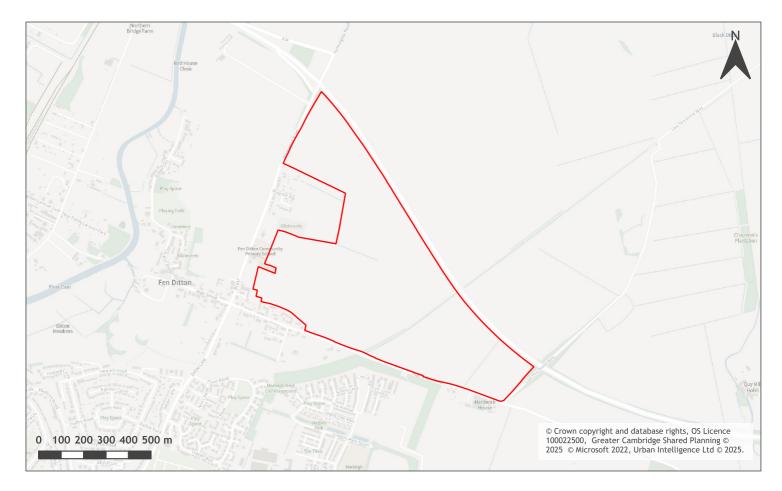
| AQMA RAG Assessment 2021 | Green |
|---|--|
| Air Quality Officer Comment 2021 | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | - |
| Contaminated 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 | 39.35 |
| Agricultural Land Classification Grade 3 | 60.65 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| 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 | 118 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 6-10 Years |



Land to the east of Horningsea Road, Fen Ditton assessment



A map of Land to the east of Horningsea Road, Fen Ditton

| Site information | - |
|---|-------------------------------------|
| Site ID | 115494 |
| HELAA Site ID | 47647 |
| Suitable Site Area (ha) | 66.44 |
| Ward/Parish | Fen Ditton & Fulbourn |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Edge of Cambridge: Green Belt |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 1320 |
| 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: 3% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Red |
| Landscape Comment 2023 | The new information includes a Vision Document which links the site to a neighbouring plot east of Horningsea Road (JDI 40516). The vision document proposes a large city extension which extends (though with vegetated buffers) to the A14. Views are long from surrounding areas and across rural fields and countryside and this would be irreversibly altered by development. Ultimately the original assessment stands. |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | This is a large site located to the north east of the village of Fen Ditton outside and abutting the settlement framework. wide, local and amenity views are high due to low lying nature of topography and lack of boundary vegetation. Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural landscape. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | Amber |

| No detailed information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring. 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. Amber |
|---|
| 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. |
| Amber |
| |
| Discharge to surface or ground water of more than 5m³/day will require consultation with Natural England. Retention/mitigation may be required. Drove through centre of site may be of high ecological value as continuous to Low Fen Drove Way; grasslands and hedges 35m to north. Boundary hedgerows, watercourses and woodland may qualify as Habitats of Principal Importance/be of high ecological importance and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. |
| 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. |
| - |
| - |
| - |
| - |
| Amber |
| The additional information makes the assessment that any impacts on the historic environment could be reasonably mitigated. This is in kine with the previous assessment and so the Rag rating remains the same. |
| Amber |
| Development of the site could have a detrimental impact on Listed Buildings on High Ditch Road and the adjoining Conservation Area but the impact could be reasonably mitigated. Development of the site should avoid or respond to this area. |
| - |
| - |
| Amber |
| Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation. |
| Amber |
| Multi period remains recorded within and in the vicinity of the site including a settlement of Roman date to the north |
| |

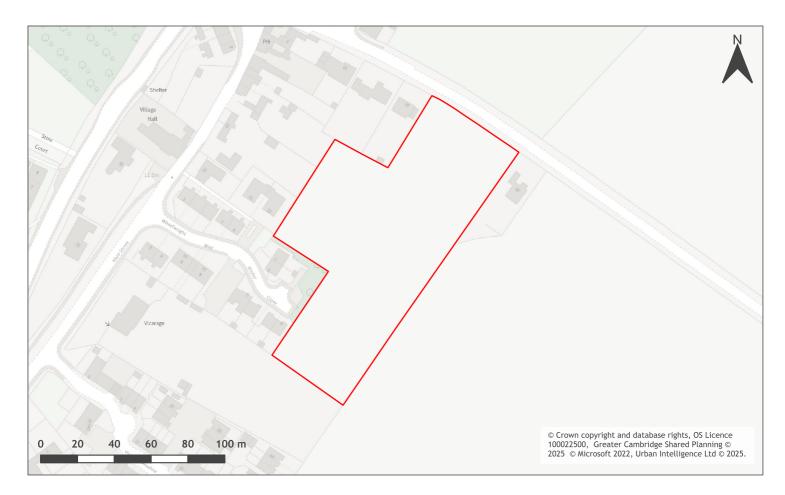
| Accessibility RAG Assessment 2025 - Automated | Amber |
|---|--|
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | Amber |
| Site Access Officer Comment 2023 | Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle subject to detailed design. |
| 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 | Amber |
| Transport and Roads Guideline Comments 2023 | Based on the new information provided the Amber assessment remains unchanged. The site will need to provide high quality local Non-Motorised User links and passenger transport links into Cambridge North Station and Cambridge centre. The site will potentially have an impact on the congested Newmarket Road and will be dependent on schemes relating to the Eastern Access and Non-Motorised User routes on Newmarket Road. It will therefore require a robust Travel Plan. |
| 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 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location. |

| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Amber |
|---|--|
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 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 | Amber |
| Air Quality Officer Comment 2023 | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. |
| AQMA RAG Assessment 2021 | Amber |
| Air Quality Officer Comment 2021 | Large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | Amber |
| Contaminated Land Officer Comments 2023 | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site adjacent to a railway with the potential for historic contamination and planning conditions will be required including a desk top study. |
| Contaminated Land RAG Assessment 2021 | Amber |
| Contaminated Land Officer Comments 2021 | Site adjacent to a railway. Potential for historic contamination, conditions required. Phase I likely. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 81.23 |
| Agricultural Land Classification Grade 3 | 18.77 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |

| Agricultural Land Classification Urban | 0 |
|--|---|
| Source Protection Zone | 0 |
| Highways England Zones | A14 CNB, A14 East |
| 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? | 6-10 Years |
| Available RAG | Green |
| A alai aya la la | |
| 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. |
| Is there a reasonable prospect that the site will | known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at |
| Is there a reasonable prospect that the site will be developed? | 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. |
| Is there a reasonable prospect that the site will be developed? Achievable RAG | 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. |
| Is there a reasonable prospect that the site will be developed? Achievable RAG Capacity Prevailing Density (weighted) (dwellings per | 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. Green - |
| Is there a reasonable prospect that the site will be developed? Achievable RAG Capacity Prevailing Density (weighted) (dwellings per ha) Residential capacity at | 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. Green - 30 |
| Is there a reasonable prospect that the site will be developed? Achievable RAG Capacity Prevailing Density (weighted) (dwellings per ha) Residential capacity at prevailing density Estimated employment | 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. Green - 30 |
| Is there a reasonable prospect that the site will be developed? Achievable RAG Capacity Prevailing Density (weighted) (dwellings per ha) Residential capacity at prevailing density Estimated employment space (m2) | 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. Green - 30 997 |



Land south of Albert Road, Stow-cum-Quy assessment



A map of Land south of Albert Road, Stow-cum-Quy

| Site information | - |
|---|--------------------------------------|
| Site ID | 115495 |
| HELAA Site ID | 40072 |
| Suitable Site Area (ha) | 1.07 |
| Ward/Parish | Fen Ditton & Fulbourn |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Infill Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 29 |
| 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 | Green |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Green |
| Flood Risk Officer Comment 2021 | The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding |
| 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 an open field on the edge of Stow-cum-Quy. This edge would form a new edge to the village if it were to be developed. The site is seemingly appropriate for infill due to the nature of how it is surrounded by development on 2/3 sides, though appropriate village edge mitigation/design measures would be required. |
| 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 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI, any residential development above 50 outside of current urban area, or any residential development above 100 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value. |
|---|--|
| 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 | Amber |
| Historic Environment Comments 2021 | Development has the potential to impact on the setting of the Grade II* vicarage. Suitability depends on siting, number and scale. |
| 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 | Evidence for prehistoric activity 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 | Amber |
| 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 | Potential for historic contamination, conditions required. |
| Overall Suitability Score | Amber |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 74.01 |
| Agricultural Land Classification Grade 3 | 25.99 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A14 East |
| 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 | 29 |
| 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 |



Land fronting onto Church Road, Little Wilbraham assessment



A map of Land fronting onto Church Road, Little Wilbraham

| Site information | - |
|---|--------------------------------------|
| Site ID | 115496 |
| HELAA Site ID | 40015 |
| Suitable Site Area (ha) | 0.28 |
| Ward/Parish | Fen Ditton & Fulbourn |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Infill Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 6 |
| 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 | Green |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Green |
| Flood Risk Officer Comment 2021 | The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The site is part of a fairly wide gap which separates Little Wilbraham into two halves. Development of the site would diminish this gap on the south side of Church Road by approximately half. The field to the east also contributes to the Important Countryside Frontage designation. Development would impact adversely on the Important Countryside Frontage. |
| 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 | All residential development would require an assessment of recreational impacts on nearby SSSIs. Residential development of over 50 dwellings or discharge to ground or surface water of more than 5m³/day would require consultation with Natural England. Watercourses, hedgerows, trees and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value but may support farmland birds. Pond within site may support great crested newt and buildings and trees may support roosting bats (if suitable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. |
|---|---|
| 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 | Amber |
| Historic Environment Comments 2021 | Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could 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 | Located in the historic village core to the south west of the medieval parish church |
| Accessibility RAG Assessment 2025 - Automated | Red |
| 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 | Green |
| Transport and Roads Guideline Comments 2021 | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads. |
| 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 | Green |
| Contaminated Land Officer Comments 2021 | No prior history of development. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 100 |
| Agricultural Land Classification Grade 3 | 0 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 100 |
| Highways England Zones | A11 |
| 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 | 8 |
| 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 |



Land to the east of Teversham Hall, Teversham assessment



A map of Land to the east of Teversham Hall, Teversham

| Site information | - |
|---|--|
| Site ID | 115497 |
| HELAA Site ID | 40270 |
| Suitable Site Area (ha) | 2.4 |
| Ward/Parish | Fen Ditton & Fulbourn |
| Greenfield or Previously Developed? | Greenfield and Previously Developed Land |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 30 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adviso d Dovidous vist | |
|---|--|
| 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: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 6% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Amber |
| Landscape Comment 2021 | Part of the site is inside the East Area Action Plan boundaries and should consider the potential relationship that could form. Development of this site would be suitable upon the Hall Farm farmstead site. Existing barns and warehouse style buildings dominate this area and proposals which reduce the dominance of the buildings, particularly at the edges of the site should be considered. Landscape buffering should be improved to reduce the impact of the larger barn buildings on the wider landscape views and to establish a suitable vegetated village edge. |
| 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 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any large non-residential development over 1 ha, any residential development above 100 dwellings, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. |
| 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 | Amber |
| Historic Environment Comments 2021 | Development is likely to have an impact on the setting of listed Teversham Hall. The present setting is compromised. Development may offer an opportunity for enhancement of this setting and the Conservation Area. |
| 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 | Located in historic village core. Archaeology of medieval date recorded to south |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |

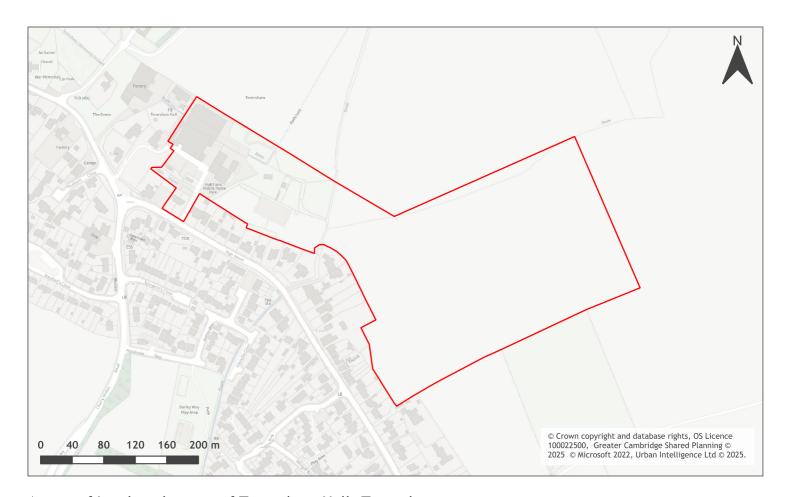
| Site Access Officer Comment 2025 | - |
|---|---|
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |
| Site Access RAG Assessment 2021 | Amber |
| Site Access Officer Comment 2021 | The proposed site is acceptable in principle subject to detailed design. |
| Transport and 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 | Amber |
| 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 | Brownfield site, contamination expected, conditions required |
| Overall Suitability Score | Amber |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 76.54 |
| Agricultural Land Classification Grade 3 | 23.46 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A14 East |
| 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 | 58 |
| 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 |



Land to the east of Teversham Hall, Teversham assessment



A map of Land to the east of Teversham Hall, Teversham

| Site information | - |
|---|-------------------------------------|
| Site ID | 115498 |
| HELAA Site ID | 40266 |
| Suitable Site Area (ha) | 9.87 |
| Ward/Parish | Fen Ditton & Fulbourn |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 85 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development | |
|---|---|
| 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: 1% lies in a 1 in 100 year event. 3% lies in a 1 in 1000 year event |
| Flood Risk RAG | - |
| Assessment 2023 | |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding. |
| Landscape RAG Assessment 2025 | |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | A significant part of the proposals area is within the area delineated by the Cambridge East AAP. A small part of this area is identified as part of the Country Park. Areas currently in use as arable fields which back onto houses on the village High Street should be retained as a part of the rural character type of Teversham. Limited development possible on the Hall Farm farmstead site. |
| 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 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any infrastructure such as warehousing over 1000m^2 , developments causing air pollution or discharge to surface water of more than 20m^3 per day will require Natural England consultation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Trees, hedgerows and watercourses may qualify as Habitats of Principal Importance/priority habitat, be of high ecological value and/or support protected or notable species. Buildings may support roosting bats (if suitable). |
|---|---|
| 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 | Amber |
| Historic Environment Comments 2021 | Development of the site is likely to have an impact on the setting of the listed Teversham Hall. Present setting is compromised. Development may offer opportunity for enhancement, but questionable whether proposed layout does so. Development of the site could have a detrimental impact on this setting, but the impact could 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 | Located in historic village core. Archaeology of medieval date recorded to south |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |

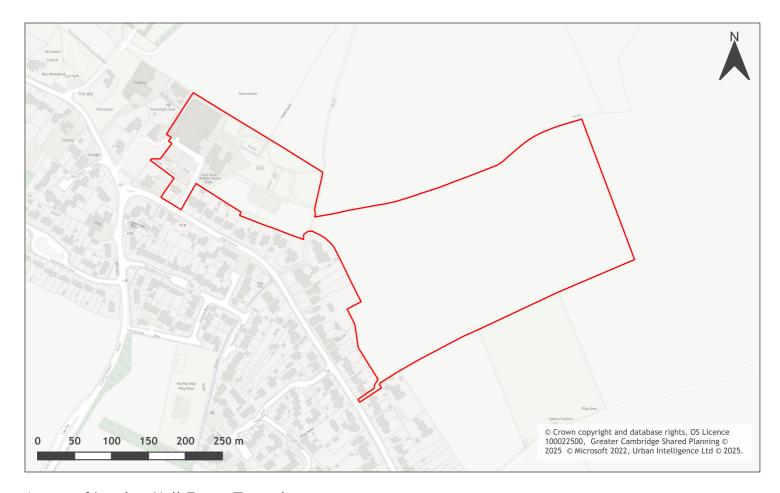
| Site Access RAG Assessment 2025 | - |
|---|--|
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |
| Site Access RAG Assessment 2021 | Amber |
| Site Access Officer Comment 2021 | The proposed site is acceptable in principle subject 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 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The proposed site will be affected by noise from nearby airport activities (ground operations and airborne aircraft) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 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 | Brownfield site, contamination expected, conditions required |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 94.28 |
| Agricultural Land Classification Grade 3 | 5.72 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A14 East |
| 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 | 207 |
| 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 |



Land at Hall Farm, Teversham assessment



A map of Land at Hall Farm, Teversham

| a | |
|---|--|
| Site information | - |
| Site ID | 115499 |
| HELAA Site ID | 40107 |
| Suitable Site Area (ha) | 10.3 |
| Ward/Parish | Fen Ditton & Fulbourn |
| Greenfield or Previously Developed? | Greenfield and Previously Developed Land |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Mixed Use |
| Proposed employment floorspace (m2) | 2,500-3,000 |
| Proposed residential capacity | 75-100 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Devolopment | Development of the site has some netertial relieve constraints. but the second |
|---|---|
| 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: 3% lies in a 1 in 1000 year event |
| Flood Risk RAG | - |
| Assessment 2023 | |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The western parcel has a better relationship with the development character and boundaries of the existing settlement and could accommodate a limited level of development which respects the local context, density with mitigation. The eastern parcel is more sensitive to change and it is considered that development would be harmful to the character if the area. |
| 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 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any large non-residential development over 1 ha, any residential development above 100 dwellings, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. |
|---|---|
| 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 | Amber |
| Historic Environment Comments 2021 | Development is likely to have impact on setting of listed Teversham Hall. The present setting is compromised. Development might offer opportunity for enhancement of this setting and the Conservation Area. |
| 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 | Located in historic village core. Archaeology of medieval date recorded to south |
| 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 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The proposed site will be affected by noise from nearby airport activities (ground operations and airborne aircraft, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to 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 | Potential for historic contamination, conditions required. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 94.52 |
| Agricultural Land Classification Grade 3 | 5.48 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A14 East |
| 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 mixed-use 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 | 154 |
| Estimated employment space (m2) | 2,500-3,000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 0-5 Years |



Hall Farm, Teversham assessment



A map of Hall Farm, Teversham

| Site information | - |
|---|--|
| Site ID | 115500 |
| HELAA Site ID | 40109 |
| Suitable Site Area (ha) | 1.56 |
| Ward/Parish | Fen Ditton & Fulbourn |
| Greenfield or Previously Developed? | Greenfield and Previously Developed Land |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Mixed Use |
| Proposed employment floorspace (m2) | 2,500-3,000 |
| Proposed residential capacity | 10 |
| 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: 1% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 3% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Amber |
| Landscape Comment 2021 | A possible 'country park' (part of the emerging Cambridge East development) could lie directly adjacent to the north of the site. There are limited views to and from the site, and it is enclosed by existing buildings and mature vegetation, apart from the eastern boundary. Depending on their design and location within the site, and depending on appropriate mitigation measures, it should be possible to accommodate the proposed 10 dwellings with limited landscape impacts. |
| 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 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any infrastructure such as warehousing over 1000m ² will require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, ditches, hedges and wooded boundaries on site that are likely to have ecological value. |
| 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 | Amber |
| Historic Environment Comments 2021 | Development is likely to have impact on setting of listed Teversham Hall. The present setting is compromised. Development might offer opportunity for enhancement of this setting and the Conservation Area. |
| 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 | Located in historic village core. Archaeology of medieval date recorded to south |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |

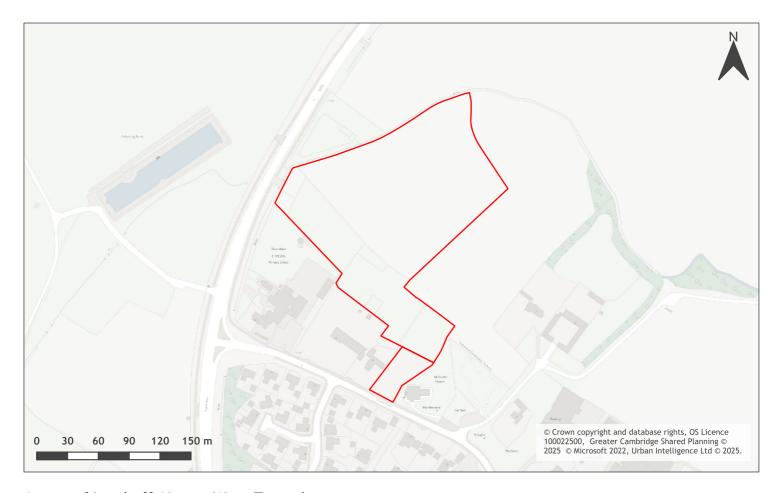
| Site Access Officer Comment 2025 | - |
|---|---|
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |
| Site Access RAG Assessment 2021 | Amber |
| Site Access Officer Comment 2021 | The proposed site is acceptable in principle subject to detailed design. |
| Transport and 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 | Amber |
| 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 | Potential for historic contamination, conditions required. |
| Overall Suitability Score | Amber |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 63.94 |
| Agricultural Land Classification Grade 3 | 36.06 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A14 East |
| 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 mixed-use 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 | 42 |
| Estimated employment space (m2) | 2,500-3,000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 0-5 Years |



Land off Airport Way, Teversham assessment



A map of Land off Airport Way, Teversham

| Site information | - |
|---|-------------------------------------|
| Site ID | 115502 |
| HELAA Site ID | 40371 |
| Suitable Site Area (ha) | 2.96 |
| Ward/Parish | Fen Ditton & Fulbourn |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 90 |
| 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: 0% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 3% 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 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | - |
| Landscape Comment 2021 | - |
| 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 | - |
| Biodiversity and Geodiversity Officer Comments 2021 | - |

| Biodiversity and | - |
|--|-------|
| Geodiversity Guideline | |
| Comments 2021 | |
| 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 | - |
| Historic Environment Comments 2021 | - |
| Archaeology RAG Assessment 2025 | - |
| 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 | 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 | - |
| Site Access Officer Comment 2021 | - |

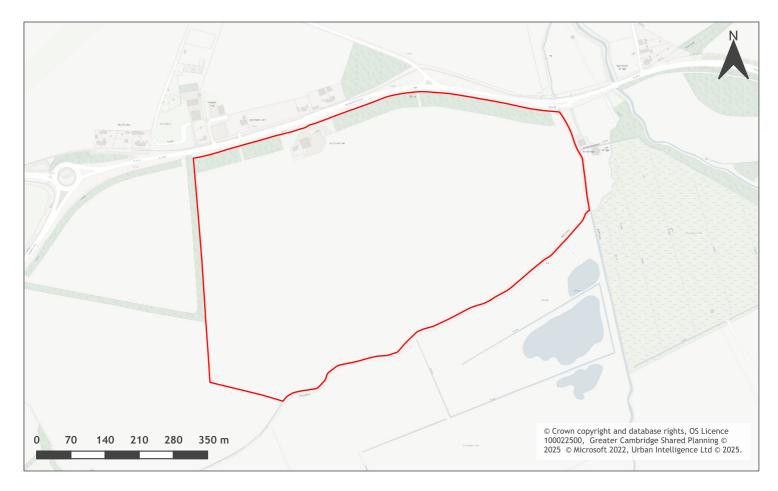
| Transport and Roads RAG Assessment 2025 | - |
|---|---|
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | - |
| Transport and Roads Guideline Comments 2023 | - |
| Transport and Roads RAG Assessment 2021 | - |
| Transport and Roads Guideline Comments 2021 | - |
| 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 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | - |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | - |
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | - |
| Air Quality Officer Comment 2021 | - |
| 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 | |
| Contaminated Land Officer Comments 2021 | - |
| Overall Suitability Score | Amber |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 0 |
| Agricultural Land Classification Grade 3 | 100 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A14 East |
| 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 | 71 |
| 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 |



Longfield Farm, Newmarket Road, Fen Ditton assessment



A map of Longfield Farm, Newmarket Road, Fen Ditton

| Site information | - |
|---|--|
| Site ID | 115503 |
| HELAA Site ID | 40195 |
| Suitable Site Area (ha) | 35.52 |
| Ward/Parish | Fen Ditton & Fulbourn |
| Greenfield or Previously Developed? | Greenfield and Previously Developed Land |
| Category of site | Dispersal: Villages |
| Category of settlement | Not within or adjacent to an existing settlement |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 1065 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |