Contaminated Land	-
Officer Comments 2021	
Overall Suitability Score	Amber
Further constraints	
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	71.03
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	28.97
Source Protection Zone	0
Highways England Zones	M11 North
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)	30
Residential capacity at prevailing density	124
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)

6-10 Years



Land to the east of Haverhill Road, Stapleford, CB22 5BX assessment



A map of Land to the east of Haverhill Road, Stapleford, CB22 5BX

Site information	-
Site ID	115200
HELAA Site ID	40546
Suitable Site Area (ha)	24.42
Ward/Parish	Shelford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Mixed Use
Proposed employment floorspace (m2)	500-1500
Proposed residential capacity	399-479
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 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	Red
Landscape Comment 2025	The site is smaller in area than the previously promoted site in much the same location. However, landscape issues related to the site remain as per the previous iteration. The site continues to be considered as adverse and incongruous with the existing rural characteristics, and an encroachment into the Green Belt.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The additional information includes a Landscape and Visual Appraisal and an amended site boundary plan. The resulting site is approximately half the size as before and the LVA includes a preliminary masterplan. However, the original assessment of the site is unchanged as despite the reduction in units and overall red line boundary it continues to be considered as adverse and incongruous with the existing rural characteristics
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is outside and abutting the settlement framework. Wide and local views are high due to smooth rolling landscape and lack / open boundaries. Development upon this site would have a significant adverse impact upon the settlement and landscape character. It would be encroachment into the landscape, urbanisation of the countryside and a significant increase in the settlement of Stapleford. Even with a reduction in residential units with landscape mitigation measures the harm would still be adverse and development would appear incongruous with the existing rural characteristics.
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Having considered the submitted information and the amendment to the site's boundaries, the overall assessment score has not changed.
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	Amber
Biodiversity and Geodiversity Officer Comments 2023	No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all planning applications will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site 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	Amber
Policy Officer Comment 2025	Site is not on a protected open space designation, however there are protected open space designations on the periphery of the site (Outdoor Sports Facilities). 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	Green
Historic Environment Comments 2025	Assessment of the site remains unchanged as Green. 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 2023	Green
Historic Environment Comments 2023	The additional information does not relate to heritage issues and the RAG rating remains the same.
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	Amber
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.

Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Sites recorded in the area include Bronze Age funerary monuments and enclosures of probable late prehistoric date.
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	Based on the additional information provided, assessment of the site remains unchanged as Amber. The site is acceptable in principle, subject to greater detail and consultation. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links.
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged as it is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Having considered the updated information, the site has been scored Amber. The proposed route of the Cambridge South East Transport scheme runs through this site. Therefore, a 'safeguarded' corridor will be required. High-quality non-motorised user links to the Sawston and Linton Greenways would be required, as well as links into Cambridge. There will be impacts on existing congested links and junctions such as the A1301 and A1307 and associated junctions. Development proposals will require a robust Travel Plan.
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the additional information provided the assessment score remains amber. The proposed route of the Cambridge South East Transport scheme runs through this site therefore a 'safeguarded' corridor will be required. High quality non-motorised user Links to the Sawston and Linton Greenways would be required as well as into Cambridge. There will be impacts on existing congested links and junctions such as the A1301 and A1307 and associated junctions. Will require a robust Travel Plan.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
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	New information provided has not changed the assessment. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	Based on the additional information provided, assessment of the site remains unchanged as Amber. The site does not fall within an Air Quality Management Area (AQMA). Given the scale of the scheme, inherent/intrinsic designed-in air quality mitigation measures may be necessary to offset impacts on designated AQMAs.
AQMA RAG Assessment 2023	Amber
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outsidean AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required.
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber

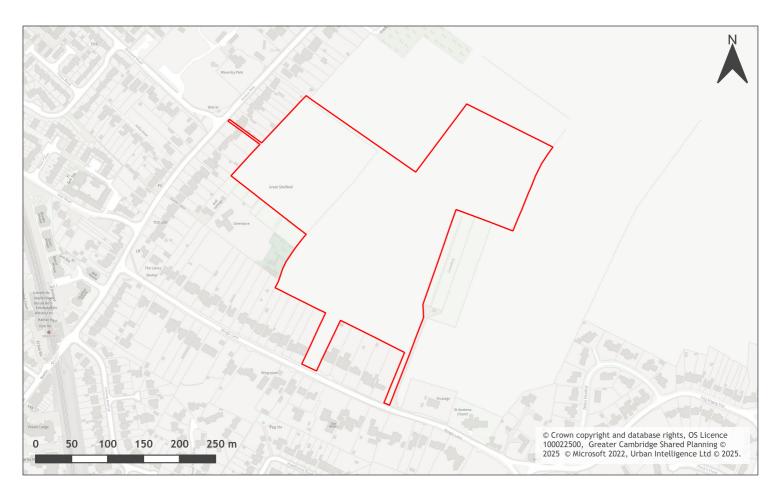
Contaminated Land	Previous agricultural land use. Potential for historic contamination,
Officer Comments 2021	conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	64.68
Agricultural Land Classification Grade 3	35.23
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0.09
Source Protection Zone	32.01
Highways England Zones	M11 North
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)	30
Residential capacity at prevailing density	366
Estimated employment space (m2)	500-1500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50

Development completion timescales (years)

6-10 Years



Land between Hinton Way and Mingle Lane, Great Shelford CB22 5BG assessment



A map of Land between Hinton Way and Mingle Lane, Great Shelford CB22 5BG

Site information	-
Site ID	115206
HELAA Site ID	45545 (partial)
Suitable Site Area (ha)	8.16
Ward/Parish	Shelford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	120-140
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	-
Flood Risk Officer Comment 2025	-
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Based on the revised site boundary, the assessment has been changed to Red. Although the additional land on the northeastern corner is being put forward for open and natural space, the development would seek to concentrate new open space within this area, rather than delivering a comprehensive landscape-led approach across the whole site. This would harm the rural context of this site, particularly as it extends to more sensitive topographies with the addition of land to the northeast. Demonstration of a comprehensive approach to landscaping guided by landscape and visual impact assessment work, or reversion back to the site boundary set out under HELAA OS216, would see the assessment changed back to Amber.
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	Having considered the submitted information and the amendments to the site's boundaries, the overall assessment score has not changed. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 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	

Diodiversity and	
Biodiversity and Geodiversity Guideline	
Comments 2023	
Biodiversity and	-
Geodiversity RAG	
Assessment 2021	
Biodiversity and	-
Geodiversity Officer Comments 2021	
Biodiversity and	_
Geodiversity Guideline	
Comments 2021	
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG	_
Assessment 2025	
Historic Environment	-
Comments 2025	
Historic Environment RAG	-
Assessment 2023	
Historic Environment Comments 2023	-
Historic Environment RAG	-
Assessment 2021	
Historic Environment	-
Comments 2021	
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	-
Archaeology RAG	_
Assessment 2023	
Archaeology Officer	-
Comment 2023	
Archaeology RAG	-
Assessment 2021	
Archaeology Officer	-
Comment 2021	
Accessibility RAG Assessment 2025 -	Green
Assessment 2025 - Automated	
Accessibility RAG	-
Assessment 2025 - Officer	
Verified	
Accessibility Comment	Good accessibility to key local services, transport, and employment
2025	opportunities. Proposed development would not require delivery of
C'1 4 21C	accompanying key services
Site Access RAG Assessment 2025	-
Assessment ZUZS	

Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-

Air Quality Officer	-
Comment 2021 Contaminated Land RAG	_
Assessment 2025	
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	67.29
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	32.71
Source Protection Zone	0
Highways England Zones	M11 North
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, Planning permission granted for demolition of an existing detached bungalow and the erection of 2no. dwellings and alteration to access (Re-submission of 23/03676/FUL). (23/04739/FUL)
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)	30
Residential capacity at prevailing density	171
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 Chandos Farm, Cherry Hinton Road, Shelford Bottom assessment



A map of Land at Chandos Farm, Cherry Hinton Road, Shelford Bottom

Site information	_
Site ID	115444
Site ib	115664
HELAA Site ID	40141
Suitable Site Area (ha)	0.77
Ward/Parish	Shelford
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-residential
Proposed employment floorspace (m2)	11350
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development	Development of the site has some potential policy constraints, but these
Plan Policies Comment 2025	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. 1% lies in a 1 in 100 year event. 7% 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	Amber
Landscape Comment 2023	The proposed use has been changed to employment use only. The site is located in the greenbelt. The site is heavily screened from the road by existing vegetation. Development could be accommodated if existing vegetation is retained and if the new built form does not exceed heights of existing adjacent buildings and if the design is informed by an LVIA to protect views and landscape character.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development upon this site would have an adverse impact to the settlement character. It would be over developed and not consistent with the existing settlement pattern of isolated large plots. Even with a reduction in residential units with landscape mitigation measures the impact would still be significant adverse and not respect the local character.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Amber
Biodiversity and Geodiversity Officer Comments 2023	No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.

Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Site 140m from Gog Magog Golf Course SSSI, designated for calcareous grassland. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Habitats including woodland and boundary hedgerows may be Habitats of Principal Importance/priority habitat. Ecological value and quality dependent on existing habitat conditions. Potential for bat roosts in buildings (if suitable).
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	The revised information has submitted no additional comments regarding heritage assets. The RAG rating remains the same.
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the amended information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in an area of extensive prehistoric activity.
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-

Accessibility Comment 2025	-
Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the amended proposal, the site assessment remains amber. The site will need to provide high quality local non-motorised user routes linking to the Barbraham Road Park and Ride also routes into Cambridge. Will impact on the congested A1307 roundabout. Will require a robust Travel Plan.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-

Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Green
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The new information has been reviewed but the assessment has not changed. This is a brownfield site with the potential for contamination and, therefore, planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected, conditions required
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	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)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	11350
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land east of Cherry Hinton Road and south of Worts Causeway, Cambridge assessment



A map of Land east of Cherry Hinton Road and south of Worts Causeway, Cambridge

Site information	-
Site ID	115668
HELAA Site ID	47648
Suitable Site Area (ha)	13.36
Ward/Parish	Shelford
Greenfield or Previously Developed?	Greenfield
Category of site	Edge of Cambridge: Green Belt
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	380
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. 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	Red
Landscape Comment 2021	Wide and local views are high due to lack of boundary vegetation and gentle rolling landscape. Development upon this site would have a significant adverse impact upon the landscape character and views. It would appear would be an encroachment into the rural countryside, urbanisation of the rural landscape and permanent.
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 residential development above 100 units will require consultation with Natural England. Habitats mostly likely to be of relatively low ecological value (arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations.
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	No heritage assets within or adjacent to the site; however, it is located close to Local Plan Strategic Viewpoints 8 and 9, and between Viewpoint 7 and the historic centre, with potential to alter this view. Any harmful impact could be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in a landscape of extensive prehistoric and Roman activity.
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Amber

Assessment 2025 Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 2025 Contaminated Land Contaminated Land Officer Comments 2025 Contaminated Land Officer Comments 2025 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints - Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Whan Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has confirmed that the site is available for development? Available RaG Available RaG Available RaG Avaliable Ra		
Assessment 2025 Contaminated Land Gofficer Comments 2025 Contaminated Land Gofficer Comments 2023 Contaminated Land Gofficer Comments 2021 Contaminate Land Gofficer C		· · · · · · · · · · · · · · · · · · ·
Officer Comments 2025 Contaminated Land AGA Assessment 2023 Contaminated Land Officer Comments 2021 Overall Suitability Score Red Further constraints - Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Orban Agricultural Land Classification Orban Classification Orban Classification Urban Classi		-
Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Worden Agricultural Land Classification Worden Agricultural Land Classification Worden Agricultural Land Classification Worden		-
Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Cland Classification Non Agricultural Classification Non Agricultural Classification Without Source Protection Zone Highways England Zones Available Stee Controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available FAG Achievable Steep Achievable Is there a reasonable prospect that the site will known to be available for development. The site has a low existing use		-
Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Forale 9 Agricultural Land Classification Forale 9 Classification Forale 9 Agricultural Land Classification Wrban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable The land has been promoted by the landowner and or developer and is prospect that the site will Known to be available for development. The site has a low existing use		-
Officer Comments 2021 conditions required. Overall Suitability Score Red Further constraints - Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Hono Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available - Its eitse controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Green Achievable - The land has been promoted by the landowner and or developer and is prospect that the site will known to be available for development. The site has a low existing use		Amber
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Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available - Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable - Is there a reasonable prospect that the site will known to be available for development. The site has a low existing use	Further constraints	-
Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Is there ra reasonable prospect that the site will Is there a reasonable prospect that the site will In the site has a low existing use	5	0
Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available - Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available RAG Achievable Is there a reasonable prospect that the site will 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		98.71
Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural O Classification Non Agricultural Classification Non Agricultural Agricultural Classification Non Agricultural Classification Non Agricultural Classification Non Agricultural The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No No relevant recent planning history Pore available for development? Available RAG Green Achievable In 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		1.29
Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will O Cambridge The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No No No relevant recent planning history 6-10 Years Available RAG Achievable - The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use	•	0
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Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will Available RAG advanced by the landowner and or developer and is known to be available for development. The site has a low existing use	3	0
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Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will will advented by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No No Orelevant recent planning history 6-10 Years Green Achievable The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use	Highways England Zones	Cambridge
developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will Confirmed that the site is available for development in the timescales indicated. No No Solution Available for development planning history 6-10 Years Green 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	Available	-
ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will No relevant recent planning history 6-10 Years 6-10 Years Free a reasonable promoted by the landowner and or developer and is known to be available for development. The site has a low existing use	developer or landowner who has expressed an	confirmed that the site is available for development in the timescales
permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will site will site. 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	ownership impediments	No
available for development? Available RAG Achievable Is there a reasonable prospect that the site will known to be available for development. The site has a low existing use	permission to develop the	No relevant recent planning history
Achievable Is there a reasonable prospect that the site will have been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use	available for	6-10 Years
Is there a reasonable prospect that the site will known to be available for development. The site has a low existing use	Available RAG	Green
prospect that the site will known to be available for development. The site has a low existing use	Achievable	-
an appropriate density.		known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at

Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	200
Estimated employment space (m2)	0
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



Cambridge Biomedical Campus extension (Policy E/2) assessment



A map of Cambridge Biomedical Campus extension (Policy E/2)

Site information	-
Site ID	115671
HELAA Site ID	OS056
Suitable Site Area (ha)	8.94
Ward/Parish	Shelford
Greenfield or Previously Developed?	Greenfield
Category of site	Edge of Cambridge - non-Green Belt
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-residential
Proposed employment floorspace (m2)	30000
Proposed residential capacity	0
Suitability	
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development	Development of the site has some potential policy constraints, but these
Plan Policies Comment 2025	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: 19% 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	Green
Landscape Comment 2021	An agricultural field on the edge of Cambridge, enclosed by hedgerows and ditches. The site suffers considerable drainage problems which may limit achievability of both construction and landscape features. The allocation policy clauses remain suitable to mitigate any harm.
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	Assessment would be required of recreational impact on Nine Wells LNR. Arable fields known to support population of scarce farmland birds, including corn bunting and grey partridge, likely to be of County significance. Assessment would be required to ensure no adverse impact on Nine Wells LNR and Hobsons Brook chalk stream hydrology.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Extensive and intensive settlement in the vicinity from Bronze Age to Saxon periods
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	-

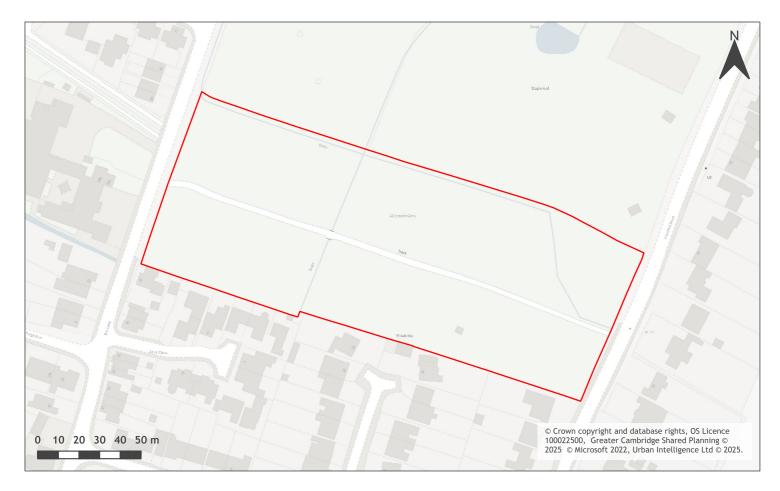
-
Amber
The proposed site is acceptable in principle subject to detailed design.
-
-
-
-
Amber
Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
-
-
-
-
Amber
The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
-
-
-
-
Green
Not suggested for residential use therefore likely low traffic impact on AQMA
-

Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	No prior history of development.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed, there is currently planning application activity.
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 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)	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land to the east of Haverhill Road, Stapleford assessment



A map of Land to the east of Haverhill Road, Stapleford

Site information	-
Site ID	115730
HELAA Site ID	40368
Suitable Site Area (ha)	1.92
Ward/Parish	Shelford
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	58
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development	Development of the site has some potential policy constraints, but these
Plan Policies Comment 2025	could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 100 year event. 15% 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 upon this site would have a significant adverse impact upon the landscape character, views and visual amenity. It would encroach into the rural landscape, permanent, remove valuable landscape (allotments) and an urbanisation of the rural countryside. Even with a reduction in residential units with mitigation the harm would be still adverse and unacceptable.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber

Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site is currently an allotment. There are no apparent priority habitats within the site; however, there are building, grasslands, cultivated areas, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025 Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	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 in a landscape of prehistoric and Roman archaeology with features identified by geophysical survey in the area
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-

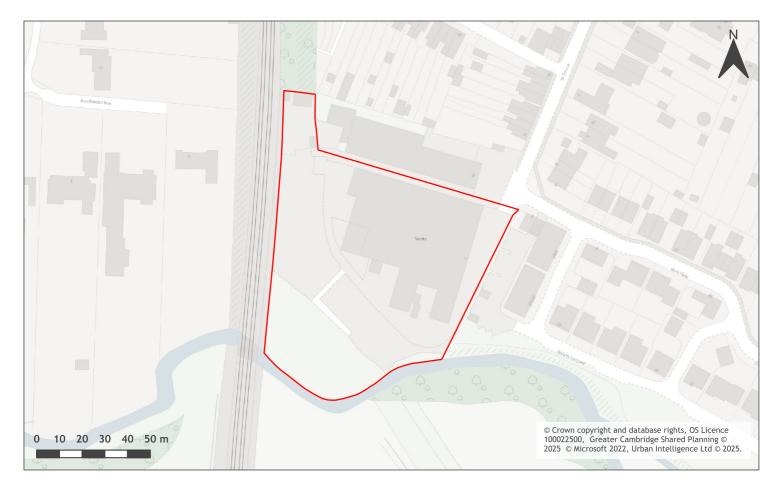
-
-
Amber
The proposed site is acceptable in principle subject to detailed design.
-
-
-
-
Amber
Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
-
-
-
-
Amber
The site is capable of being developed to provide healthy internal and external environments 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
1	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	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	M11 North
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	
la thana a massanahla .	
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	52
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



Wedd Joinery, Granta Terrace, Stapleford assessment



A map of Wedd Joinery, Granta Terrace, Stapleford

Site information	-
Site ID	115731
HELAA Site ID	40477
Suitable Site Area (ha)	0.87
Ward/Parish	Shelford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	25
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 (23%). Partly in Flood Zone 3 (4%) Surface Water Flooding: 1% lies in a 1 in 100 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	Green
Landscape Comment 2021	The site is within the settlement framework and consists of a works unit with hard standing and a green space to the southwest. Wide views are limited due to smooth rolling landscape and intervening vegetation. Local and amenity views are high and local views are high. Development upon this site would have a neutral impact to the settlement character subject to landscape mitigation measures.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The southern boundary of the site lies adjacent to the River Granta CWS, designated for being a major river not grossly modified by pollution or canalisation, and for regular stands of pollard willows. There are no apparent priority habitats within the site; however, there are buildings, 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 red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	The additional information does not relate to heritage issues and the RAG rating remains the same.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Any development of this site would have to take into consideration the constraint of the conservation area on the other side of the railway line. The impacts 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	Green
Archaeology Officer Comment 2021	No significant archaeology anticipated
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-

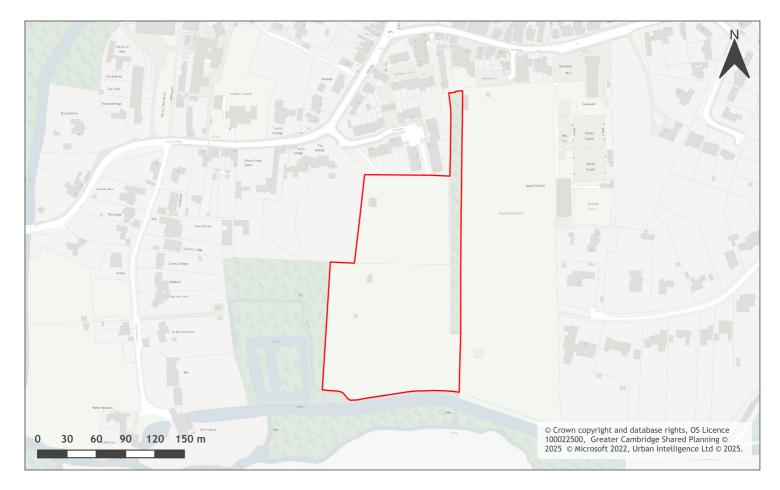
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. The proposed site does not have a direct link to the adopted public highway.
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	Green
Transport and Roads Guideline Comments 2023	Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-

AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected, conditions required
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	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	M11 North
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	25
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



Grange Field, Church Street, Great Shelford assessment



A map of Grange Field, Church Street, Great Shelford

Site information	-
Site ID	115732
HELAA Site ID	40128
Suitable Site Area (ha)	2.88
Ward/Parish	Shelford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	26
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber