29

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	1.5	13.5	0.0	0.0	0.0	15
	2	13				15

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	0.5	4.5	0.0	0.0	0.0	5
	1	5				6

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		5	45	0	0	0
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

Site Name: Police Station, Parkside

Site Reference number: M4

Ward Area: Market

Site Description: Former Police Station

Potential SHLAA Site:	As above
Total Number of Units =	50
Affordable Housing Proportion (%)=	40%
Affordable Rent Proportion (%) of AH =	75%
Intermediate Proportion (%) of AH =	25%
Number of Private Dwellings =	30
Number of Affordable Dwellings =	20
Number of Affordable Rent =	15
Number of Intermediate =	5

Site Area in Hectares:	0.49
Number of units (constrained):	50
Assumed Density (dph):	102
Net Developable area:	0.49

Estimate

Existing Use:	Police station
Proposed Use:	Residential - high density apartments
Green Belt:	NO
Impact on development of other sites:	NO
Planning Status:	None

Achievability Period:	5-15 years
Development Period (months):	24

Issues?:	
Conclusion:	Site with development potential - few or minor constraints

Scenario	Results		
	Sales Values (£/m ²)	Current Costs	
		RLV	RLV/Ha
Base Value	£4,500	£2,048,762	£4,181,148
Upper Value	£4,750	£2,396,434	£4,890,681
Lower Value	£4,250	£1,701,091	£3,471,614

Viability Likelihood (Red =Low / Amber = Medium / Green = High)

Insert Percentage Required: Total Dwelling Mix:	Private Dwelling Mix (%) (Using Council's Specified Requirement)*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	30%	70%	0%	0%	0%	100%
	15	35	0	0	0	50

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Private Dwelling Mix Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	45	60	75	95	125	
	9	21	0	0	0	30
	9	21				30

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix - must complete AH numbers first and all dwellings to be entered manually.

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Affordable Rent Dwelling Numbers*					
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
	50	67	75	85	110	
	4.5	10.5	0.0	0.0	0.0	15
	6	8				14

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Dwelling Size (m ²) No. of Dwellings Enter No. of Dwellings Manually	Intermediate Dwelling Numbers*					Total
	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	
	45	60	75	95	125	
	1.5	3.5	0.0	0.0	0.0	5
	0	6				6

Where totals don't match - increase / decrease number of units in development appraisals to match totals above

* May be different from overall mix where SHLAA / Background Paper or similar suggests different mix

Dwelling Type Total No. of Units Check	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	Total
		15	35	0	0	0
	OK	OK	OK	OK	OK	OK

General Note: Unless otherwise stated, where cells blank or state "unknown", no cost allowances have been made at this stage.

DSP 2013

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 (SHLAA) process, who will make up the HMP, how the Partnership will communicate and how often the Partnership will liaise with the SHLAA Project Team.

Role of SHLAA

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

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

Purpose of the HMP

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

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

HMP Membership

The SHLAA Guidance states that "Assessments should preferably be carried out at the sub-regional level" however as other Council's in the Cambridgeshire area have been implementing HMPs at a district level and given the stage we are at with our SHLAA, therefore it is proposed that the HMP for Cambridge only cover land in the administrative area of Cambridge City Council. It is planned that the HMP will be made up of representatives of the following interest groups:

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

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

How the Partnership will work together

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

The initial meeting is scheduled for 8th April 2011.

Role of the HMP

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

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

Reviewing the SHLAA

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

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

Responsibility for the Partnership

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

Timetable for SHLAA Production

Call for sites May 2008

Consultation on approach to density calculation Feb 2009

Consultation on criteria to assess sites: July / August 2009

Provisionally assess site suitability – September 2009-March 2011

*Provisionally assess site availability and achievability: March / April 2011
Input from Ward Councillors and HMP: April-May 2011
Take the provisional site assessments to committee: Mid June 2011
Stakeholder Consultation on Draft SHLAA: June 2011 – End July 2011
Adopt the SHLAA: Summer 2012*

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

I agree to comply with the above terms and conditions

Signed:

Name:

Date:

Membership of Cambridge Housing Market Partnership

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

ANNEX 7 – SITE VISIT PROFORMA

Site ID: Site Name:

Site Description:

Current Use:

Site area:

Source of supply:

Site owner:

Site boundaries:

Surrounding land uses:

Character of surrounding area:

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

Policy designations:

Development progress:

Relevant planning history:

Initial assessment:

ANNEX 8 INITIAL CONSULTEES ON THE ASSESSMENT METHODOLOGY

Organisations
All City and County Councillors

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

Flagship (Cambridge Housing Society)
Mr Freeman
Gazeley Lane Area Residents' Association
George Pateman Court Residents' Association
Glisson Road/Tenison Road Area Residents' Association
Gough Way Residents Association
Granta Housing Society Ltd
Greenlands' Residents Association
Greenlands' Residents Company
Guest Road Residents' Association
Hanover & Princess Court Residents' Association
Hazelwood & Molewood Residents' Association
Highsett Houses Residents' Society
Highsett Residents' Society
Home Builders Federation
Homes & Communities Agency
Huntingdonshire District Council
Iceni Homes
Iceni Homes (Hundred Houses) Tenants' Association
Iceni Homes Ltd
January Consultant Surveyors
King Street Neighbourhood Association
Kings Hedges Neighbourhood Partnership
Laxton Way Residents' Association
Lichfield & Neville Residents' Action Group
Marshall Group of Companies
Mill Road Community Improvements Group
Millington Road & Millington Lane Residents Association
Mitchams Corner Residents' & Traders'
Mott MacDonald
Mulberry Close Residents Society
NAFRA 19 Acre Field Residents' Association
Natural England, Four Counties Team
New Pinehurst Residents Association
Norfolk Terrace & Blossom Street Residents Association
North Newnham Residents Association
Norwich Street Residents Association
Old Chesterton Residents' Association
Old Pinhurst Residents Association
Orchard Close Residents Association
Oxford Road Residents Association
Park Street Residents Association
Petersfield Area Community Trust (PACT)
Places for People
Protect Union Lane Group
Ravensworth Gardens Residents Association Ltd
Riverside Area Residents Association
RPS
Rustat Neighbourhood Association
Sanctuary Housing Group

Sandy Lane Residents' Association
Savills
SOLACHRA
South Cambridgeshire District Council
St Andrew's Road Residents Association
St Mark's Court Residents Association
St Matthews Gardens Residents Association
Storeys Way Residents' Association
Tavistock Road & Stratfield Close Residents' Association
The Eights Marina Management Board
Three Trees Residents' Association
Trumpington Residents Association
University Estate Management & Building Service
Varsity Place Residents Association
Victoria Park Residents Working Group
VIE Residents' Association
West Cambridge Preservation Society
Windsor Road Residents Association (WIRE)
WSP Development & Transportation Ltd
York Street Residents' Action Group

CONSULTEES ON DENSITY METHODOLOGY FEBRUARY 2009

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

ANNEX 9 – FORM FOR ADDITIONAL SITES 2011

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

Environment &
Planning

(For City Council Use)
REF.
ACK:

Planning Policy

Strategic Housing Land Availability Assessment

ADDITIONAL SITE SUGGESTIONS

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

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

DATA PROTECTION AND FREEDOM OF INFORMATION

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

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

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

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

DISCLAIMER

The assessment of potential housing sites through the SHLAA process and the identification of potential housing sites within the local authority SHLAA report does not indicate that planning permission will be granted for housing development, nor that the site(s) will be allocated for new housing development in Development Plan Documents.

Submission of Information

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

Data Protection and Freedom of Information

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

Signed:

Date:

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

PART 1. SITE VISITS

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

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

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

PART 2. ABOUT YOU

Are you? (tick all that apply)

The land owner?

Acting on behalf of the owner?

A planning agent?

A developer?

An independent third party?

A registered social landlord?

If third party or other, please specify:

PART 3. YOUR DETAILS

Title:	
First Name	
Surname	
Position	
Organisation	
Address	
Postcode	
Email	
Telephone	
Fax	

PART 4. LAND OWNER DETAILS

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

Title:	
First Name	
Surname	
Position	
Organisation	
Address	
Postcode	
Email	
Telephone	
Fax	

PART 5. ABOUT THE SITE

Site address (including postcode):

Please confirm that the site is within City

Council boundaries (please tick)

Site description:

Current use:

Site area (hectares):

Surrounding land uses:

Character of surrounding area:

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

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

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

Are there any particular infrastructure requirements associated with the site?

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

What other potential alternative uses are there for the site?

PART 6. AVAILABILITY OF THE SITE

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

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

YES

NO

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

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

YES

NO

If the site is immediately developable, please state whether:

Planning permission has been granted

The site is being actively marketed

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

The site is in the ownership of a developer.

Other. Please specify.

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

£0-1.25m

£1.26-2.5m

£2.6-3.7m

£3.8 & over

Likelihood of delivery in (please tick):

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

PART 7. OTHER INFORMATION

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

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

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

THANK YOU

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

Myles Greensmith
Planning Policy

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

Fax: 01223 457109

Ensure that your submission includes:

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

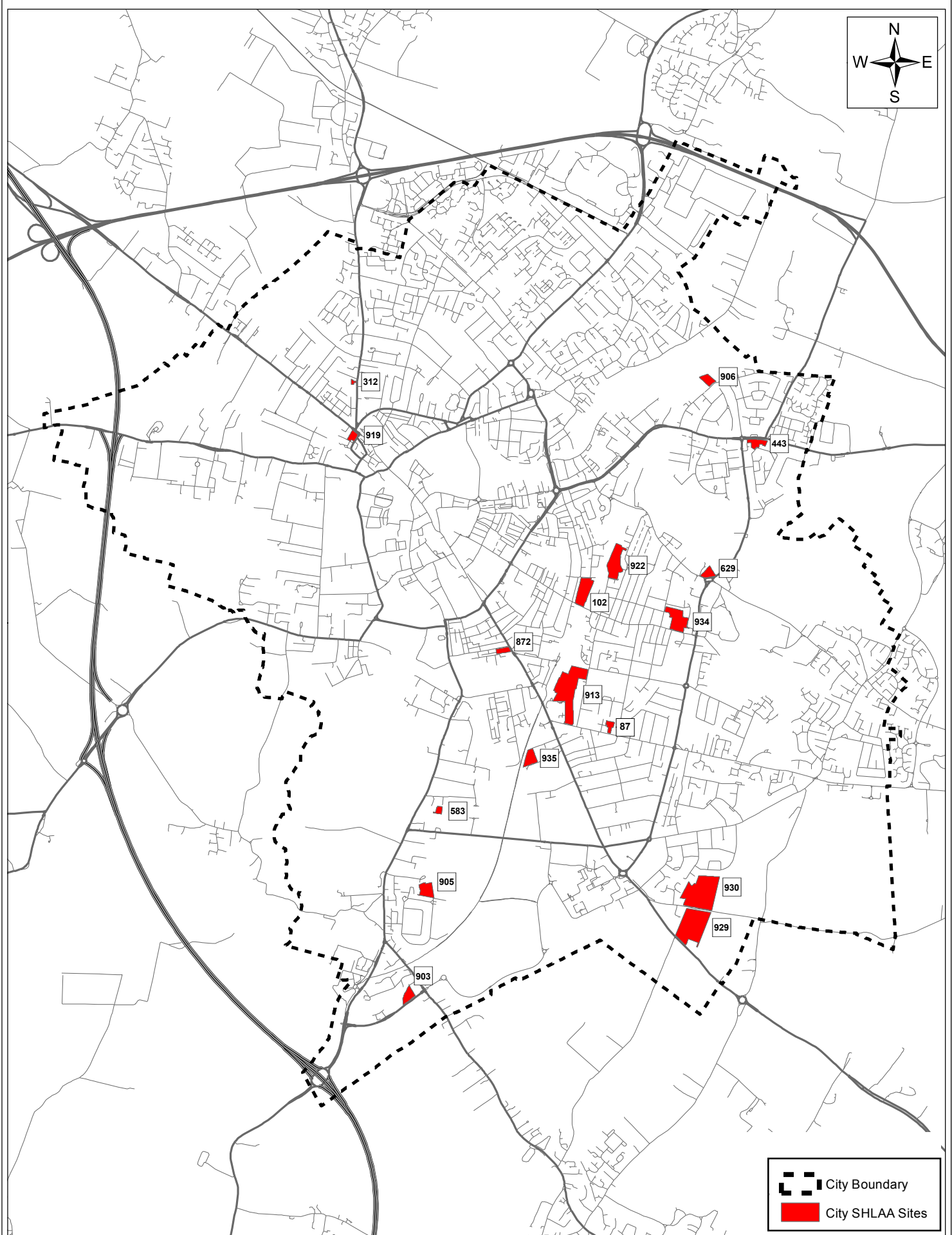
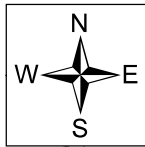
ANNEX 10 CITY INDEX MAP OF POTENTIAL DEVELOPABLE SITES



Annex 10 City Wide Index Map

ANNEX 11 WARD MAPS

See separate PDF document for each Ward

I



 City Boundary
 City SHLAA Sites



Cambridge City SHLAA-Sites Over 0.5 Hectares Potentially Deliverable to 2031

Date:	15th May 2013
Produced by:	GIS Team
Section/Department:	Environment
Scale:	1:45,000 @A4

ANNEX 12 CONSULTEES ON DRAFT SHLAA SEPTEMBER 2011

Organisation

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

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

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

PART 3 – POTENTIAL SITES

CHAPTER NO.	CONTENTS	PAGE
ANNEX 13	MAPS & ASSESSMENTS OF POTENTIAL SHLAA SITES	202
ANNEX 14	MAPS & ASSESSMENTS OF EDGE OF CITY STRATEGIC SITES	344

TECHNICAL APPENDIX

CHAPTER NO.	CONTENTS	PAGE
ANNEX 15	UNDEVELOPABLE SITES – SUMMARY OF REASONS FOR REJECTION & MAPS OF REJECTED SITES	457
	PART 1-Main Table	457
	PART 2-Maps Sites 46-480	493
	PART 3-Maps Sites 481-812	521
	PART 4-Maps Sites 813-921	566
	PART 5-Maps Sites 64-908	627

AUDIT OF SITE CONCLUSIONS

CHAPTER NO.	CONTENTS	PAGE
ANNEX 16	AUDIT OF CHANGES SINCE MAY 2012 SHLAA	673

ANNEXES 13-16 are published as separate documents on the Councils SHLAA web site page.