

## **Appendix 4 – Approach to the Assessment of Site Viability**

### **1. Executive summary**

As part of the Strategic Housing Land Availability Assessment (SHLAA) and the on-going preparation of the Local Plan, the local planning authority has assessed the achievability of each site tested. Part of this exercise was to undertake a strategic level financial appraisal to determine whether the scheme is likely to be capable of being delivered. The new Local Plan will review the adopted Local Development Framework, however, for the purposes of the SHLAA, financial appraisals will generally be carried out in accordance with adopted policies.

In accordance with Communities and local Government 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, 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 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.

### **2. Approach to achievability**

There are several approaches available to the Council in assessing the financial viability of schemes. Most of the ready-made models such as the Homes and Communities Agency economic appraisal tool or development appraisal tool rely on detailed inputs based on a specific scheme. Such schemes do not yet exist, and so the approach used for the SHLAA relies on a set of common assumptions and variables that are used to evaluate each site. As a result, whilst the appraisal model used adopts the principle of other appraisal models it is a bespoke model used purely for the SHLAA assessment.

The assumptions generally apply district wide on key inputs, although some inputs have been refined to take account of different known circumstances in different parts of the district, e.g. land values.

The Council will, where making assessments, scrutinise the schemes based on its best estimate of the likely Community Infrastructure Levy rate, likely planning obligations that will be required from the scheme and the current affordable housing policy (i.e. 40% or more of the units to be affordable housing of which part will be allocated as social rent and part as shared ownership).

The Council may chose to undertake sensitivity testing where sites are initially shown as being unviable on the normal approach. Reflecting that the new Local Plan is at the early stages of preparation and current adopted policies could be reviewed through the plan making process, this could in certain cases include a sensitivity testing with a lower provision of affordable housing of 30%. Whilst the vast majority of sites have achieved 40% affordable housing even through the recession, this also reflects recent experience where the Council has accepted 30% affordable housing on an exceptional basis at Cambourne having scrutinised the financial viability of the site.

### **3. Schedule of inputs**

#### **3.1 Development proposal**

##### **3.1.1 Housing density and net developable area**

Where appropriate sites have been assigned a likely development density in accordance with the spatial location of the site as follows:

<b>Development type</b>	<b>Dwelling per hectare</b>
Sites close to and adjoining Cambridge	40 dph
New settlements	40 dph
Sites in rural centres	40 dph
Sites in minor rural centres	30 dph
Sites in group villages	30 dph

<b>Gross site area</b>	<b>Net developable area</b>
Up to 0.4 ha	100%
>0.4 ha to 2 ha	90%
>2 ha to 10 ha	75%
>10 ha to 50 ha	50%
>50 ha	40%

##### **3.1.2 Housing mix**

<b>Housing mix</b>	<b>Market</b>	<b>Affordable</b>
1 bedroom	5%	23%
2 bedrooms	26%	45%
3 bedrooms	28%	27%
4 or more bedrooms	41%	5%

##### **3.1.3 Dwelling size**

<b>Dwelling size</b>	<b>Market</b>	<b>Affordable</b>
1 bedroom	50 square metres	50 square metres
2 bedrooms	65 square metres	65 square metres
3 bedrooms	100 square metres	85 square metres
4 or more bedrooms	130 square metres	130 square metres

### 3.1.4 Affordable housing tenure

Tenure	Percentage of affordable units
Social rent	50%
Intermediate (including shared ownership)	50%

### 3.2 Gross development value

Market housing area	Sales value (psm)	Sales value (psf)
Area 1	£3,100	£288.00
Area 2	£2,800	£260.13
Area 3	£2,500	£232.26
Area 4	£2,220	£206.24
Area 5	£1,900	£176.52

PSM per square metre, PSF per square foot

Affordable housing tenure	Sales value
Social rent	45% of site specific open market value
Intermediate (including shared ownership)	65% of site specific open market value

### 3.3 Developers cost

Development cost	Value
Build cost	£1,000 per square metre
Sustainability	£10,000 per dwelling
Site abnormals	5% of the build cost
Contingency	5% of total build cost (build cost, sustainability cost and site abnormals)
Professional fees	9.5% of the total build cost
Finance cost	A figure of 8% based on one third of the total build cost being borrowed at any time
CIL	£200 per square metre on market units only
Planning obligations	£5,000 per dwelling
Market profit	20% of the market sales fees
Affordable profit	6.5% of the affordable housing build cost
Agency sales fees	1.5% of the market housing value
Marketing costs	1% of the market housing value
Legal fees	0.5% of the market housing value

### 3.4 Landowner costs

Landowner costs	Value
Marketing and legal fees	4% of the residual land value
Stamp duty land tax	Rate as set by HM Revenues and Customs

### **3.5 Viability**

#### **3.5.1 Base land value**

The District Council recognises that whilst it is unreasonable to allocate a site specific value to each site, it is also not practical to apply a blanket approach either. As a result the Council has allocated sites into three main categories of existing use that the Council are able to define; agricultural land, residential/commercial site in occupation, other.

Whilst it is appreciated that a land value for agricultural use is in the region of £7,500 per acre the District Council are mindful of the presence of minimum price option agreements and therefore consider it more appropriate to apply a figure more reflective of land transactions. A figure of £100,000 per gross acre has been applied as a base land value where the sites current use is agricultural.

The District Council have enquired as to the existing use value for those sites that are currently occupied for residential or commercial uses and applied this figure where supplied.

The District Council have assigned an assumed existing use value to sites where the existing use is not agricultural, residential or commercial. Such values will be applied having consideration to Valuation Office Agency land values.

[http://www.voa.gov.uk/dvs/downloads/pmr\\_2011.pdf](http://www.voa.gov.uk/dvs/downloads/pmr_2011.pdf)

Table 1 Summary of Valuation Office Agency Use values in Cambridgeshire

	<b>Arable</b>	<b>Dairy</b>	<b>Mixed</b>	<b>Arable</b>	<b>Dairy</b>	<b>Mixed</b>	<b>Residential</b>	<b>Industrial</b>
	(equipped land with vacant possession)			(unequipped land with vacant possession)				
Acre	£7,500	N/A	N/A	£5,750	N/A	N/A	£1,173,588	£299,467
Hectare	£18,525	N/A	N/A	£14,203	N/A	N/A	£2,900,000	£740,000

### **4. Justification of inputs**

The following information is intended to provide clarification as to the appraisal inputs identified in the previous section

#### **4.1 Development proposal**

##### **4.1.1 Housing density**

The policies of the LDF require the efficient use of land. Policy HG1 expects average net densities of at least 30 dwellings per hectare to be achieved unless there are local circumstances that require a different treatment and that densities of at least 40dph are achieved in more sustainable locations close to services and facilities and where there are existing, or potential for, good public transport services.

The policies of the Area Action Plans expect average densities of 50 dph in the North West Cambridge AAP, Cambridge East AAP, and Southern Fringe AAP, and 40dph in the Northstowe AAP.

Our approach to housing density in the SHLAA is still developing but is likely to be compatible with existing policy whilst also taking into account promoters evidence for the new settlement and major urban extension proposals. As a result, whilst the starting point for density is in accordance with the applicant's submission the dwelling size for some schemes may be changed as a result of detailed analysis.

Many sites cannot be developed in full because land must be discounted to provide major distribution roads, schools, sports pitches, open spaces serving a wider area, significant landscape buffer strips with such land as remains representing the net developable area. The ratio between the gross site area and net site area decreases as sites get bigger because more land needs to be used to make this type of provision. Site housing capacity can be calculated by multiplying the gross site area by the gross to net ratio set out below to yield the net developable area (NDA) which can then be multiplied by the density target for sites in that spatial location to yield an assumed housing capacity. Note that the actual acceptable capacity of a site as determined through a design exercise or a planning application may be higher or lower than this figure.

#### 4.1.2 Housing mix

Analysis of the last 5 years housing completions, on developments of 10 dwellings or more, in South Cambridgeshire (2007-2011) by housing mix is set out in table 1 and 2 below:

Table 2 – Market housing

House Type	Number	Percentage
1 bedroom	104	5%
2 bedroom	571	26%
3 bedroom	595	28%
4 bedroom +	891	41%
<b>Totals</b>	<b>2161</b>	<b>100%</b>

Table 3 – Affordable housing

House Type	Number	Percentage
1 bedroom	308	23%
2 bedroom	615	45%
3 bedroom	370	27%
4 bedroom +	66	5%
<b>Totals</b>	<b>1359</b>	<b>100%</b>

Source: SCDC Annual Monitoring of Housing Completions

#### 4.1.3 Dwelling size

In order to calculate the likely dwelling size that will be built on the SHLAA sites the Council has sought information on both a national and local level.

A CAGE dwelling size study highlighted dwelling sizes by tenure as per tables 2 and 3 below. All figures are based on the gross internal area (square metres).

<http://data.gov.uk/dataset/floor-space-data-for-english-houses-and-flats-may-2010>

Table 4 All Tenures

House type	Max	Min	Mean
1 bed flat	60.07	38.45	46.65
2 bed flat	82.75	51.35	60.71
3 bed flat	100.63	84.28	86.54
1 bed house	92.98	35.13	64.31
2 bed house	113.58	52.26	71.24
3 bed house	126.77	70.85	95.57
4 bed house	149.21	94.08	120.58

Table 5 By tenure

House type	Market housing	Affordable housing	All tenure
1 bed flat	48.68	49.92	46.65
2 bed flat	59.16	61.21	60.71
3 bed flat	90.66	0	86.54
1 bed house	64.06	0	64.31
2 bed house	73.51	69.91	71.24
3 bed house	102.87	86.38	95.57
4 bed house	119.66	119.98	120.58

The District Council has undertaken a review of a small number of recently built sites and has found that while in most cases the mean house size as per table 2 above is a relevant benchmark, certain schemes provide a great variation even within the same house type. By way of example an applicant currently awaiting determination by the District Council proposes 4 bedroom units between 108 (2 units) and 165 (3 units) square metres.

The suggested dwelling size to apply to the market units is as follows:

- 1 bedroom – 50 square metres. This figure assumes mostly flats with a small proportion of houses
- 2 bedrooms – 65 square metres. This figure assumes mostly flats with a small proportion of houses
- 3 bedrooms – 103 square metres
- 4 or more bedrooms – 130 square metres. This figure assumes mostly 4 bedroom houses with a proportion of 5 bedroom or larger houses

The suggested dwelling size to apply to the affordable units is as follows:

- 1 bedroom – 50 square metres..
- 2 bedrooms – 65 square metres. This figure assumes a mixture of houses and flats
- 3 bedrooms – 86 square metres

- or more bedrooms – 130 square metres. This figure assumes mostly 4 bedroom houses with a proportion of 5 bedroom or larger houses

## **4.2 Gross development value**

### **4.2.1 Market housing sales value**

The District Council has assessed land registry returns since January 2011 (to March 2012) in order to ascertain the average sales value achieved in each village. This work has captured the price paid, floorspace, dwelling type and number of bedrooms for a representative sample (usually of 20 sales or more) in each settlement.

This information has been used to categorise villages and allocate each an individual score based on the likely sales value achievable. A plan showing those allocations is included at appendix A.

Table 6

<b>Market housing area</b>	<b>Sales value (psm)</b>	<b>Sales value (psf)</b>
Area 1	£3,100	£288.00
Area 2	£2,800	£260.13
Area 3	£2,500	£232.26
Area 4	£2,220	£206.24
Area 5	£1,900	£176.52

### **4.2.2 Affordable housing market value**

It is recognised that in recent years the offer that registered providers were able to make to house builders for the acquisition of affordable units has decreased, mainly due to the lack of government grants. It is also realised that the amount able to be offered varies significantly depending on the tenure of the affordable unit.

The District Council has engaged with local registered providers in respect of likely offers as a percentage of open market value the results are as follows:

Social rent – 45% of open market value  
 Shared ownership – 65% of open market value

## **4.3 Development cost**

### **4.3.1 Build cost**

It has been suggested to the Council by Roger Tym and Partners that an appropriate build cost would be £85 per square foot (£914.93 per square metre) made up of £65 per square foot for the residential units and a further £20 per square foot for externals.

The most recent large-scale development approved in South Cambridgeshire was for a 950 dwelling extension to Cambourne. As part of this application an extensive viability analysis was undertaken with parties accepting a build cost of £90.62 per square foot (£975.43 per square metre).

The Homes and Communities Agency has shared with the District Council the likely build costs in relation to a relatively small Greenfield site, which is displayed in the table below. As table 6 below includes elements allowed for separately in this appraisal the Council is only required to consider the cost per square metre in respect of 'house build' and 'prelims'.

The findings are as follows:

- 2 bed – £1,118.57 per square metre (£103.92 per square foot)
- 3 bed – £1,069.77 per square metre (£99.38 per square foot)
- 4 bed – £1,018.02 per square metre (£94.58 per square foot)

Table 7

	<b>2 Bed - 70m2</b>	<b>3 Bed - 86m2</b>	<b>4 Bed - 111m2</b>
<b>Land Value</b>	£10,000	£10,000	£10,000
<b>House Build</b>	£71,300	£85,100	£106,000
<b>Prelims</b>	£7,000	£7,000	£7,000
<b>Fees</b>	£5,000	£5,000	£5,000
<b>Finance Costs</b>	£7,500	£7,500	£8,000
<b>Sales Costs</b>	£2,500	£3,000	£4,000
<b>Overheads</b>	£5,000	£5,000	£5,000
<b>Profit</b>	£15,200	£18,000	£22,000
<b>S106 Contribution</b>	£18,000	£18,000	£18,000
<b>Total Costs</b>	<b>£141,500</b>	<b>£158,600</b>	<b>£185,000</b>

The BCIS 'Comprehensive Building Price book Major Works 29<sup>th</sup> Edition 2012' outlines the Average building prices based on 1<sup>st</sup> quarter 2011 estimates. Such costs are in respect of the gross internal floor area and therefore the Council has to have regard for likely cost for external works in addition to these figures.

Table 8

<b>Description</b>	<b>Mean (£ sq.ft)</b>	<b>Regional factor increase</b>	<b>Mean (£m2)</b>	<b>Regional factor increase</b>
Estate housing generally	£74	£76.96	£799	£830.96
Estate housing 2 storey	£72	£74.88	£771	£801.84
Estate housing 3 storey	£78	£81.12	£839	£872.56
Estate housing detached	£77	£80.08	£830	£863.20
Estate housing semi detached generally	£76	£79.04	£813	£845.52
Estate housing semi detached 2 storey	£72	£74.88	£779	£810.16
Estate housing terraced generally	£77	£80.08	£827	£860.08
Estate housing terraced 2 storey	£73	£75.92	£791	£822.64
Estate housing terraced 3 storey	£83	£86.32	£897	£932.88
Flats (apartments) generally	£90	£93.60	£969	£1,007.76
Flats (apartments) 1-2 storey	£82	£85.28	£887	£922.48



Having regard to all of this information, and the varying conditions between sites, the Council has opted for a standard build cost of £1,000 per square metre (£92.90 per square foot).

### 4.3.2 Sustainability cost

In July 2010 the Government made clear its commitment to ensure that from 2016 new homes can be zero carbon. This is to be achieved by a combination of: Carbon compliance measures, which are undertaken on the individual building or development; and Allowable Solutions, which secure carbon savings away from the site. In pursuit of its commitment, the Government has already tightened Building Regulations, and has made a commitment to tighten them further. However, the Government has recognised that the further change which had previously been proposed, to tighten the carbon compliance standard by 70% from 2016 is particularly challenging and may not be achievable in all cases. This target is equivalent to Code for Sustainable Homes level 4.

Tables 9, 10 and 11 below, taken from the Communities and Local Government paper 'Cost Analysis of The Code for Sustainable Homes' show the estimated 2008 costs of compliance for each level of the Code for the detached house, end terraced house and flat under the medium case scenarios, in all cases it is assumed that no electricity generation from wind turbines is possible at any scale. The results for the mid terrace house are very similar to those for the end terrace and are not presented separately.

Having regard to this information the District Council are proposing to use a sustainability cost of £10,000 per unit. These costs will be reviewed as the Local Plan progresses to ensure that they are fully compatible with emerging policy towards sustainable design and construction standards in the Local Plan.

Table 9

Detached house

CSH Level	Mandatory (£)	Energy (£)	Water (£)	Flexible (£)	Total cost (£)	Cost £ per m <sup>2</sup>	Percentage increase on 2006 Building Regs
<b>Medium Case (Market town scenario with medium ecological value and low flood risk)</b>							
1	£490	£275	£0	£0	<b>£765</b>	£7	1%
2	£490	£1,648	£0	£120	<b>£2,258</b>	£19	2%
3	£490	£3,916	£125	£460	<b>£4,991</b>	£43	5%
4	£490	£9,868	£125	£1,250	<b>£11,733</b>	£101	13%
5	£490	£17,132	£2,625	£1,950	<b>£22,197</b>	£191	24%
6	£490	£32,752	£2,625	£2,950	<b>£38,817</b>	£335	43%

Table 10

End of terrace house

CSH Level	Mandatory (£)	Energy (£)	Water (£)	Flexible (£)	Total cost (£)	Cost £ per m <sup>2</sup>	Percentage increase on 2006 Building Regs
<b>Medium Case (Market town scenario with medium ecological value and low flood risk)</b>							
1	£490	£275	£0	£30	<b>£795</b>	£8	1%
2	£490	£1,648	£0	£460	<b>£2,598</b>	£26	3%
3	£490	£3,692	£125	£720	<b>£5,027</b>	£50	7%
4	£490	£7,115	£125	£1,760	<b>£9,490</b>	£94	13%
5	£490	£12,353	£2,625	£3,270	<b>£18,738</b>	£186	25%
6	£490	£24,822	£2,625	£3,810	<b>£31,747</b>	£314	42%

Table 11

Flat

CSH Level	Mandatory (£)	Energy (£)	Water (£)	Flexible (£)	Total cost (£)	Cost £ per m <sup>2</sup>	Percentage increase on 2006 Building Regs
<b>Medium Case (Market town scenario with medium ecological value and low flood risk)</b>							
1	£0	£275	£0	£10	<b>£285</b>	£5	0%
2	£0	£1,648	£0	£115	<b>£1,763</b>	£30	2%
3	£0	£2,622	£125	£175	<b>£2,922</b>	£50	4%
4	£0	£5,054	£125	£880	<b>£6,059</b>	£103	8%
5	£0	£9,962	£805	£1,500	<b>£12,267</b>	£208	15%
6	£0	£18,596	£805	£1,850	<b>£21,251</b>	£360	27%

#### 4.3.3 Site abnormalities

Certain sites will have abnormal costs based on remediation, demolition, decontamination etc. It is recognised that in many cases the true extent and cost relating to site abnormalities is not known until a full survey has been undertaken. As a result an estimated cost may be used on a site-by-site basis where the SHLAA assessment identifies potential abnormal costs, based on site visits, submission documents and the Council's experience in assessing viability in relation to recent planning applications.

The District Council has used a figure of 5% of the build cost.

#### **4.3.4 Contingency**

The District Council has used a figure of 5% contingency to reflect any additional build costs that might arise through the development of the scheme.

#### **4.3.5 Professional fees**

The District Council has used 9.5% of the build cost. Whilst advice received by Roger Tym and Partners recommended a figure of 6.5% a further analysis, supported by input from local agents suggested a figure closer to 12.5% should be used. The Council has opted for a medium figure although recognising that the fees related to some sites will be higher and lower than others.

#### **4.3.6 Finance costs**

The District Council have used a figure of 8% for finance cost (including the cost of arrangement fee). It is assumed that one third of the total build cost is borrowed at any time and therefore this sum will be multiplied by an assumed build period.

#### **4.3.7 CIL**

The District Council is yet to adopt a CIL charging schedule but is aware of the CIL charges being taken forward by neighbouring CIL front running authorities. Having regard to those charges and work being undertaken for the Council's forthcoming CIL charging schedule the figure of £200 per square metre (market units only) will be used for viability testing, without prejudice to its future decisions on the CIL charging schedule.

#### **4.3.8 Planning obligations**

The District Council is currently assuming that in addition to CIL planning obligations will still be required from major developments in order to mitigate the site specific (i.e. open space maintenance, community facilities, highways improvements, transport contributions, education facilities).

As the District Council is yet to draft or consult on a planning obligations strategy it is not known what likely level of planning obligations will be required from each scheme.

An analysis of completed legal agreements show, on a s106 contribution on a per dwelling basis, a range of £4,000 per unit and £20,000 per unit.

Based on the housing mix and housing size used, applying a CIL rate of £200 per square metre would generate a contribution equivalent to £10,824 per dwelling. It is therefore considered a reasonable assumption that the residual level of contribution in order to fund onsite and offsite infrastructure will be made up from planning obligations.

As the Council is unable to identify the site-specific requirements, a standard contribution has been applied to cover such facilities and services. The figure used for this purpose is £5,000 per dwelling, without prejudice to the actual s106 contributions which may be justified in relation to sites when planning applications are submitted in future.

#### **4.3.9 Profit**

The District Council have applied a figure of 20% as a percentage of the value of the market units

A figure of 6.5% has been used for affordable housing units based on advice received by Roger Tym and Partners. Whilst some agents felt that this was too low and a figure closer to 8% should be included it is worth noting that the HCA Economic Appraisal Tool recommended a figure of 6% against sales value, whereas the 2011 HCA Development Appraisal Tool recommends the use of 6% of build costs.

#### **4.3.10 Agency sales fees**

The District Council have applied a figure of 1.5% of the market housing value to cover agency sales fees

#### **4.3.11 Marketing costs**

The District Council have applied a figure of 1% of the market housing value to cover marketing costs

#### **4.3.12 Legal fees**

The District Council has used a figure of 0.5% of the development land value

### **4.4 Landowner costs**

#### **4.4.1 Landowner finance costs**

The District Council have applied a figure of 4% of the residual land value to cover the land owners marketing and legal costs in respect of site disposal to a developer.

#### **4.4.2 Stamp duty land tax**

Table 9 below represents the current SDLT that is to be applied to the land value output.

Table 12

<b>Purchase price</b>	<b>SDLT rate</b>
• Up to £125,000	0%
£125,000 to £250,000	1%
£250,000 to £500,000	3%
£500,000 to £1,000,000	4%
Over £1,000,000	5%

## **5. Conclusion**

### **5.1 Outcome of the assessment**

Once the appraisal tool had been run, each of the sites were allocated a viability score to reflect the prospect that housing will be developed on the site at a particular point in time. The appraisal was undertaken against a set of standard assumptions which examined whether there would be an uplift in land value against the assumed existing use. The higher the uplift the more interest is assumed from developers to acquire and build and for the landowner to dispose of the site in the current market. The general outcome of the exercise is that development in the district is viable but that land values in some Parishes may not be high enough in current market conditions to provide for a full level of affordable housing, planning obligations and potential community infrastructure levy payments.

**This high level exercise was unable to account for the individual aspirations and personal circumstance of each landowner and as a result, whilst a scheme may be considered to be viable (or unviable) that would not necessarily guarantee or prevent its delivery. For all sites the assessment findings should be seen as the start of a process of viability assessment.**

**For strategic scale sites (new settlements and large urban extensions) much depends upon the extent, cost and phasing of the infrastructure to be funded by the development, the amount of housing that can actually be accommodated on site, and the timing of its provision in relation to that of the accompanying infrastructure. Such variables are currently unknown or unclear and so the viability of such sites cannot be appraised at this time. In the following table such sites are marked either as NS for new settlement or identified as a strategic scale development.**

**Edge of Cambridge SHLAA sites are also excluded and marked EOC in the following table for a number of reasons. First because they are to be subject to consultation as broad locations for possible Green Belt release in the Issue and Options consultation and not as sites for development and second because there is strong evidence of the viability of sites in this location given the nature of the planning obligations agreed for similar sites in Cambridge and the start of development on those sites in recent years.**

#### **Category 1 Most viable sites**

This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.

In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).

## **Category 2 Viable sites**

This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

Having undertaken an assessment of this site the local planning authority have few concerns that that the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.

In summary this scheme is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).

## **Category 3 Less viable sites**

This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.

This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.

## **Category 4 Least viable sites**

This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.

Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.

This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.

## 5.6 Findings table

SHLAA site ID	Parish	Site Address	Viability category
Site 001	Waterbeach	Land off Lode Avenue, Waterbeach	2
Site 002	Longstanton	Green End Farm, Longstanton	4
Site 003	Cottenham	The Redlands, Oakington Road, Cottenham	3
Site 004	Comberton	Land adj (north) to 69 Long Road, Comberton	1
Site 005	Great Shelford	Land off Cambridge Road, Great Shelford	1
Site 006	Impington	Land off Clay Close Lane, Impington	1
Site 007	Over	Land rear of 38 Mill Road, Over	4
Site 008	Swavesey	Land adj to 79 Middlewatch, Swavesey	4
Site 009	Whittlesford	Scutches Farm, High Street, Whittlesford	1
Site 010	Caldecote	Rear of 104 West Drive, Caldecote	3
Site 011	Caldecote	Rear of 10 West Drive, Caldecote	4
Site 012	Barrington	Land between 12 & 22 Shepreth Road, Barrington	1
Site 013	Histon	Land rear of 59 & 61 Cottenham Road, Histon	1
Site 014	Oakington & Westwick	Arcadia Gardens, Oakington	4
Site 015	Linton	1 Horseheath Road, Linton	4
Site 016	Thriplow	The Grain Store, Lodge Road, Thriplow	3
Site 017	Over	Land off Randalls Lane, Over	4
Site 018	Girton	Town End, Duck End, Girton	3
Site 019	Waterbeach	Land adj to 35 Burgess Road, Waterbeach	4
Site 020	Orwell	Land adjacent to Petersfield Primary School, off Hurdleditch Road, Orwell	1
Site 021	Cottenham	Land to the rear of 69 High Street, Cottenham	2
Site 022	Eltisley	Land rear of 28 The Green, Eltisley	4
Site 023	Sawston	Land between 66 & 68 Common Lane, Sawston	1
Site 024	Little Abington	Land north of Bourn Bridge Road (land west of 20 Bourn Bridge Road), Little Abington	3
Site 025	Little Abington	Land south of Bourn Bridge Road (land west of 23 Bourn Bridge Road), Little Abington	4
Site 026	Little Abington	Land south west of Little Abington (land south west of St Marys Church, Church Lane, Little Abington)	3
Site 027	Great Abington	Land east of Great Abington (land east of 17 Pampisford Road, Great Abington)	4
Site 028	Little Abington	Bancroft Farm, Church Lane, Little Abington	2
Site 029	Little Abington	Land to east of Bancroft Farm, Church Lane, Little Abington	3
Site 030	Harston	180 High Street, Harston	4
Site 031	Great Shelford	The Railway Tavern, Station Road, Great Shelford	2
Site 032	Linton	Land to south of Horseheath Road, Linton (land south of Wheatsheaf, Horseheath Road, Linton)	3
Site 033	Stapleford	Land east of Bar Lane, Stapleford (land north east of 34 Bar Lane, Stapleford)	1
Site 034	Balsham	Land west of West Wratting Road, Balsham (land west of Frog Hall, West Wratting Road, Balsham)	2
Site 035	Eltisley	Land south of St Neots Road, Eltisley (land south and west of St John the Baptist Church, St Neots Road, Eltisley)	4
Site 036	Fen Ditton	Land east of Horningsea Road, Fen Ditton (land south and east of 42 Horningsea Road, Fen Ditton)	EOC

Site 037	Fulbourn	Land at Fulbourn Old Drift (south of Cambridge Road and north of Shefford Road), Fulbourn	Strategic scale
Site 038	Fulbourn	Land north of Cambridge Road, Fulbourn	1
Site 039	Great Wilbraham	Land at Frog End, Great Wilbraham (land north of 22 Frog End, Great Wilbraham)	1
Site 040	Hauxton	Land north of High Street, Hauxton (land east of 33 High Street, Hauxton)	1
Site 041	Stapleford	Land between Hinton Way & Mingle Lane, Stapleford (land south east of 90-134 Hinton Way, Stapleford)	1
Site 043	Waterbeach	Land north of Glebe Road, Waterbeach (land north west of 1 Glebe Road, Waterbeach)	3
Site 044	Sawston	Land to south of Mill Lane, Sawston (land south of 106 & 108 Mill Lane, Sawston)	1
Site 045	Willingham	Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)	4
Site 046	Impington	Land at SCA Packaging Ltd, Villa Road, Impington	1
Site 047	Willingham	Land to the south of Over Road, Willingham	4
Site 048	Swavesey	The Farm, Boxworth End, Swavesey	4
Site 049	Swavesey	Land to east of Boxworth End, Swavesey	4
Site 050	Swavesey	Dairy Farm, 31 Boxworth End, Swavesey	4
Site 051	Fowlmere	Manufacturing Site & Turnbrook, Fowlmere	1
Site 052	Caldecote	72 and 64A West Drive, Highfields Caldecote	2
Site 053	Impington	Mill Lane, Impington	1
Site 054	Cottenham	Land at the rear of 335 High Street, Cottenham	3
Site 055	Meldreth	Land at Whitecroft Road, Meldreth	1
Site 056	Caldecote	Land west of Strympole Way, Highfields Caldecote	3
Site 057	Bourn	Bourn Airfield, Bourn	NS
Site 058	Willingham	Land South of 77 Station Road, Willingham	4
Site 059	Bassingbourn-cum-Kneesworth	North End & Elbourne Way, Bassingbourn	1
Site 060	Fen Ditton	Land south of Shepherds Close, Fen Ditton	EOC
Site 061	Fen Ditton	Land off High Ditch Road, Fen Ditton	EOC
Site 062	Thriplow	Land west of Rectory Farm, Middle Street, Thriplow	1
Site 063	Thriplow	Land east of Farm Lane, Thriplow	1
Site 064	Fen Drayton	Land behind Ridgeleys Farm House, Fen Drayton	4
Site 065	Swavesey	Land abutting Fen Drayton Road, Swavesey	4
Site 066	Bassingbourn-cum-Kneesworth	Land off the Causeway, Bassingbourn	1
Site 067	Oakington & Westwick	Land at Manor Farm Close, Oakington	3
Site 068	Haslingfield	Land west of Hauxton Road, Trumpington	EOC
Site 069	Haslingfield	Land west of Hauxton Road, Trumpington	EOC
Site 070	Dry Drayton	Rear of Searles Meadow, Dry Drayton	2
Site 071	Swavesey	Land south of Hale Road, Swavesey	4
Site 072	Guilden Morden	Land east of Dubbs Knoll Road, Guilden Morden	1
Site 073	Great Wilbraham	Land off Toft Lane, Great Wilbraham	1
Site 074	Fulbourn	Land off Station Road, Fulbourn	1
Site 075	Guilden Morden	Land fronting Dubbs Knoll Road and north of 33 Dubbs Knoll Road, Guilden Morden	1
Site 076	Babraham	Land north of Babraham Road, Sawston	1
Site 077	Fowlmere	Appleacre Park, London Road, Fowlmere	1
Site 078	Bassingbourn-cum-Kneesworth	Land between South End & Spring Lane, Bassingbourn	1
Site 079	Comberton	40 - 48 West Street, Comberton	1
Site 080	Comberton	50 - 54 West Street, Comberton	1
Site 081	Dry Drayton	Warrington Farm, Dry Drayton	3
Site 082	Bourn	Gills Hill Farmyard, Bourn	4
Site 083	Swavesey	Land south of Whitton Close & west of Boxworth End, Swavesey	4
Site 084	Bourn	45 High Street, Bourn	4



Site 085	Bassingbourn-cum-Kneesworth	Next to Walnut Tree Close, North End, Bassingbourn	1
Site 086	Duxford	Maarnford Farm, Hunts Road, Duxford	1
Site 087	Comberton	Land to the rear of 42 Swaynes Lane, Comberton	1
Site 088	Comberton	Land south and east of 42 Swaynes Lane, Comberton	1
Site 089	Waterbeach	Cody Road, Waterbeach	2
Site 090	Waterbeach	Burgess Road, Waterbeach	3
Site 091	Waterbeach	Saberton Close, Waterbeach	3
Site 092	Duxford	The Paddock, End of Mangers Lane, Duxford	1
Site 093	Gamlingay	Land at Mill Road, Gamlingay	4
Site 094	Milton	Land at Fen Road, Cambridge	Gypsy and Traveller site
Site 095	Oakington & Westwick	Rear of Arcadia Gardens, Oakington	4
Site 096	Dry Drayton	Cottons Field, Dry Drayton	2
Site 097	Over	Land at and to the rear of 16 The Lanes, Over	4
Site 098	Teversham	Land to the east of Cherry Hinton Road, Teversham	1
Site 099	Teversham	Land to the south of Pembroke Way, Teversham	1
Site 100	Meldreth	Land north of Gables Close, Meldreth	1
Site 101	Linton	Land to the east of Linton (to the north of Tower View and Balsham Road), Linton	4
Site 102	Linton	Land to the east of Linton (to the east of The Ridgeway and north of Bartlow Road), Linton	2
Site 103	Linton	Land to the east of Linton (land north of Horseheath Road), Linton	3
Site 104	Linton	Land to the east of Linton (land south of Bartlow Road), Linton	3
Site 105	Great Shelford	Land to the south of Addenbrooke's Relief Road, Cambridge	EOC
Site 106	Fowlmere	Land north of London Road, Fowlmere	1
Site 107	Fowlmere	Land west of High Street, Fowlmere	1
Site 108	Fulbourn	Land south of Hinton Road, Fulbourn	1
Site 109	Fulbourn	Land to the South of Fulbourn Old Drift & Hinton Road, Fulbourn	2
Site 110	Comberton	Land to the west of Birdlines, Manor Farm, Comberton	1
Site 111	Fulbourn	Land south of Fulbourn Road, Cambridge (full site)	EOC
Site 111	Fulbourn	Land south of Fulbourn Road, Cambridge (smaller site)	EOC
Site 112	Impington	Land r/o 49-71 Impington Lane, Histon	1
Site 113	Cottenham	Land behind Rampton Road/Oakington Road Cottenham	4
Site 114	Impington	Land north of Impington Lane, Impington	1
Site 115	Fen Ditton	Blue Lion PH, 2 Horningsea Road, Fen Ditton	4
Site 116	Sawston	Land Rear of 41 Mill Lane, Sawston	1
Site 117	Gamlingay	Green End Industrial Estate, Green End, Gamlingay	4
Site 118	Harston	Land to the east of Button End and South of Beech Farm Cottages, Harston	1
Site 119	Harston	Land to the north of Church Street, Harston	1
Site 120	Linton	Land East of Linton	Strategic scale
Site 121	Over	Land fronting to both New Road and Station Road, Over	4
Site 122	Fowlmere	Land at Top Close, Fowlmere	1
Site 123	Cottenham	Land off Histon Road, Cottenham	2
Site 124	Cottenham	Cottenham Sawmills, Cottenham	1
Site 125	Cottenham	Cottenham Sawmills, Cottenham	1
Site 126	Sawston	Land at Cambridge Road, Sawston	Strategic scale
Site 127	Over	Land at Mill Road, Over	4
Site 128	Cottenham	Land at Rampton Road, Cottenham	3
Site 129	Cottenham	Land south of Ellis Close and East of Oakington Road, Cottenham	3
Site 130	Melbourn	Land to Rear of Victoria Way, off New Road, Melbourn	1
Site 131	Duxford	Land west and north of Duxford	Strategic scale

Site 132	Milton	The Former EDF Depot & Training Centre, Ely Road, Milton	1
Site 133	Histon	Land at Buxhall Farm, Glebe Way, Histon	1
Site 134	Meldreth	Riding School at land adjacent to Meldreth Manor School, Meldreth	1
Site 135	Carlton, Little Wilbraham & Weston Colville	Land at Six Mile Bottom	NS
Site 136	Fulbourn	Land at Balsham Road, Fulbourn	1
Site 137	Teversham	Land at Fulbourn Road, Teversham	1
Site 138	Over	Land east of Station Road, Over	4
Site 139	Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	1
Site 140	Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	1
Site 141	Stapleford	Land east of Bar Lane and South of Gog Magog Way, Stapleford	1
Site 142	Waterbeach	Land north of Poorsfield Road, Waterbeach	2
Site 143	Girton	Land at Cockerton Road, Girton	1
Site 144	Girton	Land at Dodford Lane / High Street, Girton	4
Site 145	Great Shelford	Land at Granhams Farm, Great Shelford	1
Site 146	Great Shelford	Land at Hinton Way, Great Shelford	1
Site 147	Coton	Land opposite Sadlers Close, Whitwell Way, Coton	1
Site 148	Coton	Land opposite Silverdale Avenue, Whitwell Way, Coton	1
Site 149	Great Shelford	Land at Marfleet Close, Great Shelford	1
Site 150	Haslingfield	Land at River Lane, Haslingfield	1
Site 151	Papworth Everard	Papworth Hospital, Papworth Everard	4
Site 152	Linton	Land east of Station Road, Linton	1
Site 153	Sawston	Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston	1
Site 154	Sawston	Land at Grove Road / West Way, Dales Manor Business Park, Sawston	1
Site 155	Waterbeach	North side of Bannold Road, Waterbeach	3
Site 156	Balsham	Balsham Buildings, 7 High Street, Balsham	1
Site 157	Willingham	Land to the rear of High Street / George Street, Willingham	4
Site 158	Comberton	Land off Long Road (south of Branch Road), Comberton	1
Site 159	Fen Ditton & Horningsea	Land at Fen Ditton (west of Ditton Lane)	EOC
Site 160	Fen Ditton & Horningsea	Land at Fen Ditton (east of Ditton Lane)	EOC/Strategic scale
Site 161	Fen Ditton	High Street, Fen Ditton	1
Site 162	Fulbourn	Land between Teversham Road and Cow Lane, Fulbourn	1
Site 163	Haslingfield	Land at Barton Road, Haslingfield	1
Site 164	Harston	158 High Street, Harston	3
Site 165	Over	Land off Meadow Lane, Over	4
Site 166	Duxford	Rear of 8 Greenacres, Duxford	1
Site 167	Castle Camps	Land south of Homers Lane & West of High Street, Castle Camps	4
Site 168	Gamlingay	Land off Green Acres, Gamlingay (land west of 65 & 67 Greenacres, Gamlingay)	4
Site 169	Swavesey	Land south of Market Street & at Fenwillow Farm, Swavesey	4
Site 170	Gamlingay	Land off Green Acres, Gamlingay (land west of 1, 11, 27 & 35 Greenacres, Gamlingay)	4
Site 171	Gamlingay	Land off Grays Road, Gamlingay	4
Site 172	Gamlingay	Land rear of Merton Farm, Gamlingay	4
Site 173	Gamlingay	Land off Honey Hill, Gamlingay	4
Site 174	Gamlingay	Land off Green End, Gamlingay	4
Site 175	Foxton	Moores Farm, Fowlmere Road, Foxton	1
Site 176	Melbourn	East Farm, Melbourn	1

Site 177	Girton	Land off Oakington Road, Girton	1
Site 178	Sawston	Land east of Sawston	1
Site 179	Whittlesford	Land west of Whittlesford	2
Site 180	Hardwick	Land off St Neots Road, Hardwick	1
Site 181	Comberton	Land to the West of Green End, Comberton	1
Site 182	Over	Land north of New Road, Over	4
Site 184	Oakington & Westwick	<i>Land at Kettles Close, Oakington</i>	Gypsy and Traveller site
Site 185	Oakington & Westwick	Land at Kettles Close, Oakington	4
Site 186	Stapleford	Granta Terrace, Stapleford	1
Site 187	Great Shelford & Stapleford	29 - 35 and 32 London Road, Great Shelford	1
Site 188	Great Shelford	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	1
Site 189	Waterbeach	Land to the west of Cody Road, Waterbeach	2
Site 190	Waterbeach	Land adjacent to Pieces Lane, Waterbeach	3
Site 191	Meldreth	Land adjacent to Whitecroft Road, Meldreth	1
Site 192	Hauxton	Land to the east of The Lane, Hauxton	1
Site 193	Castle Camps	Bartlow Road, Castle Camps	4
Site 194	Elsworth	Land north of A428, Cambourne	NS
Site 195	Elsworth	Land north and west of Elsworth School, Broad End, Elsworth	4
Site 196	Papworth Everard	Land to east of Ridgeway and north of Old Pine Way, Papworth Everard	Strategic scale
Site 197	Linton	Land adjacent to Back Road, Linton	4
Site 198	Linton	Land adjacent to Balsham Road, Linton	3
Site 199	Linton	Land adjacent to Horseheath Road, Linton	3
Site 200	Linton	Land to the north and south of Long Lane and east of The Grip, Linton	3
Site 201	Linton	Land north of Cambridge Road, Linton	3
Site 202	Waterbeach	Land off Cambridge Road, Waterbeach	3
Site 203	Girton	Land off Duck End, Girton	1
Site 204	Willingham	Land to the rear of Green Street, Willingham	4
Site 205	Great Shelford	Land north-west of 11 Cambridge Road, Great Shelford	1
Site 206	Waterbeach	Land at Bannold Road and Bannold Drove, Waterbeach	3
Site 207	Great Shelford & Stapleford	Land east of Hinton Way, north of Mingle Lane, Great Shelford	1
Site 208	Stapleford	Land to the north of Gog Magog Way, Stapleford	1
Site 209	Steeple Morden	Land north of Bogs Gap Lane, Steeple Morden	3
Site 210	Whittlesford	Land at the rear of Swanns Corner, Mill Lane, Whittlesford	1
Site 211	Great Abington	Land at Pampisford Road / High Street, Great Abington	3
Site 212	Great Shelford	Land east of Hinton Way, Great Shelford	1
Site 213	Fulbourn	Land at east of Court Meadows House, Balsham Road, Fulbourn	1
Site 214	Fulbourn	Land off Home End, Fulbourn	1
Site 215	Barrington	Land north of Glebe Road, Barrington	1
Site 216	Balsham	Land east of Fox Road, Balsham	3
Site 217	Fen Drayton	Land adj to 35 Cootes Lane, Fen Drayton	4
Site 218	Fowlmere	Land at Triangle Farm, Fowlmere	1
Site 219	Bassingbourn-cum-Kneesworth	Land north of Elbourn Way, Bassingbourn	1
Site 220	Bassingbourn-cum-Kneesworth	Land south of Poplar Farm Close & north of Brook Road, Bassingbourn	1
Site 221	Guilden Morden	Land fronting Trap Road, Guilden Morden	1
Site 222	Barton	Land north of 6-14 Comberton Road, Barton	1
Site 223	Barton	Land north of 18 Comberton Road, Barton	1
Site 224	Barton	Land south of Comberton Road, Barton	1
Site 225	Barton	Land to west of Cambridge Road and south of New Road, Barton	1
Site 226	Harston	Land to the rear of 98 - 102 High Street Harston	1

Site 227	Histon & Impington	Land off Villa Road, Histon	1
Site 228	Harston	Land south of 92 High Street, Harston	1
Site 229	Fowlmere	Land opposite 30 Pipers Close and between Appleacre Park Caravan site and Lanacre, Fowlmere	1
Site 230	Sawston	Mill Lane, Sawston	1
Site 231	Waterbeach	Land north of Waterbeach	NS
Site 232	Coton & Granchester	Land to the North & South of Barton Road, Cambridge	EOC
Site 233	Foxton	Land west of Station Road (north of Burlington Press), Foxton	1
Site 234	Cottenham	Land at the junction of Long Drove and Beach Road, Cottenham	3
Site 235	Melbourn	36 New Road, Melbourn	3
Site 236	Balsham	Land at Linton Road, Balsham	2
Site 237	Steeple Morden	Land east of Hay Street, Steeple Morden	1
Site 238	Bourn	Bourn Airfield, Bourn	NS
Site 239	Cambourne & Caxton	Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1198 (Swansley Wood)	Strategic Scale
Site 240	Girton	Land at Littleton House, High Street, Girton	1
Site 241	Cottenham	The Woodyard, Cottenham	2
Site 242	Longstanton	Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)	NS
Site 243	Bourn & Caldecote	Land west of Highfields Road & West Drive, Highfields Caldecote	4
Site 244	Longstanton	Land West of Over Road, Longstanton	4
Site 245	Fulbourn	Bird Farm Field, Cambridge Road, Fulbourn	1
Site 246	Longstanton	Land east of B1050, Longstanton (employment allocation)	4
Site 247	Bourn & Caldecote	Land west of Highfields Road, Highfields Caldecote	4
Site 248	Hinxton & Pampisford	Hanley Grange, east of A1301 and west of A11	NS
Site 249	Meldreth	Willow Stables, Whitecroft Road, Meldreth	1
Site 250	Swavesey	Driftwood Farm, Swavesey	4
Site 251	Thriplow & Whittlesford	Land at Heathfield (north of Duxford Airfield)	NS
Site 252	Sawston	Land north east of Cambridge Road (south east of Sewage Treatment Works and north west of Woodland Road), Sawston	1
Site 253	Stapleford	Land at Gog Magog Way / Haverhill Road, Stapleford	1
Site 254	Fen Ditton	Land between 12 and 28 Horningsea Road, Fen Ditton	EOC
Site 255	Comberton	Land to the East of Bush Close, Comberton	1
Site 256	Over	Land at Station Road, Over	4
Site 257	Longstanton	Land off Clive Hall Drive, Longstanton	4
Site 258	Babraham	Land south of Babraham Road, Sawston	1
Site 259	Willingham	Land Adjacent to 15 Priest Lane, Willingham	4
Site 260	Cottenham	Land at Oakington Road, Cottenham	3
Site 261	Barrington & Haslingfield	Land at Barrington Quarry	NS
Site 262	Stapleford	Land at Hinton Way, Stapleford	1
Site 263	Cottenham	Land to the rear of 34 - 46 Histon Road, Cottenham	2
Site 264	Meldreth	80a High Street, Meldreth	1
Site 265	Elsworth & Knapwell	Land to the north of the A428, Cambourne	NS
Site 266	Milton	<i>Cave Industrial Estate, Chesterton Fen Road, Milton</i>	Gypsy and Traveller site
Site 267	Milton	Cave Industrial Estate, Chesterton Fen Road, Milton	1
Site 268	Hardwick	Toft Road, Hardwick	3
Site 269	Cottenham	Land adjacent to The Woodyard, Cottenham	2
Site 270	Waterbeach	Land off Gibson Close, Waterbeach	2
Site 271	Whittlesford	Land adj to Station Road and Duxford Road, Whittlesford Bridge	1
Site 272	Barrington	Hillside Farm Buildings, Orwell Road, Barrington	1
Site 273	Longstanton	Southwell Farm, Station Road, Longstanton	NS

Site 274	Longstanton, Rampton & Willingham	Land generally to the north and north east of Northstowe adjoining the Cambridgeshire Guided Busway and to the south of Willingham, east of the B1050	NS
Site 275	Oakington & Westwick	Old East Goods Yard, Station Road, Oakington	4
Site 276	Linton	Land adjacent to Paynes Meadow, Linton	2
Site 277	Caldecote	Land to the Rear of 48 - 56 West Drive, Highfields, Caldecote	3
Site 278	Whittlesford Bridge	Highways Agency Depot, Station Road East, Whittlesford	2
Site 279	Willingham	Land at Black Pit Drove / Rampton Road, Willingham	4
Site 280	Balsham	Land behind 10-16 Old House Road, Balsham	2
Site 281	Coton	Land off Silverdale Close, Coton	1
Site 282	Longstanton	Land Off Hatton Road (B1050) Opposite Colesfield Development	4
Site 283	Fulbourn	Land to the south of Fulbourn Road, Cherry Hinton	EOC
Site 284	Great Shelford	Land at Newbury Farm (north east of Barbraham Road Park & Ride), Babraham Road, Shelford Bottom	EOC
Site 285	Duxford	Land adj to 83 Moorfield Road, Whittlesford Bridge	1
Site 286	Duxford	Land adjoining The Green, Duxford	1
Site 287	Swavesey	Land adj to Fen Drayton Road, Swavesey	4
Site 288	Harston	Land north of 70 High Street, Harston	1
Site 289	Harston	Land at and to the rear of 98 - 102 High Street, Harston	1
Site 290	Over	Land east of Mill Road, Over	4
Site 291	Bassingbourn-cum-Kneesworth	Land opposite 68 Spring Lane, Bassingbourn	1
Site 292	Meldreth	Land to the rear of 79 High Street, Meldreth	1
Site 293	Great Abington	104 High Street, Great Abington	2
Site 294	Great Shelford	Land East of Hauxton Road	1
Site 295	Great Shelford	Land East of Hauxton Road	1
Site 296	Teversham	Land east of Gazelle Way	1
Site 298	Impington	Land south of the A14 and west of Cambridge Road (NIAB3)	EOC
Site 300	Fulbourn	Fulbourn Road East	Employment
Site 303	Cambourne	Land at the Business Park	4
Site 305	Great Shelford	Land east of The Hectare , Walden Way	1
Site 306	Histon	Land west of 113, Cottenham Road	1
Site 308	Histon	Land at former Bishops Hardware Store	1
Site 310	Sawston	Land at Dales Manor Business Park	2
Site 311	Sawston	Land north of White Field Way	2
Site 312	Sawston	Land at former Marley Tiles Site, Dales Manor Business Park	3
Site 313	Sawston	Land north of Babraham Road	1
Site 316	Cottenham	Land to rear of High Street	1
Site 318	Linton	Land to the east of Linton	4
Site 320	Melbourn	Land to the east of New Road	1
Site 321	Papworth Everard	Land at The Ridgeway	4
Site 322	Waterbeach	Land north of Bannold Road	4
Site 323	Willingham	Land north of Rook Grove	4
Site 324	Bassingbourn	Land north of High Street	1
Site 326	Comberton	Land at Bennell Farm, West Street	1
Site 327	Milton	Land west of A10, Milton	1
Site 330	Great Chesterford	Land adjacent to Whiteways, Ickleton Road	1
Site 331	Melbourn	Orchard and land at East Farm	1
Site 334	Milton	Fen Road	2
Site 335	Fulbourn	Land to the rear of 12-18 Teversham Road	2
Site 336	Impington	Land off Lone Tree Avenue, Impington	1
Site 337	Waterbeach	Land adjacent to Bannold Road	4
Site 338	Waterbeach	Bannold Road	4
Site 339	Fen Ditton	High Ditch Road	1

