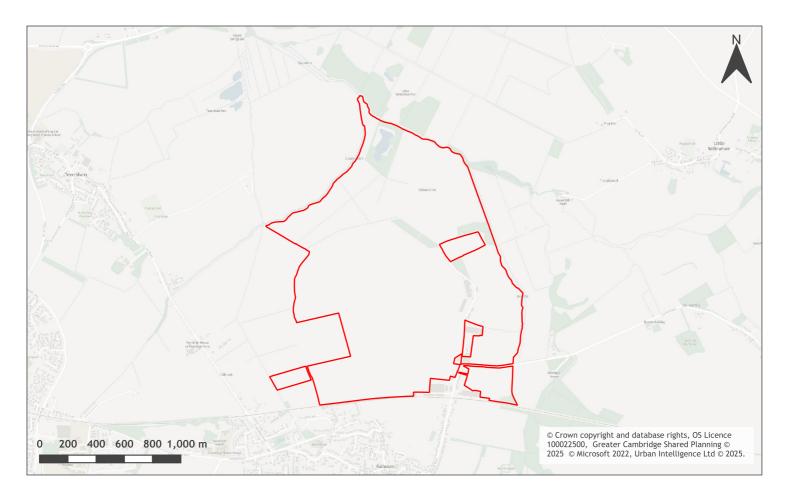
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	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 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	106
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 north of Wilbraham Road, Fulbourn assessment



A map of Land north of Wilbraham Road, Fulbourn

Site information	-
Site ID	115711
HELAA Site ID	52761
Suitable Site Area (ha)	231.59
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Mixed Use
Proposed employment floorspace (m2)	5000
Proposed residential capacity	2200
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: Partly in Flood Zone 2 (3%). Partly in Flood Zone 3 (13%) Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 100 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	This is a large site located to the north of Fulbourn which is outside and bordering the settlement framework. Wide and local views are high due to the open nature of landscape and low-lying topography. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment in the countryside, permanent and an urbanisation of the rural landscape. Even with a reduction in residential units the harm would still be significant and unacceptable.
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	-

Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All planning applications will require consultation with Natural England. The northern boundary of the site is adjacent to the Wilbraham Fens SSSI, cited as an area of fen and neutral grassland with associated scrub and open water communities. The eastern boundary of the site is less than 200m from Great Wilbraham Common SSSI, cited for its rare grassland communities. The southeast corner of the site is less than 150m form Fulbourn Fen SSSI, cited for its rare grassland communities and rare fen woodland. All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. The northern boundary is also adjacent to the Little Wilbraham River County Wildlife site, cited for its aquatic and marginal habitats and plant species. The site is bounded on the east, west, and north by waterbodies, which will require further assessment and probable mitigation. There are areas of woodland which have been highlighted by Natural England and are registered on the National Forest Inventory in 2014, and a large pond within the boundary which will likely hold ecological interest. These habitats may be identified as priority habitats and will require further assessment and likely mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, scrub areas, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Due to the size and use of the proposed site, it is unlikely there will be support from 3rd party consultees such as Natural England/Wildlife Trust/Cambridge Past Present and Future due to the proximity to statutory and non-statutory protected areas. Mitigation is possible but will be complex and housing densities will likely need to be adjusted to provide enough space for mitigation and provision of biodiversity net gain; therefore, until details of how the ecological and biodiversity issues are to be dealt with are available and agreed in principle this site should be assessed as Red, if details of ecol
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 appropriateOR 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	-

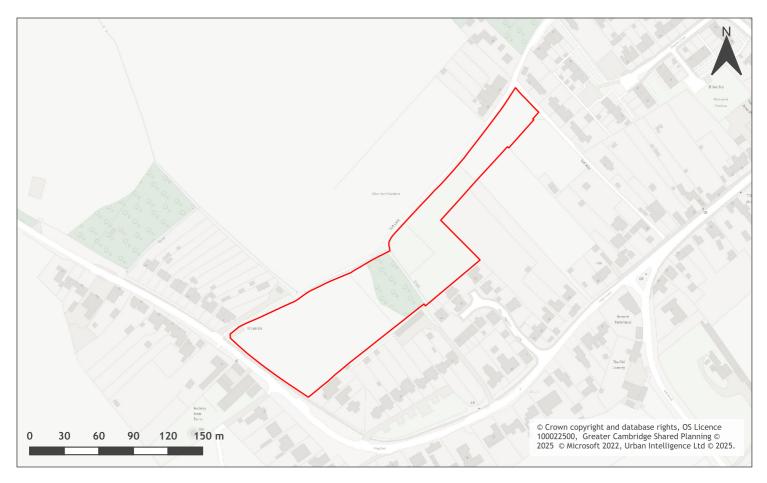
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Relief here would probably prevent visual impact on northward views from Fubourn Conservation Area, but careful consideration of existing trees and hedge lines and any future landscaping would be essential to ensure no harmful impact on outward views from Barleyfields, Highfield Gate and Poors Well areas.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Red
Archaeology Officer Comment 2021	Landscape is known for monuments of prehistoric date
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	The access link to the public highway is unsuitable to serve the number of units that are being proposed.
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	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	-
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	87.46

Agricultural Land Classification Grade 3	2.29
Agricultural Land Classification Grade 4	10.24
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	52.68
Highways England Zones	A11, 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	3474
Estimated employment space (m2)	5000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



Paddock (Site A) off Frog Lane and Allotments (Site B) off Toft Lane, Great Wilbraham assessment



A map of Paddock (Site A) off Frog Lane and Allotments (Site B) off Toft Lane, Great Wilbraham

Site information	-
Site ID	115712
HELAA Site ID	40356
Suitable Site Area (ha)	1.66
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	18
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Red
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (2%). Partly in Flood Zone 3 (8%) Surface Water Flooding: 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Red
Flood Risk Officer Comment 2021	The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Views towards this site from the surrounding area are possible, but the conditions of the site with existing development all around it, would allow it to blend in with existing development. The proposals would need to allow for strengthening of the buffers against most boundaries to ensure it extends the village edge character in context. The proposals suggest that all units will be located within the back of the site where the allotments currently are, therefore impact on allotment provision would need to be considered. There are also TPO trees on 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, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are small buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
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 proposed approach could be appropriate depending on the size, layout and design of the development and mitigation of views from Frog End.
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 with earthworks of shrunken medieval village recorded in the area. Archaeological works on adjacent site have identified Roman and Medieval activity
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-

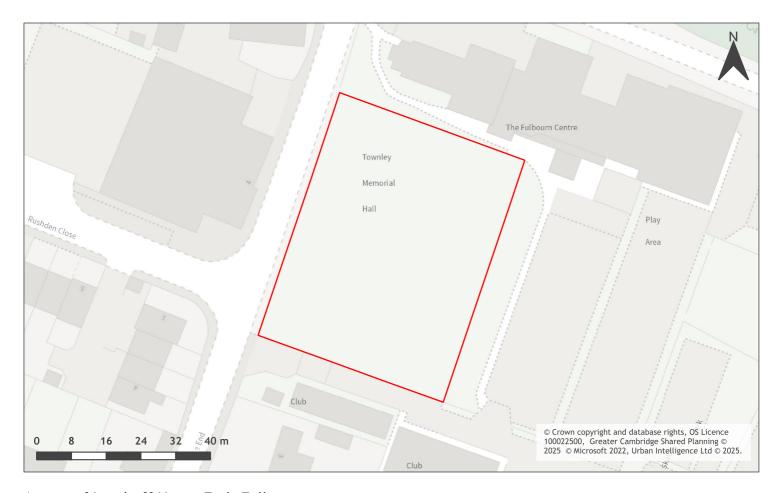
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed 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	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	Potential for historic contamination, conditions required.
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	45
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 off Home End, Fulbourn assessment



A map of Land off Home End, Fulbourn

Site information	-
Site ID	115713
HELAA Site ID	40523
Suitable Site Area (ha)	0.27
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	18
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: None
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	A written response to the previous assessment has been submitted and argues that the site does not have an important countryside frontage and, due to the bowling green, play and recreation facilities, views to and from the countryside are interrupted. Despite the neighbouring recreation and community facilities the site is still an important green space in the village and is typical of the older areas of Fulbourn. Development of 18 new homes would have a negative impact on the landscape character of this part of the Village and therefore the rating remains red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This site is within the village of Fulbourn, located outside and abutting the development framework. The site is also located within the Fulbourn Village Design Guide area and designated as the Home End Character Area, fields with sensitive visual relationship with the village and key outward views from the village. Development upon this site would have a significant adverse impact to the Important Countryside Frontage and the design guidance principles outlined in the Fulbourn Village Design Guide. Even with a significant reduction in residential units the impact would still be significantly adverse.
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
Biodiversity and Geodiversity Officer Comments 2023	The further supporting information acknowledges that an ecological assessment is required. However, as no additional information has been provided in relation to ecology impacts and mitigation, there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	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.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All residential developments would require consideration of recreational impacts on nearby SSSIs. Fulbourn Fen SSSI is 500m north-east. Boundary habitats including hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise site likely to be of relatively low 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 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	Amber
Archaeology Officer Comment 2023	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.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the historic village core.

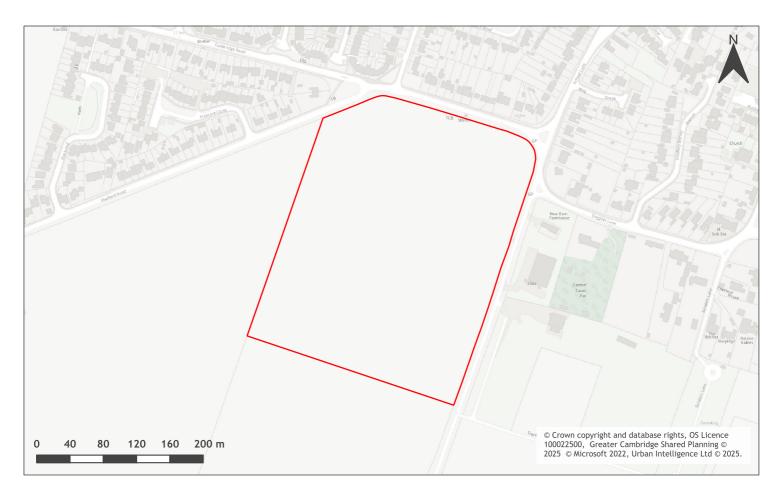
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 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	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.

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	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	100
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
	0 0-5 Years
space (m2)	



Land to the south of Shelford Road and Cambridge Road, Fulbourn assessment



A map of Land to the south of Shelford Road and Cambridge Road, Fulbourn

Site information	-
Site ID	115714
HELAA Site ID	48064
Suitable Site Area (ha)	8.45
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
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 30 year event. 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	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	A written response to the previous assessment has been submitted and questions text in the previous assessment. For clarity, the site is on the southern edge of Fulbourn and is an open field outside the current Development Framework, inside the greenbelt and in a highly visible location in an open, fenland landscape. A masterplan has not been submitted with the proposal. Given the lack of any masterplan documents or technicial information to support the proposal, the HELAA assessment remains red as the development is likely to have significant adverse impacts on landscape character and lead to encroachment into the countryside.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development of the site would have a significant adverse impact on the landscape character of the area to the south of village. The development would also impact on key views to and from the village. Even with a reduction in residential units, inclusion of a view gap and landscape mitigation measures development would still have a significant impact to the landscape character and principles outlined within the Village Design Guide.
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

Biodiversity and Geodiversity Officer Comments 2023	The supporting information outlines that the site should be reclassified as 'Green' in terms of biodiversity and geodiversity. However, no detailed information has been provided on whether mitigation will be required to avoid impacts upon nearby SSSI's, albeit it is acknowledged that this will be undertaken at application stage, including consultation with Natural England. As a result, there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	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.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All residential developments will require an assessment of recreational impact on nearby SSSIs. Any housing development over 50 dwellings or resulting in discharge to ground or surface water of more than 2m³/day would require consultation with Natural England in relation to Fulbourn Fen SSSI 930m east. Boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland birds.
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	Amber
Archaeology Officer Comment 2023	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.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in a landscape of extensive prehistoric activity with finds of Bronze Age date recorded in the area.

Accessibility RAG	Green
Assessment 2025 -	
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	Amber
Site Access Officer Comment 2023	Based on the new inforamtion 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 into the Fulbourn Greenway and passenger transport routes linking to Cambridge. The site will potentially impact on the congested Cambridge Road and junctions further into Cambridge and therefore may require a 'trip budget' approach.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Green

Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 Air Quality Officer Comment 2025 The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environments in regard to noise / vibration/ odour/ Light external environment external en	d ——
AQMA RAG Assessment - 2025 Air Quality Officer -	
AQMA RAG Assessment - 2023	
Air Quality Officer - Comment 2023	
AQMA RAG Assessment 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 Amber	
Contaminated Land Officer Comments 2023 The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment the site remains unchanged since the original assessment as this is a previously in agricultural use with the potential for historic contamination and planning conditions will be required.	
Contaminated Land RAG Amber Assessment 2021	
Contaminated Land Officer Comments 2021 Previous agricultural land use. Potential for historic contamination, conditions required.	
Overall Suitability Score Red	
Further constraints -	
Agricultural Land 0 Classification Grade 1	
Agricultural Land 77.52 Classification Grade 2	
Agricultural Land 0 Classification Grade 3	
Agricultural Land 0 Classification Grade 4	
Agricultural Land 0 Classification Non Agricultural	
Classification Non	
Classification Non Agricultural Agricultural Land 22.48	
Classification Non Agricultural Agricultural Land Classification Urban	

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	177
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 off Shelford Road, Fulbourn assessment



A map of Land off Shelford Road, Fulbourn

Site information	-
Site ID	115715
HELAA Site ID	51610
Suitable Site Area (ha)	5.87
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	150
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	A written response to the previous assessment has been submitted which includes a concept masterplan and preliminary landscape and visual appraisal. The concept masterplan includes a more generous green structure and buffer zones than the previous proposal. However, this site is very open and visible and would introduce a significant amount of development to the south of Shelford Road which currently forms a strong boundary to the village and prevents encroachment into the countryside. Therefore the site assessment remains red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site consists of the northern end of a large arable field on the southern edge of Fulbourn, within the Green Belt. The topography is gently undulating and there are extensive views to and from the village in this location. Development of the site would have a significant adverse impact on the landscape character of the area. Development would also impact on key views to and from the village. Even with a reduction in residential units, inclusion of a view gap and landscape mitigation measures, development would have a significant impact on the landscape character.
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

Biodiversity and Geodiversity Officer Comments 2023	No detailed information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	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.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All residential developments will require an assessment of recreational impact on nearby SSSIs. Any development resulting in discharge to ground or surface water of more than 5m³/day would require consultation with Natural England in relation to Fulbourn Fen SSSI 1.1km east. Boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland birds.
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	Green
Historic Environment Comments 2023	There are no heritage assets within or near to the site and the additional information does not change the previous view. Therefore the RAG rating remains the same .
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would 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	Amber
Archaeology Officer Comment 2023	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.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in a landscape of extensive prehistoric activity.
Accessibility RAG Assessment 2025 - Automated	Green

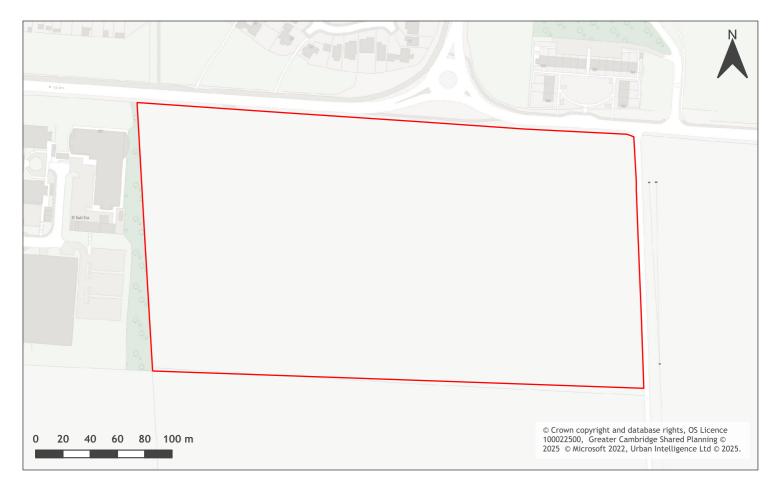
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new inforamtion provided, the site access assessment remains unchanged. 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 into the Fulbourn Greenway and passenger transport routes linking to Cambridge. The site will potentially impact on the congested Cambridge Road and junctions further into Cambridge and therefore may require a 'trip budget' approach.
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 our 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.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Green
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 does not lie within an AQMA and there will be minimal traffic impact on AQMA.
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	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 previously in agricultural use with the potential for historic contamination and planning conditions will be required.
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	66.68
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	33.32
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	123
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



Fulbourn Road East (Fulbourn) (Policy E/3) assessment



A map of Fulbourn Road East (Fulbourn) (Policy E/3)

Site information	-
Site ID	115716
HELAA Site ID	OS055
Suitable Site Area (ha)	6.92
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Edge of Cambridge - non-Green Belt
Category of settlement	Edge of Cambridge
Current use(s)	-
Proposed development	Non-residential
Proposed employment floorspace (m2)	55000
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	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	Green
Landscape Comment 2021	Impacts on the local character are fairly high as the site is very visible from Fulbourn Road due the rising topography to a ridge beyond the edges of the site; however, such impacts could be mitigated by allowing for a landscape buffer made up of native shrubs and trees against the south edge of the site. In addition, hedgerow and tree planting against the east edge of the site is required in the event the existing line of leylandii is ever removed. The clause within the current allocation policy remains adequate, although the impact of climate change and biodiversity may demand more land take for 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	-
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 SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland and protected species, including bats and water voles. A considerable proportion of the site is designated as local wildlife site, although currently in poor condition following site clearance. Red assessment given due to potential loss of designated site, although it is acknowledged that the Local Plan Policy 15 seeks to mitigate this loss which has then potential to warrant amber rating.
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 prehistoric activity known in the vicinity
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-

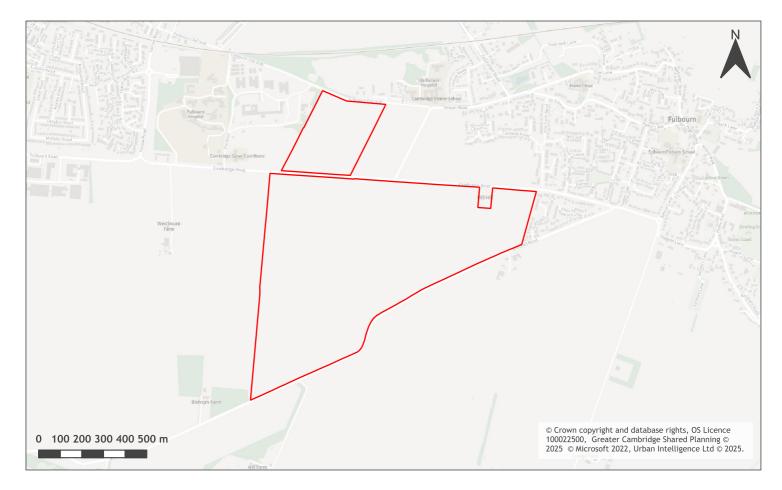
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed 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	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	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	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	76.22
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	23.78
Source Protection Zone	9.14
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed with the landowner
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for 56,473sqm of commercial floorspace
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 at an appropriate density.
Achievable RAG	Green
Capacity	
Prevailing Density (weighted) (dwellings per ha)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	55000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land off Cambridge Road, Fulbourn assessment



A map of Land off Cambridge Road, Fulbourn

Site information	_
Site ID	115717
HELAA Site ID	40354
Suitable Site Area (ha)	87.75
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	540
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	This is a large Green Belt site located to the west of the village of Fulbourn. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape, permanent, an urbanisation within the rural landscape and the amalgamation of the village with Capital Park. The development would also impact important landmarks (Windmill), the essential visual gap and key views to the village. Even with a reduction in residential units and landscape mitigation measures, development would still have a significant impact on the landscape character in this very visible location.
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. 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	Red
Historic Environment Comments 2021	A large development on this site would create a substantial village extension and reduce the rural buffer between Fulbourn and Cherry Hinton. Views from the Conservation Area into the site would be very limited. The setting of the listed windmill would be irrevocably altered by the addition of housing around it which would be very hard to mitigate.
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 extensive prehistoric activity with ring ditch remains of Bronze Age burial mounds located within and in the vicinity of the site.
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	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.
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 Contaminated Land RAG Assessment 2025 Contaminated Land Contaminated Land Contaminated Land Officer Comments 2025 Contaminated Land Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 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 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Wiban Classification Wiban Classification Wiban 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? When will the site 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.		
Assessment 2025 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2021 Contaminate Land Officer Comments	_	, ,
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 Conditions required. 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 William Classification Grade 3 Agricultural Land Classification William Classi		-
Assessment 2023 Contaminated Land Officer Comments 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Puther 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 Irban Source Protection Zone Highways England Zones At11 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 Green Achievable - 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 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 duese. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic c		-
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Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	1316
Estimated employment space (m2)	0
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years



Land east of Balsham Road, Fulbourn assessment



A map of Land east of Balsham Road, Fulbourn

Site information	-
Site ID	115719
HELAA Site ID	40272
Suitable Site Area (ha)	1.1
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	40
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber