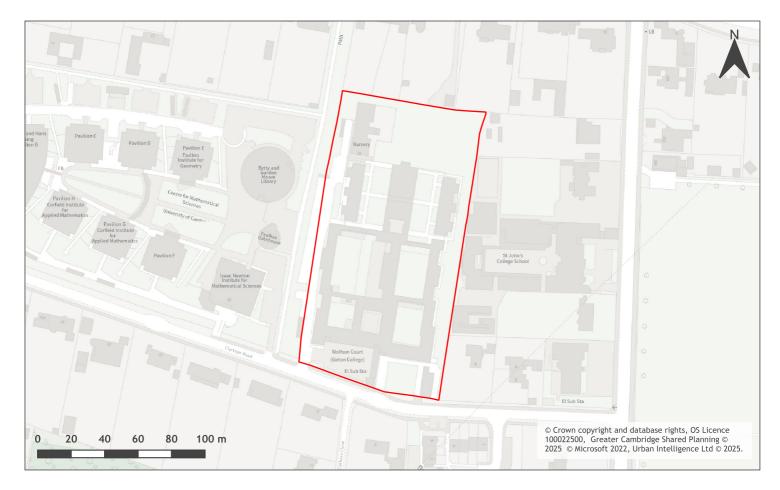


Land at Wolfson Court, Clarkson Road, Cambridge assessment



A map of Land at Wolfson Court, Clarkson Road, Cambridge

Site information	-
Site ID	115525
HELAA Site ID	40390
Suitable Site Area (ha)	1.48
Ward/Parish	Newnham
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	400
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. 36% 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	Landscape impacts of redevelopment of this site for the same uses would be low, providing the scale of the development remains similar. There are opportunities to diversify the arrangement of buildings on the site to allow more vegetation, and particularly trees, to populate the site which should be achieved in line with Canopy Cover policies.
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	Natural England consultation unlikely to be required. Site has no apparent priority habitats but is located within the Cambridge Backs and river Cam corridor with mature trees and garden supporting a high bat population. Bat roosts likely in existing suitable buildings.
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 for the university/college would be in keeping with the current use. Care would have to be taken to ensure that any new development would not negatively impact on the setting of the listed building opposite the site, and that it was appropriate to the character and appearance of the conservation area. The impact of development could be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located adjacent to the route of the Roman road Akeman Street. The site is also crossed by the route of Trinity Conduit
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 proposal will be affected by commercial / academic noise from the academic uses at either side but is capable of being developed subject to 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	Will require inherent / intrinsic designed in AQ mitigation.

Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, minor contamination expected, 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	0
Highways England Zones	Cambridge
Available	-
developer or landowner	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 -	-
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.

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	40
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years



Land off The Lawns, Cambridge assessment



A map of Land off The Lawns, Cambridge

Site information	-
Site ID	115526
HELAA Site ID	40425
Suitable Site Area (ha)	1.19
Ward/Parish	Newnham
Greenfield or Previously Developed?	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	25
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adamtad Davidaminant	
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. 4% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is a flat open grassed space, formerly used as a hockey pitch. It is disused now. The site is Protected Open Space within the Cambridge area and is also within the Conservation area. This piece of open space is valuable as an open space resource but could contribute to development if large trees and biodiversity enhancement were put in place, if all other Policy constraints could be overcome.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Green
Biodiversity and Geodiversity Officer Comments 2023	All residential development will require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows and trees may qualify as Habitats of Principle Importance/be of high ecological value and support protected or notable species, including bats, badgers and great crested newt. The current grassland habitat forms part of a wider green corridor into the City in association with adjoining sports pitches and mature gardens.

Biodiversity and Geodiversity Guideline Comments 2023	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All residential development will require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows and trees may qualify as Habitats of Principle Importance/be of high ecological value and support protected or notable species. The current grassland habitat forms part of a wider green corridor into the City in association with adjoining sports pitches and mature gardens.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	The revised information considers that as the development could be mitigated through design and assessment of impact on heritage assets that this could be addressed through policy wording to any site allocation and the rating could be green. In line with the HELAA Methodology, the site would require some form of mitigation to protect the historic environment and therefore the assessment remains the same and it is still rated amber.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Views of this site from Wilberforce Road are important to the character of the conservation area, especially in winter. Without very careful design, development would harm the character of the conservation area and the setting of nearby statutorily and locally listed buildings, especially Emmanuel Sports Pavilion, to which this site forms part of the background.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the new 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	Extensive Roman settlement recorded to the north west

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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	Red
Assessment 2023	
Site Access Officer	Based on the new information provided, the site access assessment
Comment 2023	remains unchanged. The scheme is not acceptable as the site does not
	have a direct link to the adopted public highway.
Site Access RAG	
	Red
Assessment 2021	
Site Access Officer	The proposed site does not to have a direct link to the adopted public
Comment 2021	highway.
Transport and Roads RAG	-
Assessment 2025	
Transport and Roads	-
Guideline Comments 2025	
Transport and Roads RAG	Green
Assessment 2023	
Transport and Roads	Based on the additional information provided, there is no change to the
Guideline Comments 2023	
Transport and Roads RAG	Green
Assessment 2021	
Transport and Roads	Development of the site will not have a detrimental impact on the
Guideline Comments 2021	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	Amber
and Light Pollution RAG	
Assessment 2023	
	The wanted and is noted but concerns were in the case. Then
Noise, Vibration, Odour	The representation is noted but concerns remain the same. There is
and Light Pollution	potential for commercial / education / recreational noise and artificial
Guideline Comments 2023	lighting impacts from Cambridge Tennis Club on Wilberforce Road
	immediately to South. Housing immediately next to tennis club unlikely
	to be considered good acoustic design / layout. Development would be
	possible with appropriate siting, layout and mitigation.
Noise, Vibration, Odour	Amber
and Light Pollution RAG	
Assessment 2021	
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Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	Potential commercial / education / recreational noise and artificial lighting impacts from Cambridge Tennis Club Wilberforce Road immediately to South. Housing immediately next to tennis club unlikely to be considered good acoustic design / layout. Development would be possible with appropriate siting, layout and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Amber
Air Quality Officer Comment 2023	No further information provided related to air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as the site is within Cambridge and has the potential to have an adverse impact on the AQMA. Therefore it will require inherent/intrinsic mitigation measures.
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Will require inherent / intrinsic designed in AQ mitigation.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Green
Contaminated Land Officer Comments 2023	No further information provided related to environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a greenfield site, with no prior history of development. Land contamination is unlikely to be present and therefore mitigation measures are unlikely to be required.
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	Greenfield site - no history of development
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	0

Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	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	32
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



Emmanuel College Sports Ground, 15 Wilberforce Road, Cambridge assessment



A map of Emmanuel College Sports Ground, 15 Wilberforce Road, Cambridge

Site information	-
Site ID	115527
HELAA Site ID	40380
Suitable Site Area (ha)	4.01
Ward/Parish	Newnham
Greenfield or Previously Developed?	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	60
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 (14%). Surface Water Flooding: 2% lies in a 1 in 30 year event. 7% lies in a 1 in 100 year event. 17% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is a large sports field, designated as Protected Open Space and located within a Conservation Area. The site forms part of a series of open landscapes within the city which contribute to the sense of openness and provide local views. In landscape terms, development of the site would cause harm to the local openness, character and views in this area, which would be unalterable and not possible to mitigate against.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, 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 redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Potential impact to setting and character of the Conservation Area and a Grade II listed college pavilion. The harm 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	Previous evaluation of the site has identified the course of the Roman road Akeman Street.
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

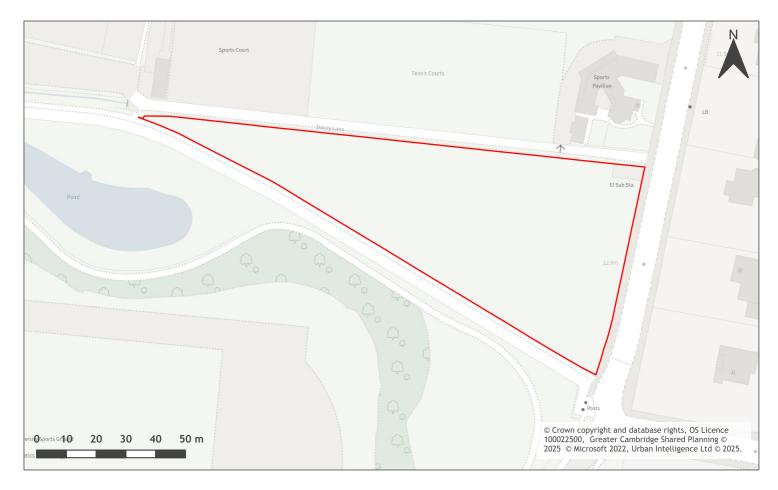
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and 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	Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities. Considering separation distances to sports ground the proposal would be unlikely to have unacceptable adverse impacts and it is likely that proposal could be adequately mitigated.
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	Will require inherent / intrinsic designed in AQ mitigation.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	No prior history of development aside from sports ground
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	0
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	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	96
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



Triangle Site, Stacey Lane, Cambridge assessment



A map of Triangle Site, Stacey Lane, Cambridge

Site information	-
Site ID	115528
HELAA Site ID	40396
Suitable Site Area (ha)	0.6
Ward/Parish	Newnham
Greenfield or Previously Developed?	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	5
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 5% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is a triangular shaped piece of land bounded by a foot/cycleway along the diagonal edge, Stacey Lane to the north and Adams Road to the east. A group TPO covers the whole site. The site provides a connection between the series of Protected Open Spaces to the south and west with the Protected Open Spaces to the north. Any development on this site would break the openness of this corridor of green and open spaces within Cambridge. It is more associated with the larger University sports ground to the south and is only separated from it by virtue of the cycle path connection.
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	Green
Geodiversity RAG	
Assessment 2021	
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, 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 redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	This is a small triangle of land on the edge of playing fields. The character of West Cambridge Conservation Area is large houses with generous gardens and so any development would need to reflect the surrounding built context. It would also ned to respect the setting of the Grade II Emmanuel College Sports Pavilion. The impacts of development can be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in a landscape of extensive Roman activity, close to the route of the Roman road Akeman Street.
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-

Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities. Considering separation distances to sports ground the proposal would be unlikely to have unacceptable adverse impacts and it is likely that proposal could be adequately mitigated.
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	Will require inherent / intrinsic designed in AQ mitigation.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	Greenfield site - no history of development
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
	0
Agricultural Land Classification Grade 4	
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	100
Source Protection Zone	0
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	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	17
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



University Football Ground, Grange Road, Cambridge assessment



A map of University Football Ground, Grange Road, Cambridge

Site information	-
Site ID	115529
HELAA Site ID	40082
Suitable Site Area (ha)	1.76
Ward/Parish	Newnham
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	-
Proposed development	Mixed use
Proposed employment floorspace (m2)	7500
Proposed residential capacity	100
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 13% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development of this site would have a harmful impact on the green links and Protected Open Space in this sensitive area. Development would degrade the tip of the Greenfinger which reaches from open country side through to Grange Road. the green link then continues without designation through treed grounds and sport fields to the Backs. Visual impacts would be observed from outside of the site looking towards the city and from the site towards the hinterland.
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	Site within 200m of Adam's Road Sanctuary County Wildlife site. This is a private site, accessible to the public through membership. Habitats include pond with reedbed, woodland and hedgerows. The site is managed by a group with advice from the BCN Wildlife Trust. The watercourse that flows from this site continues along the boundary of the proposed site.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Sensitive location close to Listed Buildings and within the Conservation Area, but these could be overcome depending on design scale and massing. 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	Evidence for Saxon activity in the vicinity, including a cemetery to the south east
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-

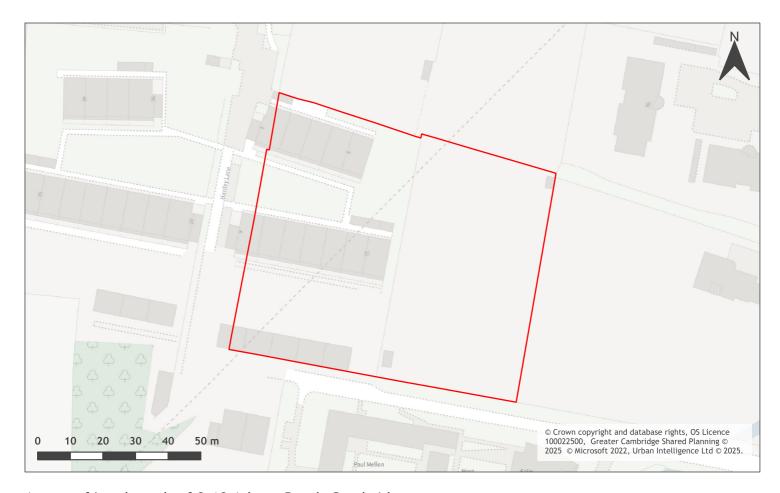
-
-
-
-
-
Amber
The proposed site is acceptable in principle subject to detailed design.
-
-
-
-
Green
This falls below the threshold for a Transport Assessment
-
-
-
-
Red
Proposed numbers will depend upon design of the facility and would be secondary to the Sports Stadium requirements. If residential to coexist with Stadium there is a potential conflict.
-
-
-

Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Will require inherent / intrinsic designed in AQ mitigation.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected and planning 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
	0
Agricultural Land Classification Grade 4	O .
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	100
Source Protection Zone	0
Highways England Zones	Cambridge
Available	
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	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)	30
Residential capacity at prevailing density	48
Estimated employment space (m2)	7500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



Land south of 8-10 Adams Road, Cambridge assessment



A map of Land south of 8-10 Adams Road, Cambridge

Site information	-
Site ID	115530
HELAA Site ID	40391
Suitable Site Area (ha)	0.67
Ward/Parish	Newnham
Greenfield or Previously Developed?	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	5-10
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 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	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Located on the western edge of Cambridge, the site is heavily vegetated with mature trees, scrub and grassland and is semi-rural in character. The site can be viewed from Red Meadow Hill to the west. The proposed unit numbers would not be in context with the surrounding villa residences set in spacious gardens; however, development could be achieved if sensitively designed in character with the immediate surroundings and taking into consideration the views from elevated vantage points to the west.
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	Site consists of a mix of woodland, scrub and grassland habitats surrounded by mature gardens with direct links to open countryside and, therefore, represents a significant ecological asset in an urban context. Likely to result in high baseline score for BNG metric and, therefore, 10% BNG unlikely to be viable on site. Potential to negatively impact on the nearby Bin Brook.
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 site looks to have remained undeveloped and was possibly associated with Grange Farm that was close to the University Sports Ground to the west. Development of the site could have a detrimental impact on the West Cambridge Conservation Area 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	The site is crossed by the route of the Roman road Akeman Street
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

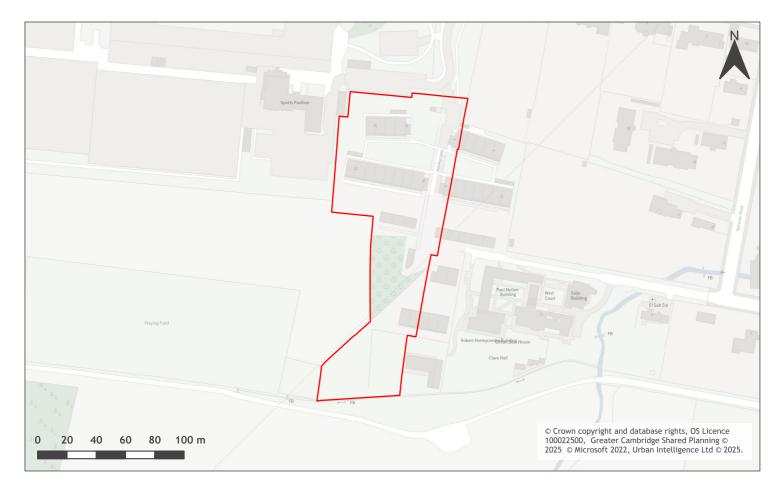
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2025	-
Transport 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	Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities. Considering separation distances to sports ground the proposal would be unlikely to have unacceptable adverse impacts and it is likely that proposal could be adequately mitigated through good acoustic design.
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	Will require inherent / intrinsic designed in AQ mitigation.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected and planning 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	0
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	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	19
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



Land south of Wilberforce Road, Cambridge assessment



A map of Land south of Wilberforce Road, Cambridge

Site information	-
Site ID	115531
HELAA Site ID	40298
Suitable Site Area (ha)	1.22
Ward/Parish	Newnham
Greenfield or Previously Developed?	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	120
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 (8%). Surface Water Flooding: 8% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 6% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is located on the western edge of Cambridge and is semi-rural in character and heavily vegetated. No proposed unit numbers for the suggestion of student housing have been specified but the site has a student housing allocation of 120 units and the assessment is done on that number. This could be achieved if sensitively design with low car numbers and due consideration of the existing vegetation on the site; a landscape strategy is required.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. Some of the southern section of the site has been identified by Natural England as having a traditional orchard, which is a priority habitat; however, this would require verification through survey. If the site assessment confirms the site has priority habitat within it, then the site should be assessed as Red. If the site is assessed as not having priority habitat then the site can be assessed as Green. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
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 would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on the adjacent West Cambridge conservation area and the Roman Road on site, 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	Field evaluation has identified the course of the Roman Road Akeman Street

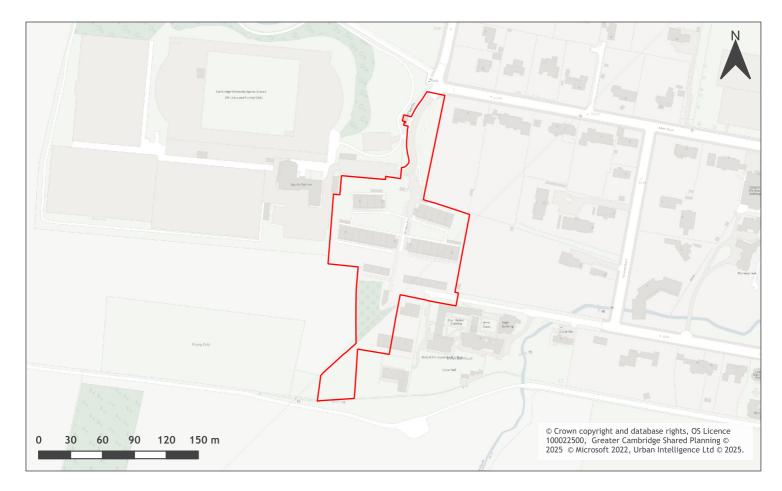
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
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	Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities and teaching facilities.

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	Will require inherent / intrinsic designed in AQ mitigation.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected and planning 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	0
Highways England Zones	Cambridge
Available	
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No, application pending for the demolition of existing buildings/structures and erection of college accommodation
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	33
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



Land south of Wilberforce Road, Cambridge assessment



A map of Land south of Wilberforce Road, Cambridge

Site information	-
Site ID	115532
HELAA Site ID	40298a
Suitable Site Area (ha)	1.75
Ward/Parish	Newnham
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	245
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%). Surface Water Flooding: 5% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 4% 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	Amber
Landscape Comment 2023	The site is located on the western edge of Cambridge and is semi-rural in character and heavily vegetated. The site has been assessed based on the delivery of 245 student bedrooms. This could be achieved if sensitively design with low car numbers and due consideration of the existing vegetation on the site; a landscape strategy is required.
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	Application unlikely to require Natural England consultation. Some of the southern section of the site has been identified by Natural England as having a traditional orchard, which is a priority habitat; however, this would require verification through survey. If the site assessment confirms the site has priority habitat within it, then the site should be assessed as Red. If the site is assessed as not having priority habitat then the site can be assessed as Green. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
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	Amber
Historic Environment Comments 2023	Development of the site could have a detrimental impact on the adjacent West Cambridge conservation area and the Roman Road on site, but the impact could be reasonably mitigated.
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	Field evaluation has identified the course of the Roman Road Akeman Street
Archaeology RAG Assessment 2021	-

Archaeology Officer Comment 2021	-
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	The proposed site does not to have a direct link to the adopted public highway.
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	Amber
Transport and Roads Guideline Comments 2023	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
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	Potential commercial / education / recreational noise and artificial lighting impacts from nearby university sports facilities and teaching facilities.
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	Will require inherent / intrinsic designed in AQ 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	Partly brownfield site, contamination expected and planning conditions required.
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	100
Source Protection Zone	0
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, application pending for the demolition of existing buildings/structures and erection of college accommodation
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	47
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