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. 1% 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 zones 3a or 3b.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Some long views towards the site are possible from high points on the Wilbraham roads. Views outward from the site a fairly expansive across adjoining fields but contained by wooded edges around the area giving a sense of enclosure. The development create an isolated form of development, some distance from Cambridge.
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	Consultation with Natural England required if more than 50 dwellings or commercial/industrial above 1000m² floorspace. Recreational impacts to SSSIs to be considered; alternative green space within site likely to be required. Wilbraham Fens SSSI is 300m east. Boundary hedgerows, wooded copses and wetland habitats may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Other areas of site likely to be of low ecological value (arable). Buildings and trees may support bat roosts (if suitable). Adjacent watercourse may support protected species e.g. water vole. Farmland bird populations may be present.
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 a landscape of known late prehistoric and Roman activity
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	Amber

Air Quality Officer Comment 2021 impact without mitigation. Site does not lie within an AQMA. Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Land Classification Vaparicultural Land Classification Vaparicultural Land Classification Vaparicultural Land Classification Tone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? 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 prospect that the site will be developed? The land has been promoted by the landowner and or developer and is prospect that the site will be developed? The land has been promoted by the landowner and or developer and is prospect that the site will be developed? The land has been promoted by the landowner and or developer and is prospect that the site will be developed? The land has been promoted by the landowner and or developer and is prospect that the site will be available for development? Is likely to be economically viable at an appropriate density.		
Assessment 2025 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Contaminated Land Officer Comments 2021 Contaminated Land	_	
Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Conficer Comments 2021 Contaminated Land Conficer Comments 2021 Contaminated Land Contaminat		-
Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Pruther constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification What Agricultural Land Classification Grade 5 Agricultural Land Classification Grade 6 Agricultural Land Classification What What Agricultural Land Classification What What Agricultural Land Classification What What What What What What What What		-
Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification William Officer Office		-
Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Without 1 Classification Without 1 Classification Without 1 Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? 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 value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential development is likely to be economically viable at value and residential develop		-
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Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developeen? 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	Overall Suitability Score	Red
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Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available Available No relevant recent planning history No relevant recent planning history For evaluable for development? Available RAG 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		73.46
Classification Grade 4 Agricultural Land Classification Non Agricultural Land Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? When will the site be available for development? Available RAG 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	•	19.4
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Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developed? A14 East A14 East A14 East A14 East A14 East A14 East A15 He site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No No No A18 East A19 East A19 East A10 Ferent planning history A10 Ferent planning history A11 East A21 East A22 East A23 East A24 East A24 East A24 East A24 East A24 East A24 East A25 East A26 East A26 East A27 East A28 East A28 East A28 East A39 East A31 East A28 East A31 East A31 East A34 East A48 East A48 East A49 East A34 East A49 East A34 East A49 East A49 East A54 East A	Classification Non	0
Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developed? At East - 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. No No No Solution - He site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No Solution 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. No Solution The site was submitted by the landowner and/or site promoter who has confirmed that the site will be available for development in the timescales indicated. No Solution The site was submitted by the landowner and/or site promoter who has confirmed that the site will be available for development in the timescales indicated. No Solution The site was submitted by the landowner and/or site promoter who has confirmed that the site will be available for development. The site has a low existing use value and residential development is likely to be economically viable at	5	0
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developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developed? Confirmed that the site is available for development in the timescales indicated. No No Achievable indicated. No For elevant recent planning history	Available	-
ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developed? No relevant recent planning history 6-10 Years 6-10 Years 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	developer or landowner who has expressed an	confirmed that the site is available for development in the timescales
permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developed? Achievable 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	ownership impediments	No
available for development? Available RAG 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	permission to develop the	No relevant recent planning history
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	available for	6-10 Years
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	Available RAG	Green
prospect that the site will known to be available for development. The site has a low existing use be developed? known to be available for development is likely to be economically viable at	Achievable	-
· · · · · · · · · · · · · · · · · · ·	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

Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	533
Estimated employment space (m2)	0
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	6-10 Years



Land at D'Engaynes Farm, south of A14, Newmarket Road, Stow-Cum-Quy assessment



A map of Land at D'Engaynes Farm, south of A14, Newmarket Road, Stow-Cum-Quy

Site information	-
Site ID	115504
HELAA Site ID	40197
Suitable Site Area (ha)	3.31
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	13240
Proposed residential capacity	0
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 100 year event. 2% 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	The site is formed from the creation of the A14 junction and slip roads. It is raised above the level of most of the surrounding roads. Development of the site could impact on the surrounding area depending on the use, scale and mass of the proposed development. There is existing landscape buffering between the site and the A14 and Cambridge. Part of the site could be developed for roadside commercial uses and limited employment with additional tree and hedge planting to mitigate against visibility.
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	Commercial/industrial development above 1000m ² floorspace or any discharge to ground or surface water would require consultation with Natural England. Site 90m from Wilbraham Fens SSSI, although separated by road. Development would need to be appropriate for proximity to SSSI. Adjacent woodland/banks and drain may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Arable field likely to be of low ecological value. Farmland birds may be present. Potential for water vole in boundary drain.
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	Extensive cropmarks of prehistoric/Roman date recorded to west
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	Red
Site Access Officer Comment 2021	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
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 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	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Not suggested for residential use therefore likely low 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	Non-residential use proposed.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	99.91
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0.09
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 non-residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	
Prevailing Density (weighted) (dwellings per ha)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	13240
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land west of Newmarket Road, Stow cum Quy assessment



A map of Land west of Newmarket Road, Stow cum Quy

Site information	-
Site ID	115505
HELAA Site ID	40196
Suitable Site Area (ha)	0.91
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	3640
Proposed residential capacity	0
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: 9% lies in a 1 in 1000 year event
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 arc of land formed by the curve of the A14 slip road then separated from a larger field by the access drive to the hotel. Development of this site would be a suitable for roadside uses. Views towards the site from the wider countryside are possible so suitable vegetative mitigation would be required in the form of a deep and dense buffer including large trees.
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	Commercial/industrial development above 1000m ² floorspace or any discharge to ground or surface water would require consultation with Natural England. Wilbraham Fens SSSI 350m south. East and south boundary hedgerow/woodland may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Farmland birds may be present.
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 on the edge of the historic village to the south west of the medieval parish church
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	-

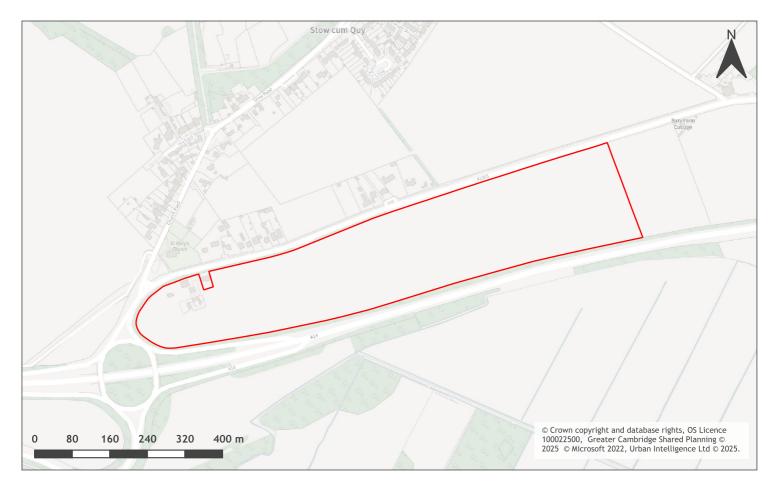
Guideline Comments 2021 design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. AQMA RAG Assessment 2025 Air Quality Officer -		
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2025 Air Quality Officer -	and Light Pollution	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
		-
	Air Quality Officer Comment 2025	-
AQMA RAG Assessment - 2023	_	-
Air Quality Officer - Comment 2023 -		

AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Not suggested for residential use therefore likely low 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	Non-residential use proposed.
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	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 non-residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	3640
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land at D'Engaynes Farm, Newmarket Road, Stow-cum-Quy assessment



A map of Land at D'Engaynes Farm, Newmarket Road, Stow-cum-Quy

Site information	-
Site ID	115506
HELAA Site ID	40198
Suitable Site Area (ha)	18.59
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	72000
Proposed residential capacity	0
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 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	Extensive views of the site are possible from both west/northwest and south/southeast. Landscape impacts of development on the whole of this site would be high. Existing valued long-distance views of the City and it's countryside setting could be affected.
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	Commercial/industrial development above 1000m ² floorspace or any discharge to ground or surface water would require consultation with Natural England. Site 85m from Wilbraham Fens SSSI, although separated by A14. Development would need to be appropriate for proximity to SSSI. Boundary hedgerow/banks may qualify as Habitat of Principal Importance/priority habitat and/or be of high ecological importance. Arable field likely to be of low ecological value. Farmland birds may be present. Bat roosts may be present in trees or buildings (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 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 on the edge of the historic village to the east of the medieval parish church. Archaeology of Saxon date recorded on the edge of the area and cropmarks of prehistoric/Roman date to the south east
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

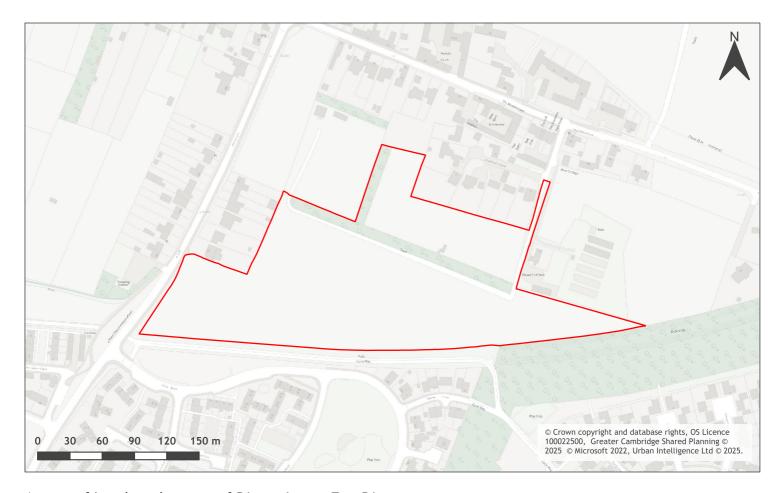
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and 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 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	-
Air Quality Officer Comment 2023	-

Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1	AQMA RAG Assessment 2021	Green
Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Agricultural Land O Contaminated Land Officer Comments 2021 Overall Suitability Score Red Further constraints - Agricultural Land O	1 -	, ,
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Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Potential for historic contamination, conditions required. Overall Suitability Score Further constraints Agricultural Land Officer Comments 2021 O		-
Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Red Further constraints Agricultural Land O		-
Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Option 1		-
Officer Comments 2021 Overall Suitability Score Red Further constraints - Agricultural Land 0		Amber
Further constraints - Agricultural Land 0		Potential for historic contamination, conditions required.
Agricultural Land 0	Overall Suitability Score	Red
	Further constraints	-
	•	0
Agricultural Land Classification Grade 2	•	100
Agricultural Land Classification Grade 3	•	0
Agricultural Land 0 Classification Grade 4	•	0
Agricultural Land Classification Non Agricultural	Classification Non	0
Agricultural Land Classification Urban	•	0
Source Protection Zone 0	Source Protection Zone	0
Highways England Zones A14 East	Highways England Zones	A14 East
Available -	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.	developer or landowner who has expressed an	confirmed that the site is available for development in the timescales
Are there known legal or ownership impediments to development?	ownership impediments	No
Is there planning permission to develop the site? No relevant recent planning history	permission to develop the	No relevant recent planning history
When will the site be available for development?	available for	0-5 Years
Available RAG Green		Green
Achievable -	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 non-residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	72000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land to the east of Ditton Lane, Fen Ditton assessment



A map of Land to the east of Ditton Lane, Fen Ditton

Site information	-
Site ID	115507
HELAA Site ID	40217
Suitable Site Area (ha)	4.34
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	80
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 30 year event. 5% 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	Red
Landscape Comment 2023	The information supplied confirms a potential layout which shows housing fairly contained against the development edge, however it is considered that the layout is still in conflict with the need to retain the greenbelt edge and separation between Fen Ditton and the Cambridge edge and does not alter the original assessment.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is an important green separation between Cambridge and the village of Fen Ditton. Development on this site would have an adverse effect on the landscape character for the setting of both Cambridge and Fen Ditton and contribute to their amalgamation. It is considered that there are no options for even limited development on this 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	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	The additional information highlights that the separation between the site and designated heritage assets is minimal. There is potential for harm to their significance and setting, as well as potential for mitigation. Therefore, the rating remains amber.
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 on the southern edge of the medieval village.
Accessibility RAG Assessment 2025 - Automated	Green
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 as it is acceptable in principle, subject to detailed design at a planning application stage.
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 assessment scoring remains Amber as the site
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 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. 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.
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	99.79
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0.21
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	104
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 south of 142 Ditton Lane, Fen Ditton assessment



A map of Land south of 142 Ditton Lane, Fen Ditton

Site information	-
Site ID	115508
HELAA Site ID	52679
Suitable Site Area (ha)	0.13
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	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	5
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: 24% 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	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	A small site located to the south of the village of Fen Ditton, outside and abutting the existing settlement framework. The site consists of hard standing and an area of amenity grassland. Wide views are limited due to intervening vegetation and built form. However, local views are medium and filtered through existing vegetation from Ditton Lane. The proposed number of units would be unachievable and inappropriate with the settlement characteristics.
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 developments would require an assessment of recreational impacts on nearby SSSIs. Otherwise, impacts on sites designated for nature conservation are unlikely. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species such as nesting birds. Grassland and car park likely to be of low ecological value. All schemes need to deliver at least 10% measurable biodiversity net gain.
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	Green
Historic Environment Comments 2021	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.
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 to south of historic village core
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

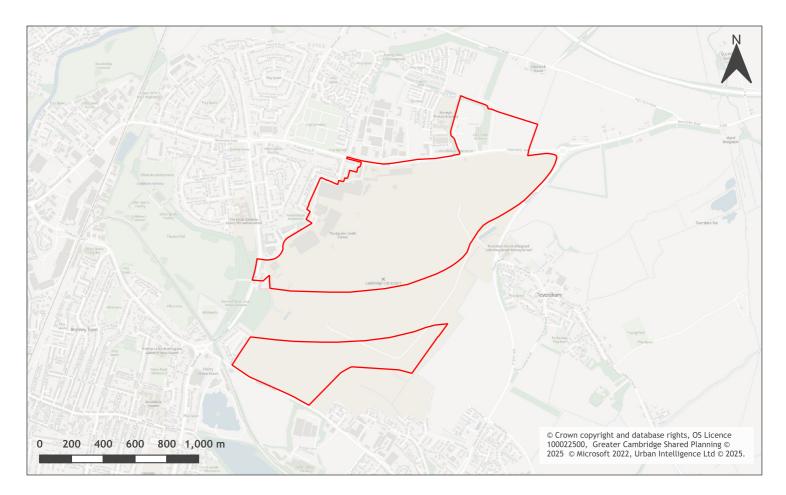
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and 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	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	Red
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 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	4
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



Cambridge East assessment



A map of Cambridge East

Site information	-
Site ID	115516
HELAA Site ID	OS270
Suitable Site Area (ha)	145.42
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Edge of Cambridge - non-Green Belt
Category of settlement	Edge of Cambridge
Current use(s)	-
Proposed development	Mixed use
Proposed employment floorspace (m2)	100000
Proposed residential capacity	7000
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. 3% lies in a 1 in 100 year event. 16% 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	-
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Green
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	Amber

Biodiversity and Geodiversity Officer Comments 2021	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Any residential development of more than 50 units or industrial development over 1000m² would require consultation with Natural England. River Cam and Cambridge Commons could be impacted by recreation. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Ponds, watercourses, hedgerows, woodland, wetland and grassland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole, reptiles, bat species, nesting birds all previously recorded on site. All applications should achieve minimum 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy; off-site compensation will be required if this cannot be achieved on site.
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	The scheduled moated site at the Grade II listed Manor Farm lies to the south west of the site and its setting could be affected by development of this site. The land forms a large part of the remaining rural buffer between Teversham and Cambridge. Development could adversely impact on significance of the Teversham Conservation Area. A full heritage impact assessment needed.
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	Extensive evidence for Iron Age settlement is recorded in the area.
Accessibility RAG Assessment 2025 - Automated	Green

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	-
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	Must consider the context of existing planning permissions and Strategies/Policies within this area. Network is approaching capacity so critical that travel by non car mode and reduced car parking are included, with contributions towards GCP/Strategic schemes required. Any potential impact on the functioning of trunk roads and/or local
N	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 road traffic noise from nearby main roads, by noise from nearby airport activities (ground operations and airborne aircraft) and by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
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	very large site, contamination likely associated with existing commercial uses, conditions required
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	17.59
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	63.18
Agricultural Land Classification Urban	19.23
Source Protection Zone	0
Highways England Zones	A14 East, Cambridge
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, outline planning permission was granted at Marleigh for up to 1,300 homes, a primary school, a food store and community facilities (18/0459/REM). In 2020, At Springstead Village outline planning permission for a maximum of 1,200 homes retirement living facility, local centre, primary and secondary schools, community facilities, open spaces and allotments (18/0481/OUT & S/1231/18/OL) was granted.
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 development is likely to be economically viable.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	2181
Estimated employment space (m2)	100000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



Land at Ditton Lane at junction with High Ditch Road, Fen Ditton assessment



A map of Land at Ditton Lane at junction with High Ditch Road, Fen Ditton

Site information	-
Site ID	115548
HELAA Site ID	48148
Suitable Site Area (ha)	0.7
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	13
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	Red
Landscape Comment 2023	The information supplied confirms that development would be limited to the southern extent of the site adjacent to some existing housing and retaining the open character of the corner and the tree on the corner. The number of units proposed has not altered from the first submission so it is not clear to what extent the proposed layout will conform to existing context. Nevertheless the site forms an important part of the character of the village, where green spaces and open countryside come into the heart of the village as it has grown in an organic way. Development of the site would lead to the erosion of this character and therefore the assessment remains red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This is a small site located to the south of the village of Fen Ditton outside and abutting the village framework. Wide views are negligible but local and amenity views are high due to proximity of residential dwellings. Development upon this site would have a significant adverse impact upon the local landscape character and the Important Countryside Frontage. Even with a reduction in residential units the impact would still be adverse, penetrate into the rural landscape and permanently remove the rural break between the existing development frameworks.
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	Green
Biodiversity and Geodiversity Officer Comments 2021	Discharge to surface or ground water of more than 20m³/per day would require consultation with Natural England (unlikely to be an issue at this location with a small allocation). Mature trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Grassland quality will need to be assessed. 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.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	Additional information has been provided and indicates that the site layout and reduction in proposed dwellings could mitigate the harm caused to the character of the conservation area and limit the impact on the setting of nearby listed buildings. Further details would be required and therefore there is no change in the score of the earlier assessment
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	The site is important to the setting of the adjacent Listed Building and parts of the Conservation Area. Potentially, with appropriate mitigation measures, a smaller number of units could occupy the southernmost end of the site leaving the High Ditch End open.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Red
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Red as there is evidence of significant archaeology in the area which will be adversely impacted by development and can not be mitigated.
Archaeology RAG Assessment 2021	Red

Archaeology Officer Comment 2021	Earthworks relating to medieval settlement and agriculture survive in the area
Accessibility RAG	Green
Assessment 2025 -	orcen
Automated	
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	Access onto Ditton Lane 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	Amber

Noise Vibration Odour	The proposed site will be affected by read traffic paice from pearby
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.
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	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 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	20
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