Adopted Davidonment	Development of the site has some metallical to the site of the site has some metallical to the site of
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: 38% 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	Green
Landscape Comment 2021	Development upon this site would have a negligible impact to the landscape character due to topography and surrounding mature existing vegetation. Landscape mitigation measures required include dwelling to be set back from the settlement edge to prevent overbearing, both trees and hedgerows to the included upon the western boundary and existing boundary trees to be protected and retained
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	Residential development above 50 units or development resulting in discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. All housing developments will require an assessment of the impacts of increased visitor pressure on nearby SSSIs. Boundary hedgerows and scattered mature trees may be Habitats of Principal Importance/priority habitat, of high ecological value and/or support protected or notable species. Buildings and trees may support roosting bats (if suitable) - there are nearby bat roost records.
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 on the south eastern edge of the historic village
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	-

-
-
Amber
The proposed site is acceptable in principle subject to detailed design.
-
-
-
-
Amber
Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
-
-
-
-
Amber
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.
-
-
-
-
Green
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	Amber
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	30
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



Land at Court Meadows House, off Balsham Road, Fulbourn assessment



A map of Land at Court Meadows House, off Balsham Road, Fulbourn

Site information	-
Site ID	115720
HELAA Site ID	40522
Suitable Site Area (ha)	4.54
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	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	250
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 (12%). Surface Water Flooding: 3% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The site area has been reduced to only include the south west part of the site and a brief supporting statement has been submitted. The site is still a very open, visible field outside the main built core of the Village and contributes to the rural setting and character of Fulbourn. The assessment remains red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This site is located to the south east of the village of Fulbourn. Wide views are limited due to boundary vegetation. However local views are filtered and limited. Development upon this site would have a significant adverse impact to the landscape character. it would be permanent, isolated and encroachment into the rural countryside. Even with a reduction in residential numbers the impact would still be harmful to 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	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 255m north. Any residential development of more than 50 dwellings would require consultation with Natural England. Boundary habitats including hedgerows, trees and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value 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	Amber
Historic Environment Comments 2023	The site boundary has been significantly reduced. There are now no heritage assets on or within the immediate setting of the site, and therefore the assessment score can be changed to green.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on setting of the Conservation Area and listed building 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	Cropmarks likely to be of late prehistoric and Roman date are located in the vicinity and earthworks of medieval date are recorded to the immediate north of the site.

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.

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	94.95
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	5.05
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	109
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	0-5 Years



Land to the south of the A11 and west of Mill Road, Great Wilbraham assessment



A map of Land to the south of the A11 and west of Mill Road, Great Wilbraham

Site information	-
Site ID	115721
HELAA Site ID	60826
Suitable Site Area (ha)	10.59
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)	40,000-60,000
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: Partly in Flood Zone 2 (9%). Surface Water Flooding: 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	Amber
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The site is an agricultural field located to the south of the A11 and west of Mill Road. There are two electricity pylons adjacent to the site to the west and a narrow farm access to the south. Narrow and poor quality hedgerows along east and south Q184boundaries allow intermittent views into the site, whilst along the A11 views are limited due to a generous vegetation buffer and relative elevated topography. Any development on this site would be urban expansion outside development framework, encroachment into the countryside and negative impact on landscape character and views. Existing neighbouring structures are low density, small scale, or with no/limited visibility which have a low impact on the landscape and therefore don't set a precedent for further development. Therefore is it considered that this site is not suitable for development.
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Amber

Biodiversity and Geodiversity Officer Comments 2023	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Discharge to ground or surface water of more than 20m³ per day would also require consultation with Natural England. There are no apparent Priority habitats within the site and the arable land is likely to contain limited ecological value. However, there is potential to support breeding and wintering populations of farmland birds.
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	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	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.
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Prehistoric features, including a Bronze Age ring ditch are recorded in the area
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Red

Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	The proposed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Red
Transport and Roads Guideline Comments 2023	The site is remote from existing passenger transport infrastructure and Non-Motorised User routes. There is little scope for providing further Non-Motorised User or passenger transport links to Cambridge or nearly areas. The site will potentially impact on the A11 and the A505, and be dependent on schemes from the A505 study.
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	The proposed site will be affected by road traffic noise from nearby main roads and a non-residential use adjacent, 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	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-

AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Amber
Air Quality Officer Comment 2023	The site is located outside AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	This site is adjacent to a former quarry and there is, therefore, the potential for contamination and planning conditions will be required
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	13.53
Agricultural Land Classification Grade 3	86.47
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 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)	40,000-60,000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	6-10 Years



Land east of A11, Mill Road, Great Wilbraham assessment



A map of Land east of A11, Mill Road, Great Wilbraham

Site information	-
Site ID	115722
HELAA Site ID	40130
Suitable Site Area (ha)	19.83
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)	37202
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: None
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	New supporting information includes a site access proposal, a view from Mills Road and a response which argues against the previous assessment on the grounds that existing, adjacent structures set a precedent for this development. However, these structures are low density, small scale, or with no/limited visibility which have a low impact on the landscape and therefore don't set a precedent for further development. The RAG rating remains red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Views across the site are expansive due to the relative elevated topography.
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	Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. 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	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	Extensive evidence for prehistoric activity in the vicinity, including cropmarks to the west
Accessibility RAG Assessment 2025 - Automated	Red
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-

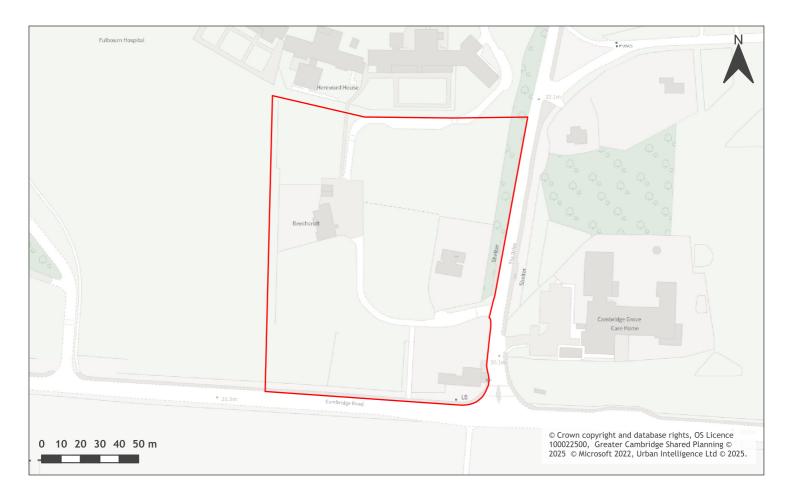
Concerns re traffic levels through Gt Wilbraham Transport and Roads RAG Assessment 2025 Transport and Roads RAG Assessment 2023 Transport and Roads RAG Assessment 2023 Transport and Roads RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Assessment 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 Air Quality Officer Comment 2023 AQMA RAG Assessment - 2023 AQMA RAG Assessment Green Green		
comment 2023 remains unchanged. The proposed site is unacceptable. The only potential access is off the A11.		Red
Assessment 2021 Site Access Officer Comment 2021 Comment 2021 Transport and Roads RAG Assessment 2025 Transport and Roads Guideline Comments 2025 Transport and Roads RAG Assessment 2023 Transport and Roads RAG Assessment 2021 Noise, vibration, Odour and Light Pollution RAG Assessment 2023 Noise, vibration, Odour and Light Pollution Guideline Comments 2023 Noise, vibration, Odour and Light Pollution Guideline Comments 2021 Noise, vibration, Odour and Light Pollution Guideline Comments 2021 Noise, vibration, Odour and Light Pollution Guideline Comments 2021 Noise, vibration, Odour and Light Pollution Guideline Comments 2021 Noise, vibration, Odour and Light Pollution Guideline Comments 2021 Noise, vibration, Odour and Light Pollution Guideline Comments 2021 Noise, vibration, Odour and Light Pollution Guideline Comments 2021 Noise, vibration, Odour and Light Pollution Guideline Comments 2021 Noise, vibration, Odour and Light Pollution Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution Age Assessment 2021 Noise, Vibration, Odour and Light Pollution Age Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution Age Assessment 2021 Noise, Vibration, Odour and Light Pollution Age Assessment 2021 Noise, Vibration, Odour Age Age Assessment 2021 Noise, Vibration, Odour Age		remains unchanged. The proposed site is unacceptable. The only
Agency, as National Highway Authority, in respect to the proposed site Concerns re traffic levels through Gt Wilbraham - Concerns to 2021 - Concerns to 2023 - Concerns re traffic levels through Gt Wilbraham - Concerns to 2025 - Concern		Red
Assessment 2025 Transport and Roads Guideline Comments 2025 Transport and Roads RAG Assessment 2023 Transport and Roads RAG Guideline Comments 2023 Transport and Roads RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 Assessment 2021 AQMA RAG Assessment AQMA RAG Assessment AQMA RAG Assessment		Agency, as National Highway Authority, in respect to the proposed site.
Guideline Comments 2025 Transport and Roads RAG Assessment 2023 Transport and Roads RAG Guideline Comments 2023 Transport and Roads RAG Assessment 2021 Transport and Roads Guideline Comments 2021 Transport and Roads Guideline Comments 2021 Transport and Roads Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 Assessment 2021 Agwa RAG Assessment		-
Assessment 2023 Transport and Roads Guideline Comments 2023 Transport and Roads RAG Assessment 2021 Transport and Roads RAG Assessment 2021 Transport and Roads Guideline Comments 2021 Transport and Roads Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 Noise, Vibration, Odour and Light Pollution RAG Assessment 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 Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 Assessment 2021 Apple Amber 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 in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation. AQMA RAG Assessment 2025 AQMA RAG Assessment 2026 AQMA RAG Assessment 2027 Alir Quality Officer Comment 2023 AQMA RAG Assessment Green	•	-
Guideline Comments 2023 Transport and Roads RAG Assessment 2021 Transport and Roads Guideline Comments 2021 Transport and Roads Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 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 in regard to vibration/ dour/ light Pollution after careful site layout, design and mitigation. AQMA RAG Assessment 2025 AQMA RAG Assessment 2023 Air Quality Officer Comment 2023 AQMA RAG Assessment Green Green		-
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Air Quality Officer - Comment 2025 AQMA RAG Assessment - 2023 Air Quality Officer - Comment 2023 AQMA RAG Assessment Green	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 in regard to vibration/odour/light Pollution after
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Air Quality Officer - Comment 2023 AQMA RAG Assessment Green		-
Comment 2023 AQMA RAG Assessment Green	_	-
		-
ZUZI	AQMA RAG Assessment 2021	Green

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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	Amber
Contaminated Land Officer Comments 2021	Site adjacent to a chalk pit. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	9.69
Agricultural Land Classification Grade 3	90.31
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 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)	37202
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land at Fulbourn Hospital, The Drive assessment



A map of Land at Fulbourn Hospital, The Drive

Site information	-
Site ID	116080
HELAA Site ID	200844
Suitable Site Area (ha)	1.79
Ward/Parish	Fen Ditton & Fulbourn
Greenfield or Previously Developed?	Greenfield, Previously developed land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	; and
Current use(s)	Education / Community, Recreation, Residential
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	35-45
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: No area lies within land at risk of surface water flooding
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	The proposal site has a number of landscape constraints, including significant mature trees both at the boundaries and within the site. Proposals must refrain from removing trees simply to suit development. The site (and it's wider context) benefits from a large estate of parkland and open spaces and development will need to respect this context. Other constraints include location within the Cambridge Green Belt.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites. Where there is a likelihood of protected and priority species being impacted a full assessment must be undertaken. A development of the type described would likely be eligible for mandatory 10% biodiversity Net Gain
Biodiversity and Geodiversity Guideline Comments 2025	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 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	

Biodiversity and Geodiversity RAG Assessment 2021	
Biodiversity and Geodiversity Officer	-
Comments 2021	
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	Red
Historic Environment Comments 2025	The site is important open space in the Fulbourn Hospital Conservation Area. There is a non-designated heritage asset to the south east corner. The masterplan shows redevelopment of buildings important to the conservation area. Development of the site would cause significant harm to these designated heritage assets which cannot be reasonably mitigated.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Green
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber

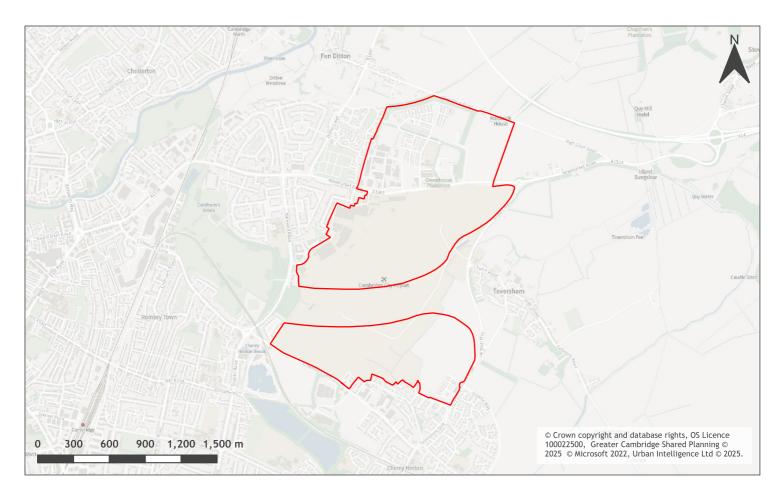
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation at the planning application stage.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use.
	A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	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.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-

Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	10.26
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	89.74
Source Protection Zone	82.66
Highways England Zones	Cambridge, 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 to 5 years
Available RAG	Amber

Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	40
Residential capacity at prevailing density	64
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	116238
HELAA Site ID	OS273
Suitable Site Area (ha)	255.22
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	10595
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 Zones: The site is wholly within Flood Zone 1. Surface water: 7% lies in a 1 in 1000 year event, 2% lies in a 1 in 100 year event, and 3% lies in a 1 in 30 year event.
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	The site is subject to an Area Action Plan and some of the parcels of land have planning permission and construction has commenced. The site is split by Green Belt land which aids in retaining a connection between the countryside and the green corridors within Cambridge. The Area Action Plan outlines several landscape-based principles, which should adequately mitigate the impact of the proposed development. It is critical to include biodiversity principles and tree provision within any applications that are submitted going forward which may need to go beyond the current adopted policy wording.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	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 2025	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.

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Biodiversity and Geodiversity RAG	
Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	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.
Historic Environment RAG Assessment 2023	heritage impact assessment needed
	heritage impact assessment needed. -
Assessment 2023 Historic Environment	-
Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG	-
Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment	-
Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021 Archaeology RAG	- - -
Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021 Archaeology RAG Assessment 2025 Archaeology Officer	- - -
Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021 Archaeology RAG Assessment 2025 Archaeology Officer Comment 2025 Archaeology RAG	
Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021 Archaeology RAG Assessment 2025 Archaeology Officer Comment 2025 Archaeology RAG Assessment 2023 Archaeology Officer	

Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would require accompanying health centre (4 doctors), local centre / employment provision, primary school, secondary school, community centre and District centre / superstore
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	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 roads could be reasonably mitigated.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	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.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-

Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Very large site, contamination likely associated with existing commercial uses, conditions required
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	34.05
Agricultural Land Classification Grade 3	4.88
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	43.28
Agricultural Land Classification Urban	17.79
Source Protection Zone	0
Highways England Zones	A14 East, Cambridge, A14 CNB

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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)	37.5411371643791
Residential capacity at prevailing density	4791
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