

South Cambridgeshire Pilot Brownfield Register

Introduction

1. Brownfield land has an important role to play in meeting the country's need for new homes. The Government is supporting the regeneration of brownfield land for housing through a range of measures.
2. The National Planning Policy Framework (NPPF) sets out that planning policies and decisions should encourage the effective use of land by reusing brownfield sites, provided they are not of high environmental value, and that local planning authorities may set locally appropriate targets for the use of brownfield land. Planning Practice Guidance (PPG) also stresses the importance of bringing brownfield land back into use.
3. The Government wants to go further to maximise the number of new homes built on suitable brownfield land. It wants to ensure that 90% of suitable brownfield sites have planning permission for housing by 2020, and are therefore introducing a statutory brownfield register; which will list all the brownfield sites considered suitable for housing development.

The pilot brownfield register

4. South Cambridgeshire District Council is one of 15 local planning authorities who have agreed to first pilot the register. This provides the opportunity to work together and with the Government to shape and develop this new policy. The experiences of pilot authorities will feed into the development of secondary legislation and guidance to support local planning authorities more widely. Therefore the process undertaken in preparing the brownfield register 'for real' may change as a result of feedback from the pilot authorities.
5. The Council agreed to undertake the work using existing published information; it has not, at this stage, undertaken any further 'call for sites' or public consultation for the pilot brownfield register. However these additional processes may come in when maintaining a register becomes a statutory requirement. It is also important to note at this stage the pilot brownfield register has no formal status. When it becomes a statutory requirement to prepare a brownfield register and the appropriate regulations are published, the Council will need to prepare a formal brownfield land register.
6. In due course, the Housing and Planning Act will introduce a new 'permission in principle' route for obtaining planning permission, and sites in the register will be eligible for this form of permission. However, pilot authorities will not be expected to grant permission in principle as part of this project.

Purpose of the brownfield register

7. Through brownfield registers, a standard set of information will be kept up-to date and made publicly available to help provide certainty for developers and communities and encourage investment in local areas.
8. The Housing and Planning Act will introduce a new 'permission in principle' route for obtaining planning permission. This is designed to separate decision making on 'in principle' issues (such as land use, location and amount of development) from matters of technical detail (such as what the buildings will look like). Brownfield registers would be a qualifying document to grant permission in principle.
9. The Government considers that improving how matters of basic principle are dealt with in the planning system can help make the process more effective and support the delivery of new homes.
10. Government expects the large majority of sites on brownfield registers that do not already have an extant planning permission will be eligible for permission in principle, and technical details consent subsequently, for housing. In a small number of cases it may not be appropriate to grant permission in principle, for example because there is a proposed planning application or local development order in the pipeline; or where the development raises environmental impacts or habitats issues that would be more appropriately dealt with through a planning application.
11. For the purposes of this pilot study, the Council will not be expected to grant 'permission in principle' for the sites included in the pilot brownfield register; the pilot register has no status or weight.

What will be on the brownfield register?

12. Brownfield registers will comprise a comprehensive list of brownfield sites that are suitable for housing, including housing-led schemes where housing is the predominant use with a subsidiary element of mixed use.
13. Government is proposing that the brownfield register will be published to meet 'Open Data' principles, to allow interested persons to reliably combine and compare different authorities' registers.
14. The register itself, submitted to Government, will be in the form of table, with a specific set of information fields. This allows the register to be compiled nationally.

Preparing the pilot register

15. The identification of sites has been undertaken in 3 stages:
 - Stage 1: Identifying potential brownfield sites
 - Stage 2: Assessing suitability of sites
 - Stage 3: Assessing availability of sites

Stage 1: Identifying potential brownfield sites

16. Potential sites must meet the definition of previously developed land, as defined in Annex 2 of the NPPF¹. This covers land where there are or have been buildings or other development (with some exceptions, such as agricultural buildings)². In accordance with the DCLG's advice for the project, sites must also be capable of supporting five or more dwellings or be more than 0.25 hectares.
17. For the purposes of the pilot exercise the Council used the following existing published data sources from which to identify potential sites for the pilot brownfield register:
 - Sites with an extant planning permission for residential development or with a resolution to grant planning permission for housing development (taken from the Council's housing trajectory published November 2015).
 - Allocations and policy areas for housing or housing-led mixed-use developments in the adopted South Cambridgeshire Local Development Framework (LDF) (comprising the Site Specific Policies DPD (January 2010) and Area Action Plans for strategic sites).
 - Allocations and policy areas for housing or housing-led mixed-use developments in the Submission South Cambridgeshire Local Plan 2014 (as proposed to be modified).
 - Strategic Housing Land Availability Assessment (SHLAA) (August 2013)
18. The Council started with a list of 187 sites from published data sources which contained brownfield land.
19. The initial shortlisting process rejected sites on the following basis:
 - The site area and/or extent of brownfield land was smaller than five or more dwellings or 0.25 hectares.
 - The site as originally promoted to the Council through the Local Plan process was predominantly greenfield land, and not considered within the scope of the pilot brownfield register.
 - Policy areas within the Development Plans for mixed-use development, which do not identify a specific area of land for housing development (e.g. Papworth Everard West Central earmarks land for mixed-use

¹ **Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

² In light of a recent High Court judgement (January 2016) over the NPPF definition in relation to residential gardens, the Council considered residential gardens only where the residential property was also included to constitute the brownfield element (i.e. where the garden forms the curtilage to the property).

redevelopment but neither the policy wording or policy area shown on the Policies Map define specific areas for housing development).

20. For transparency, the sites rejected in the initial shortlisting process have been listed in Annex A Table 2.

Stage 2: Assessing suitability of sites

21. The second stage of the process is to review whether the remaining sites identified in stage 1 are suitable for residential development; sites on the register should be suitable for residential use and free from constraints that cannot be mitigated, taking into account NPPF and local policies.
22. Sites with planning permission are by definition suitable for development, as they have been subject to detailed testing through that process.³ Residential allocations in the LDF, and the Submission Local Plan 2014 (as proposed to be modified) have also been subject to assessment through the plan making process, and are considered suitable.
23. The Strategic Housing Land Availability Assessment (SHLAA), prepared to support the Local Plan, provides an assessment of whether sites are suitable for housing. The SHLAA classified sites as either: Green, Amber or Red (the scoring is explained in Annex A).
24. SHLAA sites with 'no development potential (RED)' are rejected, due to constraints making them unsuitable for residential development. They therefore do not pass stage 2.
25. At stage 2 the Council has also considered planning policy constraints which identify whether a site is suitable for residential development. This includes development frameworks which differentiate the built up area from the countryside, and policies seeking to protect employment land. The Development Plans also identify the scale of development suitable at different locations, classifying villages as Rural Centres, Minor Rural Centres, Group Villages and Infill Villages. For the purposes of the pilot register only sites which are policy compliant have been considered to pass stage 2.
26. The review of SHLAA sites is included in Annex A Table 1.

Stage 3: Assessing availability of sites

27. Sites included in the register should be available for development; this means sites should be 'deliverable' or 'developable':⁴
 - Deliverable - they should offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered

³ Note – all brownfield sites with planning permission for housing were included regardless of their size.

⁴ See National Planning Policy Framework footnotes 11 and 12.

on the site within five years, and in particular that development of the site is viable.

- Developable – sites are likely to come forward later on (between 6 to 10 years), in a suitable location for housing development and with reasonable prospect the site will be available to be developed viably at the point envisaged.

28. All sites with planning permission are considered deliverable. The Council annually monitors deliverability of sites over 10 dwellings to inform the housing trajectory. In future this may have to be amended to survey sites above 5 dwellings on brownfield sites to support the register.
29. Development Plan allocations are a mix of deliverable sites (anticipated to start within 5 years), and developable (between 6 to 10 years). The latter in particular applies to the two new settlements identified in the Submitted Local Plan.
30. Availability was also considered through the SHLAA, and information collected through those site assessments has been used for the purposes of the pilot exercise.

Results: Sites included in the Pilot South Cambridgeshire Brownfield Register

31. Sites which pass the stages (outlined above) are included in the Pilot South Cambridgeshire Brownfield Register, which is included in Annex B.
32. Note - sites with planning permission, allocations in the Development Plans and the SHLAA site are included in their entirety (i.e. the greenfield and brownfield land) as the published source information does not enable the extent of brownfield land to be specifically identified. The total land and number of homes identified in the pilot register are therefore those on suitable sites that contain brownfield land, rather than the land and homes on suitable brownfield land only.
33. The 160 sites include:

Sites with extant planning permission

34. All sites with outline or full planning permission for residential and/or housing-led mixed-use development as at 31 March 2015⁵ are included in pilot register.
35. In addition, sites which were considered through this project (those allocated in the Development Plans and SHLAA sites) which have subsequently obtained planning permission are also included.

⁵ The Council's 'live' planning application data currently does not identify whether sites contain brownfield land. As a result, for the pilot project, the Council has used monitoring data that informs the housing trajectory in the Annual Monitoring Report (January 2016).

36. The register includes sites which are in the process of being delivered, but not sites which have been completed.

Allocations in the adopted and emerging Development Plans

37. All sites allocated for housing and/or housing-led mixed-use development in the adopted LDF and/or Submission Local Plan are included in the pilot brownfield register, unless they have been built out.

SHLAA sites

38. Two SHLAA sites were considered appropriate for inclusion in the register as follows:
- Site 031 The Railway Tavern, Station Road, Great Shelford – this former public house (which closed in 2009) is located within the village framework and considered appropriate for housing development. The site originally obtained planning permission in 2011, which lapsed. Permission has subsequently been granted on appeal in January 2016.
 - Site 308 Land at Former Bishops Hardware Store, Histon - this site is located within Submission Local Plan Policy E/8 Mixed-Use Development in Histon & Impington Station Area, which seeks to rejuvenate the area around the former station and new Guided Busway stop with a mix of uses, including some residential.

What is information is contained in the Pilot South Cambridgeshire Brownfield Register

39. The pilot register (in Annex B) comprises a spreadsheet and the data contained within it has been prescribed by DCLG. This ensures consistency between local authorities and allows interested persons to reliably combine and compare different authorities' registers.
40. Each site is contained within a separate row and has a unique site reference, name and address. Coordinates are provided to enable sites to be found on a map (noting that no map has been provided for the pilot register).
41. The following additional information is provided for each site:

Site Area

42. As explained in the report (paragraph 32) it has not been possible for the pilot project, using existing published information, to identify the extent of brownfield land within sites. The site area therefore includes all the land (greenfield and brownfield).

Planning Status

43. The Planning Status is recorded as one of the following:

- **Permissioned** - sites that have planning permission (via a planning application, local development order, permission in principle or any other route).
- **Not permissioned** - sites that are suitable for housing and included on registers but do not yet have an extant permission.
- **Pending permission** - sites currently being actively considered for permission (e.g. a planning application has been submitted to the council or the council is consulting on granting permission in principle on the site).

Planning History and Planning Constraints

44. The Planning History and Planning Constraints columns provide a URL link(s) to one or more of the sources of information available on the Council's website, including; the planning permission record, policy allocation in the Development Plan and/or the SHLAA assessment.

Ownership Status

45. Ownership Status is recorded as one of the following:
- **Public Ownership** - All or some of the site is owned by the public sector. If only a small proportion of a site is in public ownership, pilot authorities may wish to record this in the Notes field.
 - **Not in Public Ownership** - None of the site is owned by the public sector.
 - **Unknown** - The ownership of the site is not known sufficiently to be able to make this distinction.

Note – if the ownership of the site covers more than one status, further information is provided in the Notes column (see below).

Housing Estimate and Minimum Homes

46. This records the following information:
- Planning applications – the net gain in number of dwellings permitted.
 - Allocations – the capacity of the whole site (greenfield and brownfield land), as referred to in the Development Plan policy/ies.
 - SHLAA site – the estimated capacity of the whole site (greenfield and brownfield land), allowing for mitigation of known constraints.

Events

47. This is a free text field which provides additional information about the current status of the site including, but not limited to, details of the permitted development, date planning permission was granted, whether development has started on site, details of the Development Plan policy/ies applicable to the site.

Notes

48. This is a free text field which provides any other additional information about the site including the date when planning permission may lapse, any alternative site references (such as SHLAA site number), and details of multiple ownership status.

First Added and Last Updated

49. The date the site is first published in the register and the date the record is last updated, which for the pilot register is the same as the First Added.

Bibliography

National Planning Policy Framework (DCLG, March 2012):

<http://planningguidance.communities.gov.uk/>

Planning Practice Guidance (DCLG):

<http://planningguidance.communities.gov.uk/>

Local Development Framework (LDF) Core Strategy Development Plan Document (DPD): <https://www.scambs.gov.uk/content/core-strategy-dpd>

LDF Development Control Policies DPD:

<https://www.scambs.gov.uk/content/development-control-policies-dpd>

LDF Site Specific Policies DPD:

<https://www.scambs.gov.uk/content/site-specific-policies-dpd>

Submission South Cambridgeshire Local Plan 2014 (as proposed to be modified):

<https://www.scambs.gov.uk/localplanmods-dec2015>

Submission South Cambridgeshire Local Plan 2014 Policies Map:

<https://www.scambs.gov.uk/content/proposed-submission-policies-map>

Sustainability Appraisal Addendum (SAA), March 2016:

<https://www.scambs.gov.uk/localplanmods-dec2015>

Strategic Housing Land Availability Assessment (SHLAA), August 2013:

<https://www.scambs.gov.uk/content/strategic-housing-land-availability-assessment>

Annex A: Sites which failed to make the Pilot South Cambridgeshire Brownfield Register

Stage 1: Identifying potential brownfield sites (capable of supporting 5 or more dwellings or 0.25 ha.)

In compiling the Pilot Brownfield Register, the Council started with a list of 187 sites from published data sources which contained brownfield land.

These sources were:

- Sites with an extant planning permission for housing development or with a resolution to grant planning permission for housing development (taken from the Council's housing trajectory published in November 2015).
- .
- Allocations and policy areas for housing or housing-led mixed-use developments in the adopted Local Development Framework (LDF) (comprising the Site Specific Policies DPD (January 2010) and Area Action Plans for strategic sites).
- Allocations and policy areas for housing or housing-led mixed-use developments in the Submission South Cambridgeshire Local Plan 2014 (as proposed to be modified).
- Strategic Housing Land Availability Assessment (SHLAA) (August 2013).

A further potential source would be Omission sites, proposed in representations to the Local Plan. Most sites have been tested through the SHLAA. A small number of sites at Group Villages, submitted at the submission stage, have not been assessed through the SHLAA as the strategy option of allocating sites at Group Villages was rejected by this point. As this Pilot exercise is using existing information, no new site assessments have been prepared and these sites have therefore been rejected.

An initial shortlisting process was undertaken to remove those sites which were too small and/or the brownfield element of the site was too small to meet the threshold.

In addition, a number of sites promoted to the Council (through the SHLAA and Omission sites) were predominantly greenfield sites but which include a small element of brownfield land, often the demolition of an existing property to provide access to a larger site. The Council had to make a judgement on whether it was appropriate to include only the brownfield element of such sites within the register. In some instances development of the brownfield land would preclude future development on the remainder of the site, and in all cases the site promoters had not put forward the smaller brownfield sites in their own right. As a result, the Council did not consider these sites appropriate for further consideration.

In addition to allocations there are a few policy areas in the adopted and emerging Development Plans which propose the redevelopment of land for mixed-uses, including potential for residential use. Some policies operate a blanket policy approach whilst others refer to specific areas of land or buildings. Unless a specific

site area for particular land uses is identified within the policy, these have been rejected.

In summary, the initial shortlisting process to identify appropriate sites to consider their potential for inclusion in the pilot brownfield register rejected sites on the following basis:

- The site area and/or extent of brownfield land was smaller than five or more dwellings or 0.25 hectares.
- The site as originally promoted to the Council through the Local Plan process was predominantly greenfield land, and not considered within the scope of the pilot brownfield register.
- Policy areas identified within Development Plans which do not identify a specific area of land for housing.

For transparency, the sites rejected through the initial shortlisting process have been listed in Table 2.

Stage 2: Assessing suitability of sites

Sites with planning permission are by definition suitable for development, as they have been subject to detailed testing through that process.

Residential allocations in the LDF, and the Submission South Cambridgeshire Local Plan 2014 (as proposed to be modified) have also been subject to assessment through the plan making process, and are considered suitable.

For this pilot 10 SHLAA sites made it through stage 1 and warranted further consideration through stage 2.

The SHLAA provides an assessment of the residential development potential of a site. It classified sites as:

- GREEN 'Sites with Development potential' were not subject to significant constraints, and are considered suitable.
- AMBER Sites with 'limited development potential', meaning that they were subject to constraints but these had potential to be addressed.
- RED 'Sites with 'No development potential', are subject to constraints making them unsuitable for residential development. They therefore do not pass stage 2, as they are not suitable for residential development.

At stage 2 the Council has also considered planning policy constraints which identify whether a site is suitable for residential development. This includes development frameworks which differentiate the built up area from the countryside, and policies seeking to protect employment land. The Development Plans also identify the scale of development suitable at different locations, classifying villages as Rural Centres,

Minor Rural Centres, Group Villages and Infill Villages. For the purposes of the pilot register only sites which are policy compliant have been considered to pass stage 2.

All the SHLAA sites which were assessed but failed stage 2 on suitability grounds for inclusion in the brownfield register are included in Table 1, along with the reason for rejection.

Table 1 SHLAA Sites assessed but rejected as not meeting the pilot register criteria for suitable for residential development

Site name & address	Category of site	Total site area (ha.) ¹	Source	Reason for rejection
Papworth Hospital	Minor Rural Centre	5.23	Policies SP/10 ² & E/5 ² SHLAA 151 (Amber)	SHLAA findings – Impacts on adjoining Papworth Wood SSSI, Scheduled Monument and Grade II* Listed Hall, within Conservation Area, contains TPO, contains 2 PVAA which need careful mitigation. Possible enhancement to landscape / townscape and noise. Policy rejection - currently contrary to policies SP/10 ² & E/5 ² as residential conversion is a last resort and site promoter hasn't demonstrated alternative uses considered.
Land east of Station Road, Linton	Minor Rural Centre	1.78	SHLAA 152 (Amber)	SHLAA findings – Impact on setting of Listed Building, TPOs, possible noise from industrial uses & A1307, Highway concerns (A1307 accident record). Policy rejection – contrary to policies CH/10 ³ & H/5 ³ which preclude residential development south of the A1307 and the scale of development exceeds that for a Minor Rural Centre ⁶ .
Balsham Buildings, 7 High Street, Balsham	Group Village	0.83	SHLAA 156 (Amber)	SHLAA findings – significant heritage impacts – adjacent / within Conservation Area, Grade I Church directly south, noise impacts, lack of safe highway access. Policy rejection - contrary to employment policies ⁴ which seek to restrict the loss of employment land to non employment uses and the

Site name & address	Category of site	Total site area (ha.) ¹	Source	Reason for rejection
				scale of development exceeds that for a Group Village ⁷ .
Manufacturing Site & Turnbrook, Fowlmere	Group Village	2.22	SHLAA 051 (Amber)	SHLAA findings – western part flood zone 3 (unsuitable), adjacent to Conservation Area, Grade II Listed Building & TPO - possible to mitigate smaller site. Policy rejection – contrary to employment policies ⁴ which seek to restrict the loss of employment land to non employment uses, is located outside village framework ⁵ and the scale of development exceeds that for a Group Village ⁷ .
The Grain Store, Lodge Road, Thriplow	Group Village	1.84	SHLAA 016 (Amber)	SHLAA findings - partly Green Belt, adjacent to Conservation Area & Grade II Listed Building – possible to mitigate with smaller site & provide landscape / townscape improvement. Policy rejection – contrary to employment policies ⁴ which seek to restrict the loss of employment land to non employment uses, is located outside village framework ⁵ and the scale of development exceeds that for a Group Village ⁷ .
Hallmark Hotel, Bar Hill	Minor Rural Centre	2.88	SAA* 340 (Red)	SAA findings – impacts on air quality (with AQMA) & noise from A14, which are not possible to mitigate, partly within flood zone 2, minor townscape impacts, TPO, loss of employment, poor integration with existing community and lack of sustainable transport options.
1 Horseheath Rd, Linton	Minor Rural Centre	0.28	SHLAA 015 (Red)	SHLAA findings - constraints (impact on Conservation Area, Listed Buildings, TPO, landscape & townscape) reduce developable area. It is an expensive site to deliver (gradients) so it is considered financially unviable.
Driftwood Farm, Sawavesey	Minor Rural Centre	1.74	SHLAA 250 (Red)	SHLAA findings – site partly within flood zone 2, adjacent to Scheduled Monument, part within

Site name & address	Category of site	Total site area (ha.) ¹	Source	Reason for rejection
				Conservation Area, significant townscape / landscape impacts, highway concerns, which it is not possible to mitigate.
Land adjacent to Whitecroft Rd, Meldreth	Group Village	0.67	SHLAA 191 (Red)	SHLAA findings – it will not be possible to mitigate noise from mainline railway line & Station Road, or odour and dust from other businesses.
Highways Agency Depot, Station Rd East, Whittlesford	Group Village	2.28	SHLAA 278 (Red)	SHLAA findings – site part Green Belt, partly within flood zone 3, impacts on Grade II* Listed Building, potential archaeological remains, noise from industrial uses & A505, landscape & townscape impacts, which it is not possible to adequately mitigate.

Notes for Tables 1 and 2:

¹ Total site area includes greenfield and brownfield land.

Index of policy references as follows:

	Local Development Framework	Submission Local Plan	Policy Content
²	SP/10 Papworth Hospital	E/5 Papworth Hospital	Seek redevelopment of the hospital adopting a sequential approach to finding replacement uses beginning with healthcare, then commercial uses. Residential conversion is a last resort
³	CH/10 Linton Special Policy	H/5 South of A1307, Linton	Preclude residential development to the south of the A1307 due to the severance effect of the road and resultant separation from services and facilities in the village.
⁴	ET/6 Loss of employment to non employment uses	E/14 Loss of employment to non employment uses	Resist loss of employment to non employment uses, unless there is no longer market demand, there are benefits to the local community to change use, the site is causing environmental problems. Must demonstrate with evidence why continued employment use is not possible.

	Local Development Framework	Submission Local Plan	Policy Content
⁵	DP/7 Development Frameworks	S/7 Development Frameworks	Generally allows for development within development framework boundaries, provided it is compatible with and would not harm its location, and there is sufficient infrastructure to support it. Outside development frameworks, development is limited to uses which need to be in the countryside, such as agricultural, forestry and outdoor recreation.
⁶	ST/5 Minor Rural Centres	S/9 Minor Rural Centres	Permits residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings within the development frameworks.
⁷	ST/6 Group Villages	S/10 Group Villages	Permits residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings (exceptionally 15 where this would make the best use of a brownfield site) within the development frameworks.
⁸	SP/10(2) Papworth Everard West Central	H/3 Papworth Everard West Central	Policy area permits redevelopment for mixed-uses including community uses, employment and residential, above the scale normally permitted in a Minor Rural Centre.

Table 2 Sites failing the stage 1 shortlisting for being too small and/or not containing sufficient brownfield land

Site name & address	Category of site	Total site area (ha.)¹	Source	Reason for rejection
Land at Six Mile Bottom, Six Mile Bottom, Cambridgeshire	New Settlement	918.22	SHLAA Site 135 (Red)	The site as promoted was predominantly greenfield land, and not considered within the scope of the brownfield register.
Land to the rear of 69 High Street, Cottenham, Cambridgeshire	Rural Centre	0.76	SHLAA Site 021 (Red)	The site area and/or extent of brownfield land is smaller than five or more dwellings or 0.25 hectares.
Land to Rear of High Street, Cottenham, Cambridgeshire	Rural Centre	7.02	SHLAA Site 316 (Red)	The site area and/or extent of brownfield land is smaller than five or more dwellings or 0.25 hectares.
Land between South End &	Minor Rural	2.12	SHLAA Site 078	The site area and/or extent of brownfield land is smaller than

Site name & address	Category of site	Total site area (ha.)¹	Source	Reason for rejection
Spring Lane, Bassingbourn, Cambridgeshire	Centre		(Amber)	five or more dwellings or 0.25 hectares.
Land to the rear of 12-18 Teversham Road, Fulbourn, Cambridgeshire	Minor Rural Centre	0.39	SHLAA Site 335 (Red)	The site as promoted was predominantly greenfield land, and not considered within the scope of the brownfield register.
Papworth Everard West Central	Minor Rural Centre		Policies SP/10(2) ⁸ & H/3 ⁸	Policy area for redevelopment of part of the village for mixed uses – no defined area for housing development.
Land south of Whitton Close & west of Boxworth End, Swavesey, Cambridgeshire	Minor Rural Centre	7.65	SHLAA Site 083 (Amber)	The site area and/or extent of brownfield land is smaller than five or more dwellings or 0.25 hectares.
Land to the rear of Green Street, Willingham, Cambridgeshire	Minor Rural Centre	2.6	SHLAA Site 204 (Red)	The site as promoted was predominantly greenfield land, and not considered within the scope of the brownfield register.
Land north of 6-14 Comberton Road, Barton, Cambridgeshire	Group Village	2.6	SHLAA Site 222 (Red)	The site area and/or extent of brownfield land is smaller than five or more dwellings or 0.25 hectares.
Land south of Homers Lane & West of High Street, Castle Camps, Cambridgeshire	Group Village	2.23	SHLAA Site 167 (Red)	The site area and/or extent of brownfield land is smaller than five or more dwellings or 0.25 hectares.
Land off St Neots Road., Hardwick, Cambridgeshire	Group Village	7.04	SHLAA Site 180 (Red)	The site as promoted was predominantly greenfield land, and not considered within the scope of the brownfield register.
180 High Street, Harston, Cambridgeshire	Group Village	0.24	SHLAA Site 030 (Red)	The site area and/or extent of brownfield land is smaller than five or more dwellings or 0.25 hectares.
158 High Street, Harston, Cambridgeshire	Group Village	0.71	SHLAA Site 164 (Amber)	The site as promoted was predominantly greenfield land, and not considered within the scope of the brownfield register.
Land to the rear of 98 - 102 High Street, Harston,	Group Village	2.87	SHLAA Site 226 (Red)	The site as promoted was predominantly greenfield land, and not considered within the

Site name & address	Category of site	Total site area (ha.)¹	Source	Reason for rejection
Cambridgeshire				scope of the brownfield register.
Land at and to the rear of 98 - 102 High Street, Harston, Cambridgeshire	Group Village	1.38	SHLAA Site 289 (Red)	The site as promoted was predominantly greenfield land, and not considered within the scope of the brownfield register.
72 and 64A West Drive, Highfields Caldecote, Cambridgeshire	Group Village	4.74	SHLAA Site 052 (Red)	The site as promoted was predominantly greenfield land, and not considered within the scope of the brownfield register.
Land at and to the rear of 16 The Lanes, Over, Cambridgeshire	Group Village	1.11	SHLAA Site 097 (Red)	The site area and/or extent of brownfield land is smaller than five or more dwellings or 0.25 hectares.

Annex B: Pilot South Cambridgeshire Brownfield Register