

Cambridge Business Park, Milton Road, Cambridge assessment



A map of Cambridge Business Park, Milton Road, Cambridge

Site information	-
Site ID	115126
HELAA Site ID	200814
Suitable Site Area (ha)	8.27
Ward/Parish	East Chesterton
Greenfield or Previously Developed?	Previously developed land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	Commercial / Industrial
Proposed development	Mixed Use
Proposed employment floorspace (m2)	85000-110000
Proposed residential capacity	250-450
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 5% lies in a 1 in 30 year event, 8% lies in a 1 in 100 year event and 21% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Green
Landscape Comment 2025	The site falls within the Northeast Cambridge Area Action Plan and development should seek to work within the parameters of the Plan, including height, density and distribution. As an aging commercial campus with large areas of surface-level carparking, the site is suited to densification and modernisation through development. Proposals will need to avoid the unnecessary loss of trees within the site. The woodland edge parallel with the First Public Drain also creates a beneficial habitat corridor, which must be respected. Additional tree planting should also be sought to enhance canopy cover.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Green
Biodiversity and Geodiversity Officer Comments 2025	A development of the size and scale described would not provide any specific ecological risks to statutory or non-statutory designated sites. However, this does not remove the likelihood of protected and priority species being impacted, nor that a development of the type described would likely be eligible for mandatory biodiversity net gain.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-

Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	Green
Historic Environment Comments 2025	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. Nevertheless tall buildings/heights of buildings may affect heritage assets or wider historic environment of the City. Townscape Impact Assessment required to inform development.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Green
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services

Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation at the planning application stage.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required. A vehicle trip budget for this allocation is expected to be required.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Red
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	Concerned about the suitability of this location for housing. The site is close to industrial type premises on Cowley Road including Veolia Environmental Waste Services and Lefarge Redland Aggregates Concrete, both of which are about 25 to 30 metres from the site red boundary directly opposite. These sites generate relatively high levels of noise when operating both from onsite activities and HGV type vehicle movements throughout the day. It is also understood that Veolia operate 24/7 throughout the nighttime. Veolia may also be a source of odour - storage of commercial food waste onsite. There are also numerous industrial/ commercial premises to the rear on the Trinity Hall Farm Industrial Estate and Nuffield Road, which are also potential sources of noises. Such sources of noise can have a significant adverse impact and this needs to be avoided. Before we can consider site suitability for housing, we would require noise and odour impact assessments all to be agreed in advance.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-

Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	The site has been scored as Amber. The site falls outside the Air Quality Management Area (AQMA). However, due to the scale of the site and the number of units proposed, air quality mitigation measures and conditions may be necessary to offset impacts on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Brownfield site, contamination expected, conditions required
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	8.67
Agricultural Land Classification Grade 3	6.22
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	83.69
Agricultural Land Classification Urban	1.42
Source Protection Zone	0

Highways England Zones	A14 CNB
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for a hybrid planning application for: a) An outline application for the construction of: three new residential blocks providing for up to 425 residential units and providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)), and two commercial buildings for Use Classes E(g) i(offices), ii (research and development) providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)). b) A full application for the construction of three commercial buildings for Use Classes E(g) i (offices) ii (research and development), providing flexible Class E and Class F uses on the ground floor (excluding Class E (g) (iii)). (22/02771/OUT), Planning permission granted for installation of a cycle hub and changing facilities.(25/00538/FUL), Planning permission granted for refurbishment and extension to existing building for continued Class E use. (25/02022/FUL)
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	174
Estimated employment space (m2)	85000-110000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

Land at Fen Road, Cambridge assessment



A map of Land at Fen Road, Cambridge

Site information	-
Site ID	115547
HELAA Site ID	40394
Suitable Site Area (ha)	1.89
Ward/Parish	East Chesterton
Greenfield or Previously Developed?	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	100
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Red
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (39%). Partly in Flood Zone 3 (61%).. Surface Water Flooding: 3% lies in a 1 in 100 year event. 8% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Red
Flood Risk Officer Comment 2021	The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is a riverside plot on the north side of the Cam. The proposed development could have an adverse impact on Ditton Meadows, Stourbridge Common and to some extent Fen Ditton Conservation Area. Views from the footpaths on the south side of the river allow for some very rural views with few intrusions of the city at the periphery. This inset of the countryside to the city is an important and protected asset of Cambridge. Some limited development on this site may be appropriate, subject to detailed design and landscape mitigation measures to buffer the site from visibility from the river.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-

Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. The site is adjacent to the River Cam CWS, which is designated for being relatively unmodified by pollution and canalisation and for regular stands of pollard willow. The whole site is shown as floodplain grazing marsh and will require assessment against specific priority habitat indicators. If a significant proportion of the site is deemed to be priority habitat development will be unlikely (RED); however, if no priority habitat is found then the site could be developed with mitigation (AMBER). In addition there are standing trees, wooded areas, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. A reduction in housing density would be required to provide this within the boundary.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	This site overlooks the river Cam and has views into and out of the two conservation areas. The open views across the river Cam from Ditton Meadows is important to the setting of the two conservation areas and to retaining the rural edge between Fen Ditton and Cambridge. Development alongside the river would harm these views and the character of the conservation areas. The impact cannot not be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-

Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Finds of Iron Age date are recorded in the vicinity.
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Green

Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	69.35
Agricultural Land Classification Non Agricultural	5.4
Agricultural Land Classification Urban	25.25
Source Protection Zone	0
Highways England Zones	A14 CNB
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	51
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years