

Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) 2025

**Update following consideration of responses to the Local Plan First Proposals
consultation and a Site Submissions Update in 2025**

**Greater Cambridge Shared Planning Service
October 2025**

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Disclaimer

- 1.1 The Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) considers sites within Greater Cambridge that may have potential for residential and economic development. Many of the sites assessed were submissions from landowners and developers for possible future development potential through the call for sites process.
- 1.2 It is important to note they are NOT sites allocated for development. The decisions regarding which sites will be proposed for allocation will be made in the emerging Greater Cambridge Local Plan (and neighbourhood plans) which will be subject to full public consultation and examination before any site or plan is adopted.
- 1.3 The identification of potential sites in the HELAA does not state or imply that the councils will necessarily grant planning permission for development. All planning applications will continue to be determined against the development plan and other relevant material considerations.
- 1.4 The HELAA includes estimates of potential development on individual sites. These are not based on detailed designs so should not be assumed as acceptable for the purposes of development management decisions and should not prejudice any decision that may be made on the site at a later date.

Executive Summary

- 1.5 The Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) forms part of the evidence base for the emerging Greater Cambridge Local Plan. The HELAA assesses the potential supply of land for residential and economic development related uses and provides an assessment of the potential sites in terms of their suitability, availability and achievability.
- 1.6 The HELAA (2021) was published alongside the First Proposals and considered all sites that had been submitted up to this stage. This update to the HELAA (2025) is published alongside the draft Local Plan and considers all sites, including those submitted after the original HELAA was published. The outputs of the HELAA will assist the Councils in identifying the choices available for site allocations to meet identified development needs. This HELAA report should be seen as supplementary to the HELAA 2021 report and to be read alongside it rather than as a completely freestanding document.
- 1.7 As with HELAA 2021, it is important to emphasise that the inclusion of any site in HELAA 2025 does not confirm that it will be allocated for development. The decisions regarding which sites will be proposed for allocation will be made in the emerging Greater Cambridge Local Plan (and neighbourhood plans) which will be subject to full public consultation and examination before any site or plan is adopted.
- 1.8 HELAA 2021 identified potential sites through both a Call for Sites and a desk top review of other sources of supply. As a result of responses to the First Proposals more than 200 additional site assessments were undertaken. These included new sites and already assessed sites where new information was provided in the form of new evidence or changes to the proposal (such as a revised site boundary, proposed uses or quantum of development). The publication of an updated HELAA was put on hold as a result of delays in publishing the draft Local Plan. This was due to a number of uncertainties including the outcome of the DCO application for the relocation of the Waste Water Treatment Plant in Cambridge, transport and water issues, and government proposals for significant development in the Cambridge sub-region.
- 1.9 The planned publication of the draft Local Plan in late 2025 meant that there would be a considerable time period between First Proposals submissions and the draft Local Plan consultation. Therefore, a Site Submissions Update was undertaken in early 2025 to enable site promoters to put forward new sites and additional information in support of previous submissions. This

resulted in around 100 new site submissions and the re-assessment of around 200 existing sites.

- 1.10 HELAA 2025 describes the process that been undertaken since 2021 and the appendices include all site assessments undertaken since HELAA 2021 was published. Due to changes in the national flood maps in early 2025, all sites have been reconsidered against up to date fluvial and surface water flooding datasets.
- 1.11 HELAA 2025 has retained the threshold of only considering sites capable of accommodating 5 or more dwellings or at least 500 square metres of floorspace for economic development related uses.
- 1.12 The sites were assessed using a methodology which is described in Annex 1. The methodology has been updated to better describe the process that has been undertaken and refresh some datasets underpinning the assessment process. However, there have been no actual changes to the methodology used to assess sites between [HELAA 2021](#) and HELAA 2025. The changes to the methodology description are set out in the 'Revisiting the HELAA methodology' section of this report. Where sites have been re-assessed, in some cases they were only re-assessed against certain criteria depending on the nature of the new information provided.
- 1.13 The Greater Cambridge Local Plan sets out the Councils preferred sites for allocation. The majority of proposed allocation sites are considered to be suitable for development through the HELAA process. Where a HELAA site assessment identified a site as being unsuitable for development (given adverse impacts it may generate) but the site is proposed to be allocated in the Local Plan, the reasons for this are contained within the Strategy Topic Paper. An Amber rating does not stop a site from being proposed for allocation. It simply highlights factors that would need to be considered at the site allocation stage and in determining any future planning applications for the site.
- 1.14 Sites were deemed to be unavailable where there was no evidence that the site was available, or alternatively, there was evidence that the site was unavailable. Sites were deemed to be unachievable where it was considered there was no reasonable prospect that the site could be developed. As part of the HELAA process, testing viability is by necessity a broad approach. Sites identified in the Local Plan will be subject to more detailed consideration through the plan making process. For the HELAA, the capacity of sites was assessed by using both information supplied by site promoters and also

considered against existing, site specific, prevailing densities for residential developments.

- 1.15 Windfall sites, which are sites not specifically identified in a development plan, are not part of the HELAA process but they do provide an important source of future housing and need to be considered as part of the wider Local Plan process. The First Proposals consultation generated a number of comments on our windfall assumptions which were updated through the Housing Delivery Study for Greater Cambridge (2021). The study recommended that the Councils can increase their windfall allowance to 425-450 dwellings a year (185-195 dwellings a year for Cambridge and 240-255 dwellings a year for South Cambridgeshire). An Addendum to the Housing Delivery Study published in December 2022 reviewed comments on the windfall assumptions and concluded that the recommendations remain sound. The Housing Delivery Study was further updated through an Addendum in 2025. This concluded that the lower end of the range of 425 dpa remains appropriate for continued use in Greater Cambridge, consisting of 185 dpa in Cambridge and 240 dpa in South Cambridgeshire. The study argued that 'this is a cautious but realistic assumption that is still below the long-term average, and market sentiment and national planning policy will combine to improve windfall delivery in the next few years following challenging market conditions between 2019 and 2024'.
- 1.16 The results of HELAA 2025 are published in 2 appendices. Appendix 1 sets out the assessment findings for all sites regardless of whether they are new or amended sites. Appendix 2 lists sites not assessed through the HELAA Site Submissions Update in 2025. Due to the size of Appendix 1, it has been published as separate documents.
- 1.17 HELAA 2025 is also supported by 3 annexes. Annex 1 sets out the updated HELAA methodology for assessing sites. Annex 2 sets out the updated approach to assessing the impact of proposals on the strategic road network which has been agreed with National Highways. Annex 3 provides a summary of the comments made on the HELAA methodology during the First Proposals consultation and our response to them.
- 1.18 The draft Greater Cambridge Local Plan consultation provides information on the updated development needs that have been identified and proposes sites that could be allocated to contribute to meeting those needs. The draft Local Plan is accompanied by an update to the Strategy Topic Paper which sets out how the HELAA has informed the site identification process. The reasons for choosing sites over others is also explained in the topic paper. This process has also been informed by the Sustainability Appraisal which accompanies

the Local Plan at each stage of its preparation and considers the relative environmental, social and economic impacts of the options available.

Introduction

- 1.20 The Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) forms part of the evidence base for the emerging Greater Cambridge Local Plan. The HELAA was originally published in September 2021 following the assessment of over 700 sites, providing an assessment of their availability, suitability and deliverability. This HELAA 2025 report should be seen as complementary to the HELAA 2021 report and to be read alongside it rather than as a completely freestanding document.
- 1.21 HELAA 2021 was a comprehensive review of potential sites for housing and/or employment use. It followed the guidance set out in the national Planning Practice Guidance. Sites were identified through both a call for sites and a desk top review. Together these processes identified over 700 sites to be assessed. Sites were assessed for suitability against a wide range of criteria. This involved both mapped information and measurements, and consultation with technical specialists. Sites were assessed using a 'Red, Amber, Green' (RAG) system with sites scoring red against any criteria being identified as unsuitable. The RAG system was applied to 13 criteria with a Red rating against any of these resulting in the site being considered unsuitable. The RAG system was also applied to four 'further constraints' but a Red rating against these did not automatically lead to these sites being considered unsuitable. Where sites have been taken forward for allocation in the Local Plan despite being assessed as unsuitable, the reasons for the allocation are addressed in the Strategy and Sites Topic Papers and the appropriate mitigation measures are identified in the draft site allocation. Sites were also assessed for availability and achievability using the national Planning Practice Guidance. HELAA 2021 was supported by a series of appendices including the results for each assessed site.
- 1.22 The [HELAA 2021](#) report and its constituent appendices were published as part of the [evidence base](#) accompanying the Greater Cambridge Local Plan First Proposals consultation, which took place in November and December 2021. The First Proposals was the Councils' 'preferred options consultation' on the emerging Greater Cambridge Local Plan which set out the proposed spatial strategy alongside indicative levels of growth for the Greater Cambridge area.
- 1.23 The First Proposals consultation generated a number of comments on the assessment of sites within the HELAA. It also enabled landowners and site promoters to submit new or revised sites for consideration. Following the close of the First Proposals consultations all new sites and sites with

additional evidence or amended proposals were assessed. In total, over 200 sites were either assessed or re-assessed.

- 1.24 Due to the time gap between this assessment exercise (in 2022) and the publication of the draft Local Plan, a Site Submissions Update exercise was undertaken in 2025. This provided site promoters with an additional opportunity to submit new sites and new evidence for existing sites and resulted in around 100 further site submissions. However, with regard the 2025 Site Submissions Update, only sites that aligned with the emerging preferred strategy were assessed. Hence, sites within or adjacent to Infill Villages and Group Villages without good public transport links and sites not within or adjoining any settlement were not (re-)assessed. Sites originally assessed as part of HELAA 2021 that have had no new evidence submitted have not been re-assessed by technical teams but have been reconsidered against the updated national flood maps.
- 1.25 The remainder of the report describes some minor changes to the description of the HELAA methodology and explains the reasons behind these changes and their implications. This is followed by a broadly chronological explanation of the process used to undertake the HELAA 2025 update.
- 1.26 There are 3 annexes which deal with methodological issues. These are:
- Annex 1 sets out the revised HELAA methodology
 - Annex 2 provides details of the collaboration with National Highways to agree an approach to assessing the impact of proposals on the strategic road network
 - Annex 3 provides a summary of the comments received on the HELAA methodology and how these have been considered
- 1.27 There are also 2 appendices which set out the results of the HELAA. These are:
- Appendix 1 sets out the assessment results for all sites. This includes new sites, site with new evidence and sites where the proposal has changed in terms of site boundary, proposed uses or quantum of development (note this is a separate document)
 - Appendix 2 lists sites not assessed through the HELAA 2025 update

Revisiting the HELAA methodology

- 1.28 A number of respondents to the First Proposals consultation commented on the HELAA methodology for assessing sites. These comments have been considered and responded to. A summary of the comments, together with responses, can be found in Annex 3. Where respondents focused on a particular site rather than broader methodological issues these were fed back into the process of reviewing site assessments. There have been no significant changes to the HELAA methodology. Where the methodology has been updated this has been to provide more detail, clarify issues and provide further explanation in response to some of the comments and feedback from the specialist technical consultees involved in the assessment process. Therefore, these revisions have not resulted in changes that would require all sites to be re-assessed. Where datasets used as part of the assessment process have been updated, the sites have been reconsidered against these new datasets. The updated site assessment methodology can be found in Annex 1.
- 1.29 Comments on the HELAA methodology included commentary on the approach to windfall allowance. There were concerns from some representors that the future housing supply was over-reliant on windfall sites, that historic delivery of windfall sites is artificially high due to the large number of speculative development proposals approved in the last decade and that windfall sites are a finite resource that has been partially exhausted by the recent high delivery and restrictive settlement boundaries. These points were all considered as part of an Addendum to the Housing Delivery Study (December 2022) and re-visited again in a further Addendum (2025). This concluded that the lower end of the range of 425 dpa set out in the original Housing Delivery Study (October 2021) remains appropriate for continued use in Greater Cambridge, consisting of 185 dpa in Cambridge and 240 dpa in South Cambridgeshire. The study argued that 'this is a cautious but realistic assumption that is still below the long-term average, and market sentiment and national planning policy will combine to improve windfall delivery in the next few years following challenging market conditions between 2019 and 2024'.
- 1.30 Updates to the site assessment methodology and datasets include the following issues.

Standard approaches

Assessing different parts of a site

- 1.31 HELAA 2021 stated that where different parts of a site could be scored differently the final score would be determined by calculating the area of the site affected by each risk and scoring the site in accordance with the majority risk. In practice a more positive approach was taken. Where it was considered by the site assessment teams that part of the site may be suitable for development, this was specifically highlighted within the assessment and reflected in the RAG scoring. For example, where unacceptable landscape impacts could be avoided by not developing part of the site. This approach was carried through into HELAA 2025.

The use of Parish Councils and Residents Associations to ‘fact check’ sites

- 1.32 In HELAA 2021 the Parish Councils and Residents Associations were given the chance to ‘fact check’ all proposals in their area by providing additional factual information related to the site. For example, where there are known local cases of flooding. The results from this survey were collated and sent to the assessment teams as appropriate for their consideration as part of the assessment process. This process was deemed to be a useful exercise and was repeated for the site assessments undertaken after the First Proposals consultation had closed. A note briefly describing this has been added to the site assessment methodology (Annex 1) in the ‘standard approaches’ section. However, there was insufficient time to repeat this process for sites assessed as part of the 2025 Site Submissions Update. Parish Councils and Residents Associations will still have the opportunity to comment on these sites through the formal consultation process.

Adopted Development Plan

- 1.33 HELAA 2021 used a cut-off point of 11 October 2022 for adopted Neighbourhood Plans. As a result, the following were included in the analysis: Great Abington former LSA Estate; Cottenham; Histon & Impington; Foxton; Waterbeach; and West Wickham. For sites assessed after the First Proposals consultation the cut-off point was extended to 31 March 2023, which resulted in two more made Neighbourhood Plans being included: Gamlingay and Fulbourn. For sites assessed as a result of the 2025 Site Submissions Update the cut-off point was further extended to 31 December 2024 but this did not result in any more Neighbourhood Plans being included.

Flooding

- 1.34 The HELAA 2021 report stated that sites would be assessed as Green where the site is at low risk of flooding (within flood zone 1) and no/limited areas

identified as at risk of surface water flooding. However, given the uncertainties around surface water flooding and what is an appropriate percentage threshold between a Green and an Amber assessment, an Amber assessment was applied to all sites with any area subject to surface water flooding. Surface water flooding is a development consideration that will need to be mitigated against/ addressed during the development process. However, it is worth re-emphasising that an Amber rating does not preclude any site from being proposed for allocation and implies that there are material considerations that would need to be addressed in both any emerging site allocation and future planning applications. Sites were only rated Red where they were wholly or largely within Flood Zones 2 or 3 such that they could not accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site was a 'dry island'.

Biodiversity and Geodiversity

- 1.35 The biodiversity and geodiversity criteria were updated to more accurately describe the actual process that was used to assess sites in HELAA 2021. In particular, City Wildlife Sites and Protected Roadside Verges were added to the list of designations where a potential detrimental impact was considered.
- 1.36 An extra paragraph was also added in recognition that the potential impacts on protected species were not always directly assessed by the biodiversity and geodiversity criteria as this was impracticable. The presence of any legally protected species is a material consideration in the determination of a planning application and therefore an up to date ecological survey and assessment will be required to accompany any future planning application regardless of the RAG rating.

Updated datasets identifying new employment centres and schools

- 1.37 After consideration of representations made against the Greater Cambridge Local Plan First Proposals and the HELAA 2021, a review of the existing employment centres was undertaken. The list was amended to include further sites identified in the adopted Local Plans. Additionally, Orchard Road Industrial Estate, Royston was added because it is adjacent to the Greater Cambridge area. Rather than try to identify which sites would be affected by the new list, all sites were re-assessed against the new list of employment centres and overall 'accessibility' scores were updated where the scoring was changed. The updated list of employment centres is included in Annex 1.
- 1.38 Since the publication of HELAA 2021, two new primary schools have been opened in Histon and Gamlingay. Histon Primary School is a new build site bringing together the old infants and junior schools. Gamlingay Village Primary has evolved from a small first school to a much larger primary school

role on a new site. Site accessibility scores were updated to reflect these changes.

Site Access

- 1.39 In accordance with the requirements set by Cambridgeshire Fire and Rescue Service, sites promoting 100+ dwellings cannot be considered suitable for development if they cannot provide a suitable safe second access road for emergency vehicles. This access can be a pedestrian/ cycle access providing access for emergency vehicles but must conform with highways standards. This approach was applied in HELAA 2021 but it was not specifically referred to in the methodology. The methodology in Annex 1 has been updated to make the two access points requirement explicit.

Development Consent Order for the A428 Black Cat to Caxton Gibbet Road Improvement scheme

- 1.40 During the HELAA process the Development Consent Order (DCO) for the A428 Black Cat to Caxton Gibbet Road Improvement scheme was consented. At this stage it was considered appropriate to re-assess all sites adjacent to the scheme for landscape and environmental health impacts. Other DCO schemes that have not yet been consented have not been considered as part of the HELAA process.

Assessment of impact on the strategic road network

- 1.41 The description of the methodology agreed with National Highways to assess the impact of proposals on the strategic road network has been updated to provide more detail of the actual process that was used to assess sites in HELAA 2021 in response to representations to the First Proposals and HELAA 2021. The updated methodology is set out in Annex 2. The map within this annex has also been updated to amend the intersection between the boundaries of zones 1, 8 and 9 to show that M11 J13 falls within zone 8 (not 1 as in the map included in HELAA 2021). This resulted in some sites being changed from one zone to another and, hence, being re-assessed.

Green Belt – Assessment of harm of Green Belt Release

- 1.42 A number of responses to HELAA 2021 questioned the methodology used to assess the potential impact of site proposals on the Green Belt. These were compiled and reviewed by the consultants who undertook the Greater Cambridge Green Belt Assessment (2021) for consideration. As a result, two Green Belt parcels have been sub-divided into sub-parcels with different impacts attributed to the sub-parcels. The Greater Cambridge Green Belt Assessment (2021) errata has also been published. No sites were scored Red

on the basis they were located within the Green Belt, which is consistent with Planning Practice Guidance.

Suitability conclusion

- 1.43 A more detailed description of how individual assessments are aggregated to arrive at an overall suitability assessment for each site has been added to the methodology.

The HELAA update process

Site assessments completed after the First Proposals consultation

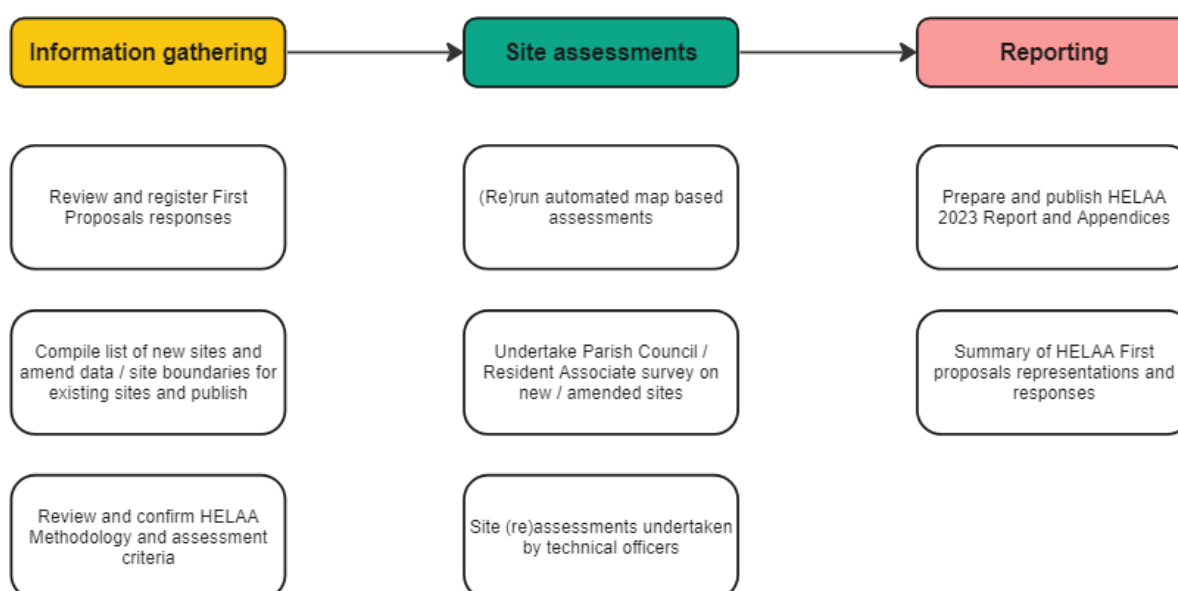
- 1.44 The First Proposals consultation resulted in new sites and new information on existing sites being submitted for consideration. New information on existing sites included more supporting evidence, comments on the initial HELAA assessment, changes to boundaries and changes to the scale and nature of development proposals. All of these meant an update to the HELAA was required in order to take account of representations received.
- 1.45 All comments from site promoters generated through the First Proposals consultation were compiled with the associated supporting material filed and added to Opus 2 Consult, our public consultation system. All spatial datasets were updated with new sites and amended site boundaries, development proposals and capacity information. Each comment was identified as either relating to an existing site or a new site and all new site proposals were assigned to go through the full assessment process.
- 1.46 Where new information was submitted on existing sites this new information was also assigned for assessment. Where boundary changes or significant changes in use or capacity were proposed the site was identified for full re-assessment. Where new information related to specific issues (e.g. noise and flooding) these were matched against the assessment methodology and the site was identified for re-assessment against the appropriate parts of the methodology. (The assessment results published in Appendix 1 make it clear which criteria were re-assessed for each site). Hence some sites were only re-assessed against limited criteria, some sites were re-assessed against different combinations of multiple criteria and some sites were re-assessed against all criteria.
- 1.47 As with HELAA 2021, the criteria assessment process included both mapped information or measurements and specialist input or judgement from a number of technical consultees. The automated process data was updated where appropriate. For example, a new dataset of primary schools was used to incorporate new primary schools in Histon and Gamlingay opened since the HELAA 2021 assessment and an enlarged set of employment centres was introduced. A revised set of flood maps produced by the Environment Agency was used to re-assess flooding for all sites.
- 1.48 For sites submitted before the Site Submission Update in 2025, the planning history for the site has not been updated. The planning history is provided in

the HELAA for information purposes only and does not affect the assessment outcomes.

1.49 A survey of Residents Associations and Parish Councils included sending them all relevant new information on sites within their respective areas. Residents Associations and Parish Councils were asked to use their local knowledge to ‘fact check’ the information. The responses were reviewed and relevant information was forwarded to the assessment teams as part of the assessment process.

1.50 The HELAA assessment methodology was reviewed including reviewing comments received on the HELAA through the First Proposals consultation. A summary of the comments on the HELAA methodology and our response to them is provided in Annex 3. Although no changes were made to the methodology some amendments were made to the methodology description so that it better described the actual process that had been followed. It is worth emphasizing that Annex 3 is only concerned with comments directly related to the HELAA methodology. Where comments simply disagreed with the assessment outcome these were fed back into the HELAA re-assessment process.

Figure 1: HELAA Process



1.51 A co-ordinated and systematic approach was taken to secure feedback from all assessment teams. All assessments, when returned, were reviewed to identify issues and further ensure consistency in the final outcomes.

1.52 When the assessment process had been completed all assessments were fed into the existing site analysis data to update the overall RAG assessment for

suitability for each site. Where a reassessment of a site was undertaken, the reassessment made it clear what was reviewed, whether the new information/changes to the site affected the scoring and assessment and reasons outlining why.

The 2025 Site Submissions Update

- 1.53 Over 200 sites were assessed or re-assessed following the close of the First Proposals consultation. However, various uncertainties such as the decision on the DCO for the relocation of the Waste Water Treatment Plant, transport and water supply issues, and government proposals for additional growth around Cambridge meant that the publication of the draft Local Plan was delayed. As a result, the publication of the HELAA update was also put on hold.
- 1.54 This meant that with a revised publication date for the draft Local Plan of late 2025 there would be a considerable time gap between the opportunity to provide comments and information on sites (the First Proposals consultation) and the publication of the HELAA and draft Local Plan. Therefore, a Site Submissions Update exercise was undertaken in early 2025 to allow site promoters the opportunity to put forward new sites and additional or updated information on existing sites.
- 1.55 The site assessment process was similar to the process undertaken for the sites assessed after the First Proposals consultation. However, there was not sufficient time to use Parish Councils and Residents Associations to 'fact check' sites with a reliance, instead, on picking up their views through the normal consultation process. Also, sites that did not fit with the emerging strategy were not assessed. Hence, sites within or adjacent to Infill Villages and Group Villages without good public transport links and sites not within or adjacent to any settlement were not assessed.

Annex 1: Site Assessment Methodology

Introduction

1.0 The following technical methodology has been used to assess sites that have been subject to full assessment in the HELAA. It has been informed by the previous studies carried out by the individual councils, National Planning Practice Guidance and good practice used elsewhere, to identify an approach that could be applied effectively in both rural and urban locations. The methodology has been agreed with technical specialist consultees where appropriate and has also been updated to address feedback derived as part of the First Proposals consultation.

Standard approaches

1.1 In carrying out the assessment a number of standard approaches were applied:

- The intentions of the Call for Sites respondents (where they have been made known) will be taken into account regarding the use proposed. However, this does not rule out other uses or mix of uses.
- Sites were assessed individually with no account given to cumulative impacts/constraints of combining them with other sites being tested. Approved but unimplemented developments adjacent to the site were taken into account to consider cumulative impacts. If sites near to or adjoining each other are selected for allocation, cumulative impacts will be considered during the preparation of the Local Plan.
- All distances have been calculated from the centre of the service or facility being measured to the edge of a site.
- All distances have been calculated using existing roads and paths using network modelling rather than 'as the crow flies'.
- Where it has been considered by one of the site assessment teams that part of the site may be suitable for development, this has been specifically highlighted within the assessment and reflected in the RAG scoring. For example, where unacceptable landscape impacts could be avoided by not developing part of the site.
- Where access to a site relies upon third party land that does not form part of another HELAA site with identified housing or economic potential, it will be regarded as undeliverable unless there is firm evidence that this constraint has clear and realistic prospects of being overcome within a reasonable period.

- Areas not suitable for built development will be discounted when calculating the development capacity of such sites if they are allocated in the emerging Local Plan.
- Parish Councils and Residents Associations were given the chance to ‘fact check’ all proposals in their area by providing additional information or challenging information provided by site promoters. The results from this survey were collated and sent to the assessment teams as appropriate for their consideration. (This did not occur for the 2025 Site Submission Update).

Updates and clarifications to Standard Approaches

1.2 HELAA 2021 referred to sites being scored according to their majority risk where different parts of a site could be scored differently – for example in relation to flood risk. In practice, a more positive approach was taken with sites being rated Amber even where the majority of the site was considered unsuitable. In the case of flooding, sites were rated Amber provided there was sufficient land with no flood risk capable of accommodating at least 5 dwellings. This approach has been continued.

1.3 The use of Parish Councils and Residents Associations to ‘fact check’ all proposals in their area was introduced in HELAA 2021 but not included in the HELAA methodology description. This has been rectified but there has been no change to the approach. (However, it should be noted there was insufficient time to undertake the exercise for sites assessed through the 2025 Site Submissions Update).

Reference Information

1.4 The following information has been captured for each site:

- Site Name
- Site Reference (with weblink to a relevant call for sites submission) – each site has a unique reference number. Where a site has been received through the Call for Sites, this will include a web link to the original submissions and documents that have been submitted.
- Map – a simple map is provided. A link to an interactive map is also available, which provides further context.

Site Details

1.5 The following information has been captured for each site:

- Site area (hectares)
- Parish or Ward
- Greenfield or Previously Developed Land (Greenfield/Brownfield/Both)
- Category of site
- Category of Settlement
- Current or Previous Use
- Proposed development
- Employment (square metres)
- Housing units

1.6 The site area reflects the outline of the site proposed, as shown on the map. Within that area the site promoter may have indicated in their submission areas that would not be developed. Where 'non developable' parts of the site have been identified the total site area (hectares) has been retained.

1.7 Each site has been assigned a category appropriate to the location and the nature of the proposal. Some sites may fall into more than one category.

- Densification of existing urban areas
- Edge of Cambridge – outside the Green Belt
- Edge of Cambridge – Green Belt
- New Settlements
- Dispersal: Villages
- Dispersal: Villages/ Transport Corridor
- Integrating homes and jobs - Southern cluster
- Growth around transport nodes: Cambourne Area

1.8 The category of settlement has also been captured:

- Cambridge
- Town
- Rural Centre
- Minor Rural Centre
- Group Village
- Infill Village
- New Settlement

- 1.9 The approach to calculating an indicative site capacity has been amended since the HELAA 2021. Previously, the proposed development, housing units and/or employment space reflected the proposal as submitted through the Call for Sites process and considered against the density assumptions set out in the Site Typologies and Capacity Study. However, the Councils are now able to calculate a high-level capacity for the site by applying local prevailing densities. This approach enables us to be more site and context specific. For employment proposals, the Councils have undertaken a manual sense check of the quantum indicated by the site promoter, reflecting local knowledge and consideration of suitable plot ratios.
- 1.10 An updated capacity estimate has been provided at the end of the proforma where a broad quantum of development has been identified, noting that this would need to be refined through the preparation of a planning application where relevant.

Site Assessment Summary

- 1.11 Each proforma starts with a summary of the outcome against each of the key criteria:
- Suitable
 - Available
 - Achievable

Site Assessment

- 1.12 Each site has been assessed using the following assessment criteria to reach an overall conclusion about its suitability for development and the likelihood of development coming forward (site availability and achievability). A traffic light scoring system has been used in respect of a range of constraints and potential impacts which may affect the development.

Suitability

Adopted Development Plan

Score: Red

Assessment criteria:

Development of the site would be in fundamental conflict with an adopted Development Plan policy or allocation.

Score: Amber

Assessment criteria:

Development of the site would be incompatible/ inconsistent with an adopted Development Plan policy or allocation

Score: Green

Assessment criteria:

Development of the site would not be inconsistent with an adopted Development Plan policy or allocation

- 1.13 This criterion provides an assessment of the site against adopted spatial policies in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018 and Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.
- 1.14 The site assessment criteria also identifies whether the site falls within a 'made' (adopted) Neighbourhood Plan area. Where a site falls within a made Neighbourhood Plan policy designation this would be addressed through the site allocation in the Local Plan and relevant Topic Paper. This assessment does not influence the RAG assessment.
- 1.15 A score of 'Green' was given to a site generally consistent with policies in the adopted plans.
- 1.16 When a site does not comply with an existing policy this will be generally scored as 'Amber'. Using the Green Belt as an example, any site that lies either partly or wholly within the Green Belt would be classed as 'Amber'. Sites may be considered for allocation in the new local plan taking into account the range of evidence that will inform that process.
- 1.17 A site has been scored 'Red' where there are fundamental conflicts with an adopted policy, such as developing on a minerals or waste allocation.

Updates and clarifications to Adopted Development Plan methodology description

- 1.18 HELAA 2021 used a cut off point of 11 October 2022 for made Neighbourhood Plans. As a result, the following were included in the analysis: Great Abington former LSA Estate; Cottenham; Histon & Impington; Foxton; Waterbeach; and, West Wickham. The cut off point was then extended to 31 March 2023 which resulted in two more Neighbourhood Plans being included:

Gamlingay and Fulbourn. For the 2025 Site Submissions Update the cut off was extended to 31 December 2024 but this did not result in any additional Neighbourhood Plans being included.

Flood Risk

Score: **Red**

Assessment criteria:

The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.

Score: **Amber**

Assessment criteria:

The site contains areas at high, medium or low 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 5 additional dwellings or an increase of 500 square metres of employment floorspace.

Score: **Green**

Assessment criteria:

The site is at low risk of flooding (within flood zone 1) and no areas identified as at risk of surface water flooding.

- 1.19 The National Planning Policy Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 1.20 Flood Zones for fluvial flooding (rivers and sea) are defined by the Environment Agency and are present on the Environment Agency's flood map. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1,000-year flood event). Flood Zone 2 represents areas having between 1% and 0.1% chance of flooding (between a 1 in 100 and 1 in 1,000-year flood event). Flood Zone 3 represents land assessed as having a greater than 1% chance of flooding (a greater than 1 in 100-year event).
- 1.21 The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of the development needs to take into account the effects of climate change.

The Greater Cambridge Strategic Flood Risk Assessment 2021 advocated a precautionary approach and applying Flood Zone 2 as the Flood Zone 3 plus climate change scenario.

- 1.22 Other sources of flooding can also cause problems. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk. A similarly cautious approach to surface water flooding has been applied and all sites including any area at high, medium or low risk of surface water flooding has been rated as Amber. This does not rule a site out but does flag that any such site that is subsequently allocated will have to consider appropriate mitigation measures through more detailed design and/or infrastructure provision. This is addressed further through the Strategic Flood Risk Assessment.
- 1.23 Whilst flooding may not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. The sequential test, and potentially the exception test, will be considered during the preparation of the Local Plan (See NPPF paragraphs 170 to 178).
- 1.24 Sites wholly or largely within Flood Zone 2 and 3 will be scored 'red'. Larger sites could be in a number of flood zones. The site testing considered if there is enough land outside Flood Zone 2 and 3 for a development to take place, and whether safe access could be achieved to and from the development without crossing significant areas of Flood Zones 2 or 3.

Updates and clarifications to Flood Risk methodology description

- 1.25 The HELAA 2021 report stated that sites would be assessed as Green where the site is at low risk of flooding (within flood zone 1) and no/limited areas identified as at risk of surface water flooding. However, given the uncertainties around surface water flooding and what is an appropriate percentage threshold between a Green and an Amber assessment, an Amber assessment was applied to all sites with any area subject to surface water flooding. Surface water flooding is a development consideration that will need to be mitigated against/ addressed during the development process. There has been no change in the assessment process between HELAA 2021 and HELAA 2025. It is worth re-emphasizing that an Amber rating does not preclude any site from being proposed for allocation.

Landscape and Townscape

Score: Red

Assessment criteria:

Development of the site would have a significant negative impact which cannot be mitigated.

Score: Amber

Assessment criteria:

Development of the site would have a detrimental impact which could be satisfactorily mitigated.

Score: Green

Assessment criteria:

Development of the site would have either a neutral or positive impact.

- 1.26 Landscape assessment was provided by Landscape Architects within the Greater Cambridge Shared Planning Service Built and Natural Environment Team.
- 1.27 Greater Cambridge does not contain any nationally important landscape designations such as National Parks or Areas of Outstanding Natural Beauty, but the landscape of Cambridge still has local importance, particularly as the setting for the historic city of Cambridge. In the local context therefore, site landscapes are assessed against the National and Regional Landscape Character Areas and how typical or atypical (how unique) they are to those National and District Character Areas. Its settlements also have characteristic built form, which could be enhanced by development but there is also potential for detrimental impacts.
- 1.28 Sites to be assessed were located and reviewed and all constraints identified from the councils' GIS data and other planning sources such as MaGIC, if needed. The presence of site designations or features were identified, for example Conservation Areas, Tree Preservation Orders, Important Countryside Frontages or Protected Green Space. Greenbelt was omitted from consideration, as this would be subject to a separate assessment as part of the Local Plan process.
- 1.29 The site assessment was informed by the relevant Council's 2018 Local Plan policies, the SCDC Design Guide, Village Design Guides, Neighbourhood Plans, and Cambridge Suburbs and Approaches Studies, and Landscape Character Assessment. To begin, each site as assessed individually and upon its own merits. Sites were reviewed in a similar way to that of a standard

planning application, particularly for the small-medium sized sites. Large and very large sites were reviewed more widely and at larger scale due to their expected impacts on their local area.

- 1.30 Based on the constraints of the site, the scope of the intended proposals and/or expected unit numbers, it was considered whether the site was developable and if so, to what extent the landscape and existing townscape had been considered. For example, would there be enough room for adequate boundary buffering, would there be enough room for tree planting within the site, would the grain/density of the development fit in with surrounding development or setting of the village, and would the surrounding designations be impacted by the development.
- 1.31 If the site was found to be unacceptable at the proposal's scale/units/density etc, further consideration was given to determine if there was an option wherein development could occur if various amendments were made such as a reduction in unit numbers or the avoidance of a part of the site. If the development was within an urban area or within a development framework boundary with on-site constraints it was likely to be green. Some countryside sites outside the development framework were considered green if the expected impacts could be considered as negligible. An amber rating required some mitigation or alteration to the proposals to be found acceptable. Red meant the proposal would result in significant harm that could not be reasonably mitigated.

Biodiversity and Geodiversity

Score: Red

Assessment criteria:

Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.

Score: Amber

Assessment criteria:

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.

Score: Green

Assessment criteria:

Development of the site would not have a detrimental impact on any designated site or those with a regional or local protection.

1.32 Designated sites whether within or outside Greater Cambridge are those with national or international protection, namely:

- Special Areas of Conservation (including possible Special Areas of Conservation);
- Special Protection Areas (including potential Special Protection Areas);
- Ramsar sites (including proposed Ramsar sites);
- Sites of Special Scientific Interest; and
- National Nature Reserves.

1.33 This also includes those sites with regional or local protection, namely:

- Regionally Important Geological Sites;
- Local Nature Reserves;
- County Wildlife Sites;
- City Wildlife Sites; and
- Protected Roadside Verges.

1.34 The Greater Shared Planning Service Natural Environment team and Cambridge City Council Biodiversity Officer reviewed sites in terms of their impact on biodiversity and geodiversity. Sites were assessed in terms of their potential impact on both statutory designations such as SSSIs and non-statutory designated sites such as County Wildlife Sites. Sites benefitting from statutory protection were assessed by reference to the Impact Risk Zones issued by Natural England. Assessment of sites with non-statutory designations was more dependent on local knowledge. Comments were also provided on the likely habitat or species issues that would result from each site proposal. This was based on aerial photos to develop assumptions about site values and species presence.

1.35 Sites with national or international protection, in close proximity to such sites or with links to these sites may be at risk of detrimental impacts which cannot be mitigated against and therefore need to be classified as a red impact. Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the first three

designations, as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.

- 1.36 Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided sites will be assessed as having an amber impact (see paragraphs 192-194 of the NPPF).
- 1.37 Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP). Ecological networks are coherent systems of natural habitats organised across whole landscapes so as to maintain ecological functions. A key principle is to maintain connectivity - to enable free movement and dispersal of wildlife e.g. badger routes, river corridors for the migration of fish and staging posts for migratory birds).
- 1.38 The potential impacts on protected species are not directly assessed by the Biodiversity and Geodiversity criteria, except where sites have been designated specifically to protect their habitats (such as the population of Barbastelle Bats at Eversden and Wimpole Woods Special Area of Conservation). The presence of any legally protected species is a material consideration in the determination of a planning application and therefore an up to date ecological survey and assessment will be required to accompany any future planning application. The Councils' adopted Biodiversity Supplementary Planning Document (2022) provides further guidance.

Updates and clarifications to Biodiversity and Geodiversity methodology description

- 1.39 In addition to the list of designations listed in HELAA 2021 two further designations were actually taken into account in assessing sites: City Wildlife Sites and Protected Roadside Verges.
- 1.40 The methodology has been further updated to emphasize that the potential impacts on protected species are not directly assessed by the Biodiversity and Geodiversity criteria but that this would be a material consideration at the planning application stage.

Open Space/Green Infrastructure

Score: Red

Assessment criteria:

Development of the site would result in a loss of open space which could not be replaced locally.

Score: Amber

Assessment criteria:

Development of the site would result in a loss of open space which could be replaced locally.

Score: Green

Assessment criteria:

Development of the site would not result in the loss of any open space.

1.41 Open space includes play space, amenity space, playing fields, sports pitches, sports facilities, semi-natural space, parks, green corridors/infrastructure and land designated as Local Green Space. It also includes areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity.

1.42 Sites for development on open spaces will only be suitable if the open space could be replaced by a better or equivalent open space in terms of size and quality (see paragraph 104 of the NPPF). 'Replaced locally' is defined as within the same community. This category of assessment is known as a 'Policy Officer Comment' in the HELAA 2025 site assessments.

Historic Environment

Score: Red

Assessment criteria:

Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated (see paragraphs 212-214 of the NPPF).

Score: Amber

Assessment criteria:

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.

Score: Green

Assessment criteria:

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.

- 1.43 Heritage Assets are buildings, monuments, sites, landscapes and places identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest. Designated heritage assets include:
- Listed Buildings (grade I, grade II* and grade II)
 - Registered Parks and Gardens
 - Scheduled Monuments
 - Conservation Areas
- 1.44 Non-designated Heritage Assets can include locally listed buildings (or Buildings of Local Interest identified in Conservation Area Appraisals and Neighbourhood Plans) and non-registered parks or gardens.
- 1.45 The Greater Cambridge Shared Planning Service Historic Environment team reviewed each site. This was informed by identification of relevant constraints such as listed buildings and scheduled monuments. Conservation officers then used other available evidence such as Conservation Area Appraisals to help consider the wider setting of an asset and the potential impact on any heritage assets. The sorts of issues considered included whether significant views would be impacted, whether development could be consistent with the characteristic layout of a conservation area and the access to the site. The extent to which these issues could be mitigated by only developing part of a site was also assessed. Sites were assessed as 'Red' where the development of the site would cause substantial harm, or severe or significant 'Less than substantial harm' to a designated heritage asset or the setting of a designated heritage asset which could not be reasonably mitigated.

Archaeology

Score: Red

Assessment criteria:

Known archaeology of significance which could not be mitigated through design or conditions.

Score: Amber

Assessment criteria:

Development of the site could have a detrimental impact to archaeology. Further information regarding the extent and significance of archaeology would be required. Archaeological works could be secured by condition of planning permission.

Score: Green

Assessment criteria:

Development of the site would have either a neutral or positive impact to archaeology.

- 1.46 The County Archaeology Team were consulted on each of the sites and assessments have been informed by the Cambridgeshire Historic Environment Record (HER) (see paragraph 196 of the NPPF). Each site was assessed against known areas of archaeology using GIS data. Where a site contained known archaeology of significance which could not be mitigated by the development, these sites were scored Red. Examples of this include sites containing Scheduled Ancient Monuments.

Accessibility to Local Services and Facilities

- 1.47 Accessibility of a site to local services and facilities by means other than the car – and the extent to which development might provide new services or enhance sustainable accessibility to existing ones – are important considerations in determining the suitability of a site for development.
- 1.48 The HELAA used ten different access categories and assessed suitability in terms of the distance from these categories. Distances were agreed that were consistent with the approach taken in the Sustainability Appraisal. The distances are set out in the table below.

Table 1: Distance from ten access categories and assessed suitability

Category	Green	Amber	Red
Health	<720 metres	720-2000 metres	>2000 metres
City, District or Rural Centre	<720 metres	720-2000 metres	>2000 metres
Local, Neighbourhood or Minor Rural centre	<720 metres	720-2000 metres	>2000 metres
Rapid Public Transport	<1800 metres	>1800 metres	-
Future Rapid Public Transport	<1800 metres	>1800 metres	-
Public Transport	<450 metres	450-1000 metres	>1000 metres
Primary School	<450 metres	450-1000 metres	>1000 metres
Secondary School	<900 metres	900-2000 metres	>2000 metres
Major employment sites	<1800 metres	>1800 metres	-
Cycle network	<800 metres	800-1600 metres	>1600 metres

'Major employment sites' measured to key Greater Cambridge employment centres.

Cambridge:

- Cambridge City Centre (as defined on Cambridge Local Plan 2018 Policies Map)
- Cambridge Biomedical Campus / Addenbrookes
- West Cambridge
- North East Cambridge including Cambridge Science Park / Business Park
- CB1 (Station Road, Station Square, Cambridge railway station)
- Peterhouse Technology Centre

South Cambridgeshire:

- Babraham Research Campus
- Buckingway Business Park, Swavesey
- Bourn Airfield (Bourn Quarter Location)

- Granta Park, Great Abington
- Bar Hill (Trafalgar Way)
- Cambourne Business Park, Cambourne
- Land at Hinxton Road, South of Duxford
- Wellcome Trust Genome Campus, Hinxton
- Cambridge Research Park, Landbeach (adjoining Waterbeach new town)
- Sawston (former Spicers site)
- Melbourn Science Park
- Histon Vision Park

Other:

- Orchard Road Industrial Estate, Royston

1.49 To simplify the process, RAG ratings were converted to a points based scoring system. Where sites were assessed as Green they scored 2 points, Amber scored 1 point and Red scored 0 points. The aggregate score for each site was applied to a threshold to achieve a final RAG rating. The thresholds used were:

- Overall Accessibility Green RAG score: 12-20
- Overall Accessibility Amber RAG score: 6-11
- Overall Accessibility Red RAG score: 0-5

1.50 However, where a site was assessed as being able to deliver a significant number of new homes based on our capacity calculations, specific RAGs were amended to Green based on the following net additional dwelling thresholds on the grounds that these services would be provided on site as part of any future development. These assumptions were used in order to provide an objective assessment with a clear set of assumptions. These types of infrastructure/facilities would usually be considered on a site by site basis but given the large number of sites being considered as part of the HELAA, a more broad-brush approach was taken based on the indicative thresholds below.

1.51 Proposals for employment/non-residential schemes were also considered against the above accessibility criteria. The Greater Cambridge Local Plan seeks to enable sustainable development, by in part, locating homes and jobs close to each other as well as the necessary supporting services and facilities to support them. Therefore, this is reflected in the HELAA process to ensure that all sites can be assessed in terms of their accessibility and in turn, reduce the need for people to travel.

Table 2: Infrastructure/Facility and Catchment population

Infrastructure/Facility	Catchment population	Number of dwellings
Primary school	4,000	1,650
Secondary school	8,000	3,300
Health Centre (4 doctors)	10,000	4,100
Community centre	4,000	1,650
Local centre / employment provision	6,000	2,500
District centre / superstore	24,000	10,000

Updates and clarifications to Accessibility to Local Services and Facilities

- 1.52 The list of employment centres was reviewed and updated. CB1 and Peterhouse Technology Centre were added because they were identified employment areas in the adopted Local Plans that had not been initially included. Orchard Road Industrial Estate, Royston was added because it is a major allocated employment area immediately adjacent to the Greater Cambridge area. Northstowe town centre was excluded on the grounds that the development had not started. All sites were re-run against the revised list.
- 1.53 The consultation process identified that the primary school data did not include the new Histon Primary School or Gamlingay Village Primary. As a result, the primary school category was re-run for all sites within the vicinity of Histon or Gamlingay. The updated analysis did not affect the overall assessment of any sites.
- 1.54 Sites assessed as part of the 2025 Site Submissions Update were assessed against the updated criteria.

Site Access

Score: **Red**

Assessment criteria:

No possibility of creating a safe access. This includes sites promoting 100+ dwellings that cannot provide a safe second access.

Score: Amber

Assessment criteria:

There are potential access constraints, but these could be overcome through development.

Score: Green

Assessment criteria:

Access by all means is possible.

1.55 Cambridgeshire County Council as the Local Highway Authority had been consulted to inform this assessment. Site access is an important consideration in determining the suitability of sites for development. Suitable and safe highway access is needed for both construction and occupation phases of a development. A site with no direct vehicular access or without the potential to provide suitable safe access cannot be considered suitable for development. Sites promoting 100+ dwellings cannot be considered suitable for development if they cannot provide a suitable safe second access point from the adopted highway network. This secondary access can also be a pedestrian/ cycle access point, provided it confirms with highways requirements.

Updates and clarifications to Site Access

The methodology has been updated to make the requirement for sites of 100+ dwellings to have two emergency vehicle access points explicit.

Transport and Roads

Score: Red

Assessment criteria:

Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated.

Score: Amber

Assessment criteria:

Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.

Score: Green

Assessment criteria:

Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.

1.56 Cambridgeshire County Council undertook transport assessments of each site above 50 dwellings and all employment sites by considering the potential impact of each proposal on the local transport network, including trunk routes (major 'A' roads such as A10, A505, A1303, and A1307) as well as local roads. Internal workshops were run to review and moderate the individual site assessments.

1.57 Key issues included: the current and future potential for site accessibility / connectivity, the proximity to areas of known safety/congestion issues, the proximity to strategic investment and the current and future level of sustainable transport provision. Proposals of under 50 dwellings will not need a Transport Assessment but may need a Transport Statement if they are close to a large committed development or they are located in a congested corridor, near a problem junction or within a cluster of sites. Proposals of 50 or more dwellings will require a Transport Assessment. Factors that contributed to a 'Red' score, including cumulative impacts, were:

- there were any large committed developments close to the site
- the site was located in a congested corridor
- the site was located near a problem junction
- the site was not in a sustainable location close to existing or planned services, facilities or public transport
- the site needed major transport infrastructure to be delivered
- the site was located in an area with ongoing transport improvements
- the site was located by a major accident cluster
- the site was located by a major TIP Scheme - indicate contributions may be required.

1.58 The assessments reflect the current Local Transport Plan (LTP) at the time of the assessments. A new Local Transport and Connectivity Plan (LTCP) was approved by the Cambridgeshire and Peterborough Combined Authority on 29 November 2023.

Noise, Vibration, Odour and Light Pollution

Score: Red

Assessment criteria:

The site is incapable of being developed to provide healthy internal and external environments and acceptable quality of life / amenity living conditions in regard to noise / vibration / odour/ light pollution.

Site is within 200m of a waste facility (As regulated by Cambridgeshire County Council Minerals and Waste).

Score: Amber

Assessment criteria:

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.

Score: Green

Assessment criteria:

The site is at low risk in regard to noise / vibration / odour. Development of the site would have either a neutral or positive impact on the Noise, Vibration, Odour and Light Pollution.

- 1.59 New homes and workplaces must be capable of providing a healthy internal and external environment and acceptable living conditions in terms of quality of life / amenity, after careful site layout, design and mitigation. Sources of noise, vibration, odour, air and light pollution include transportation (road traffic, rail and aircraft), industrial, commercial, business, leisure, agricultural premises / land uses, floodlights, road traffic light and wind farms. Account will be taken of site layout, design and mitigation which can be reasonably anticipated, which are appropriate to their location and do not have unacceptable impacts on other planning requirements.
- 1.60 Each Local Planning Authority's Environmental Health team was consulted. Sites were then assessed using a range of evidence. This included published studies and reports such as DEFRA's Strategic noise mapping (2022) - GOV.UK (www.gov.uk) and the Greater Cambridge Sustainable Design and Construction SPD - Cambridge City Council (adopted January 2020), and internal monitoring and mapping systems alongside officer experience and knowledge.

1.61 If existing neighbouring/adjoining land uses or potential future land uses (i.e. from other neighbouring sites being considered in the assessment) would create amenity issues for current or future residents or occupiers such as noise, odour or light pollution, or safety which cannot be mitigated then the site should be considered unsuitable for development. Sensitive design may lessen the impact of amenity issues and in some cases may still allow a site to be used for a conflicting use.

1.62 For large sites it may be that part of the site is unsuitable, but the remainder is sufficient to deliver a suitable development.

Air Quality

Score: Red

Assessment criteria:

The site is incapable of being developed to provide healthy internal and external environments and acceptable quality of life / amenity living conditions in regard to air quality after careful design and mitigation.

Score: Amber

Assessment criteria:

The site is capable of being developed to provide healthy internal and external environments in regard to air quality after careful design and mitigation. 'Amber' is the default score for sites within an Air Quality Management Area (AQMA) in case of changes to the AQMA and potential mitigation measures that can be put in place.

Score: Green

Assessment criteria:

The site is at low risk in regard to air quality.

1.63 Each Local Planning Authority's Environmental Health team was consulted to provide this assessment. Their assessments were informed by Air Quality Management Areas where negative impacts were most likely. Sites were then assessed using a range of evidence.

1.64 The assessments focused on considering the potential for unacceptable or significant impacts on current or future sensitive developments such as residential and the scope for mitigating these impacts.

Contamination and Ground Stability

Score: Red

Assessment criteria:

The site is likely to be incapable of being developed due to significant contamination / ground stability issues incapable of appropriate mitigation or remediation.

Score: Amber

Assessment criteria:

The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.

Score: Green

Assessment criteria:

The site is capable of being developed as there are unlikely to be any contamination / ground stability issues.

- 1.65 Most previously developed (brownfield) sites will be affected by land contamination to some degree largely depending upon the site's land use history, in particular industrial and commercial usage. Such contamination can pose risks to human health as well as causing pollution to rivers/groundwater and the wider natural environment. Even previously undeveloped (greenfield) sites may be affected by land contamination, for example caused by the use of agricultural chemicals.
- 1.66 Ground stability issues are often associated with former landfill sites, mineral workings, and quarries where significant and long-term soil settlement can occur. Ground stability issues are also a natural function of geology (chalk in particular) when the bedrock has dissolved/eroded over time leading to the overlying soil being prone to collapse.
- 1.67 In most cases contamination and ground stability issues can be overcome following appropriate investigation, risk assessment and mitigation and do not usually present an insurmountable constraint to development, although certain types of development may be precluded (such as houses with gardens). However, a small percentage of sites may be so seriously affected by contamination and/or ground stability issues that the cost and scale of mitigation is such that the site is unviable for residential development.

1.68 Each Local Planning Authority's Environmental Health team was consulted to provide this assessment.

Further constraints

1.69 The following constraints have been considered as they may influence the suitability of sites for development. However, the assessment and any RAG scoring in this section have not influenced the overall suitability of the site including the Suitability Conclusion RAG score.

Constraints to development

Score: Red

Assessment criteria:

Constraints to development that would seriously constrain development potential.

Score: Amber

Assessment criteria:

There are potential constraints, but these could be overcome.

Score: Green

Assessment criteria:

Development of the site would be unconstrained.

1.70 Known site constraints have been reviewed to identify the presence of any infrastructure on the site, such as high pressure gas pipelines or overhead electricity pylons or cables. Such issues will not always rule a site out from development but could impact on how much of a site could be developed, or potentially add additional development costs. Development Consent Orders (DCOs) in Cambridgeshire were reviewed but sites were only re-assessed where it was considered that sites could be affected by consented DCOs.

Updates and clarifications to Constraints to Development

The methodology has been updated to confirm that DCOs have only been considered once they have been consented.

Strategic Highways Impact

- 1.71 Highways impacts were considered in consultation with National Highways (for the Strategic Road Network) and Cambridgeshire County Council (as the local highway authority).
- 1.72 Work with National Highways (formerly Highways England) agreed an overall approach to assessing the impact of proposals on the strategic road network (M11, A11, A14, and A428). Based upon junction capacity, a zonal approach was developed to consider the potential impact of sites according to which part of the strategic road network they were connected to. While most sites fall within a single National Highways zonal area, a number of sites had to be apportioned to a single zone dependent on which zone the majority of the site fell under. The 'A14 Cambridge Northern Bypass' and 'M11 North' zones were considered to be the only zones with no capacity for growth where sites would need to ensure no net increase in vehicles trips on the strategic road network. (See Annex 2 for further information).

Updates and clarifications to Strategic Highways Impact

- 1.73 The description of the methodology agreed with National Highways to assess the impact of proposals on the strategic road network has been updated to provide more detail of the actual process that was used to assess sites in HELAA 2021. The map within this annex has also been updated to amend the intersection between the boundaries of zones 1, 8 and 9 to show that M11 J13 falls within zone 8 (not 1 as in the map included in HELAA 2021). This resulted in some sites being changed from one zone to another and, hence, requiring a re-assessment.

Agricultural Land Classification

- 1.74 [Planning Practice Guidance for the Natural Environment](#) paragraph 001 states that planning policies and decisions should take account of the economic and other benefits of the best and most versatile agricultural land (Grades 1, 2 and 3a).
- 1.75 In order to meet development needs identified the Local Plan may need to allocate sites on agricultural land. Agricultural land grade is presented for information but will inform the sustainability appraisal process.

Green Belt – Assessment of harm of Green Belt Release

- 1.76 National planning policy states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 1.77 Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.
- 1.78 When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
- 1.79 In order to ensure the sustainability issues of development inside and outside the Green Belt are fully understood, the HELAA has taken a 'policy off' approach and considered all sites whether they are in the Green Belt or not.
- 1.80 A [Greater Cambridge Green Belt Assessment \(2021\)](#) has been prepared to inform plan making. This identifies relative variations in harm to the Green Belt that would be associated with development. This is a complex study which explored the potential impacts of development across the Cambridge Green Belt. It is not possible to capture the full detail of the assessments in the HELAA proforma. See the Green Belt study itself for information on how the study was carried out and how it should be interpreted. As a result of feedback on the First Proposals and [HELAA 2021](#) some small revisions were made to two Green Belt parcels. These are explained in a [Greater Cambridge Green Belt Assessment 2021](#) study errata which is published in the [Greater Cambridge Local Plan document library](#). The Councils intend to update the Green Belt Assessment to reflect changes in national Green Belt policy.
- 1.81 The HELAA identifies the name of the parcel in the study, and the harm rating. This has not been used to identify whether sites are suitable or unsuitable, as there will be consideration of whether exceptional circumstances exist for releasing land from the green belt as part of the wider plan making process.

Suitability Conclusion

- 1.82 Following the testing against individual criteria each site is given an overall suitability assessment. Sites which are assessed as Red against any criteria

(other than those listed as 'further constraints') are assessed as 'Unsuitable' in terms of their overall suitability. Sites which have no Red scores but at least one Amber score are assessed as 'Potentially Suitable'. Sites which are assessed as Green against all criteria are assessed as 'Suitable'. Where sites have been taken forward despite being assessed as unsuitable, the reasons for this are addressed in the Strategy and Sites Topic Papers and the appropriate mitigation measures are identified in the draft site allocation.

Score: Unsuitable

Assessment criteria:

The site does not offer a suitable location for development for the proposed use and/or there are known significant constraints or impacts which cannot be mitigated.

Score: Potentially Suitable

Assessment criteria:

The site offers a potentially suitable location for development for the use proposed but is subject to constraints or impacts which could inhibit its development for the proposed use. Likely to require more extensive mitigations than a suitable site.

Score: Suitable

Assessment criteria:

The site offers a suitable location for development for the use proposed and is compatible with neighbouring uses when considered against relevant constraints and their potential to be mitigated. There are no known constraints or impacts that will significantly limit the development potential of the site.

Updates and clarifications to Constraints to Development

- 1.83 A more detailed description of how individual assessments are aggregated to arrive at an overall suitability assessment for each site has been added to the methodology.

Availability

Question / Response

Is the site controlled by a developer or landowner who has expressed an intention to develop? Yes / No

Are there known legal or ownership impediments to development? Yes / No

Is there planning permission to develop the site? Yes / No

When will the site be available for development? (sites proposed for development within 5 years must meet the NPPF definition of deliverable)

Within 0-5 years

Within 6-10 years

Within 11-15 years

Site not currently deliverable or developable

1.84 The Call for Sites process requested information regarding the availability of sites, including seeking confirmation of landowner support, and confirmation that there were no legal issues that would impede availability. The Call for Sites questionnaire also sought information on when a site would be available for development.

1.85 If there is evidence available that a site is not available for development, it will fail this element of the assessment.

Score: Red

Assessment criteria:

There is no evidence that the site is available, or alternatively, there is evidence that the site is unavailable.

Score: Amber

Assessment criteria:

There is evidence of legal or land ownership constraints that may impact on the availability of the site.

Score: Green

Assessment criteria:

There is evidence that the site is available for development in the timescales indicated.

Achievability

Question / Response

Is there are reasonable prospect that the site could be developed? Yes / No

An assessment of viability for all suitable and available sites will be undertaken as part of the whole plan wide viability assessment for the emerging Local Plan.

Score: Red

Assessment criteria:

The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. Due to existing site constraints and/or high existing use value, development is unlikely to be economically viable at an appropriate density.

Score: Amber

Assessment criteria:

The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. However, the site has a low existing use value and development is likely to be economically viable at an appropriate density.

Score: Green

Assessment criteria:

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.

Development Potential

Capacity and Delivery / Response

Estimated dwellings per hectare -

Estimated dwellings units -

Estimated employment space (m2) -

Estimated start date

0-5 years

6-10 years

11-15 years

Sites not currently deliverable or developable

Estimated annual build-out rate -

Development completion timescales (years)

Sites not currently deliverable or developable

0-5 years

6-10 years

11-15 years

1.86 This part of the assessment also provides a sense check of the site capacities that were submitted through the Call for Sites Process. The Greater Cambridge Shared Planning Service has considered each site against local prevailing densities. For mixed use and employment sites, the landowner/promoters estimate was used based on the majority of sites having been submitted following a masterplan led approach. Nevertheless, these were also manually reviewed by officers to ensure they were reasonable for this stage of Plan making.

1.87 Estimates of start dates and build out rates have been guided by the findings of the [Greater Cambridge Housing Delivery Study](#) (2021). An [Addendum](#) to the study published in December 2022 concluded:

“Having considered the representations received to the First Proposals (Preferred Options) version of the Local Plan in relation to housing delivery, the recommendations included in the Housing Delivery Study

(2021) in relation to windfalls, lead-in times and build out rates are still considered to be robust and realistic for the Councils to use as part of their plan making process and also for other updates to the Greater Cambridge housing trajectory.”

1.88 A further Addendum published in 2025 concluded that 2021 Housing Delivery Study assumptions for strategic and non-strategic sites remain robust.

1.89 With regard windfall sites the 2025 Addendum further concluded:

“Historic windfall delivery data (2006–2024) supports a continued allowance of 425 dwellings per annum (dpa), split between Cambridge (185 dpa) and South Cambridgeshire (240 dpa). Although recent years show a slight dip, this is attributed to short-term market conditions and policy uncertainty. The 2024 NPPF and emerging reforms (e.g., Brownfield Passports) are expected to support windfall delivery, particularly on small and brownfield sites.”

1.90 Tables from the original study detailing the findings regarding lead-in times and build out rates can be found below.

Table 1: Strategic site lead-in time and build-out rate assumptions

Site Size	Plan adoption to submission (Years)*	Submission to Approval (Years)**	Approval to first Completion (Years)	Average build-out rate (Dwellings)	Average outlets (Number)	Peak build-out rate (Dwellings)	Peak outlets (Number)
200-499	2 years	4	2	50	1	50	1
500-999	2 years	4	2	90	1-2	100	2
1000-1499	3 years	4	2	120	2-3	150	3
1500-1999	3 years	4	2	145	3-4	200	4
2000+ New	3 years	4	2	200-250	4-5	300	5

Site Size	Plan adoption to submission (Years)*	Submission to Approval (Years)**	Approval to first Completion (Years)	Average build-out rate (Dwellings)	Average outlets (Number)	Peak build-out rate (Dwellings)	Peak outlets (Number)
Settlement							
2000+ Urban Extension	3 years	4	2	225-275	5	350	7

*(N.B. this assumes the preparation of some form of supplementary guidance e.g. masterplan, design guide/code or Supplementary Planning Document to guide strategic developments of >200 dwellings. This timeframe could be reduced where no supplementary guidance or Green Belt release is required prior to submission of an application).

** Approval is defined as a legally implementable permission e.g. following approval of Reserved Matters. It is assumed that strategic site promoters will typically seek outline planning approval in the first instance. It is acknowledged that some smaller sites in the 200-499 range could be brought forward for full planning and time savings would be achievable. This should be assessed on a case by case basis (where appropriate), otherwise an outline planning application should be assumed.

Table 2: Strategic site build-out rate phasing assumptions example

Size band	Y 1	Y 2	Y 3	Y 4	Y 5	Y 6	Y 7	Y 8	Y 9	Y 10	Y 11	Y 12	Y 13	Y 14	Y 15	Y 16	Y 17	Y 18	Y 19	Y 20	Total	Average dwellings per annum (dpa)	Equivalent outlets
200-499	50	50	50	50	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250	50	1.0
500-999	50	100	100	100	100	100	50	-	-	-	-	-	-	-	-	-	-	-	-	-	600	86	1.7
1000-1499	50	100	150	150	150	150	150	150	100	50	-	-	-	-	-	-	-	-	-	-	1200	120	2.4
1500-1999	50	100	150	200	200	200	200	200	150	100	50	-	-	-	-	-	-	-	-	-	1600	145	2.9
2000+ NS	50	100	150	200	250	300	300	300	300	300	300	300	300	300	300	250	200	150	100	50	4500	225	4.5
2000+ SUE	50	150	250	350	350	350	350	250	150	50	-	-	-	-	-	-	-	-	-	-	2300	230	4.6

Table 3: Non-strategic site lead-in time and build-out rate assumptions, by HELAA typology

Typology – Central

Density

- 75 – 225 dph

Low

- 75

Low-Medium

- 125

Medium-high

- 175

High

- 225

GSCP Monitoring Category

- Cambridge Urban Area

Lead-in times (Submissions to first completion)

- Full: 3 years
- Outline: 5 years

Built-out rate flats

- All built in one year

Built-out rate houses

- N/A

Notes

- Assume outline permission sought only on the largest sites 9

Typology – Suburban (Flats and Houses Mix)

Density Range:

- 40–120 dph

Low:

- 40

Low-Medium:

- 60

Medium-High:

- 90

High:

- 120

GCSP Monitoring Category:

- Cambridge Urban Area (City) (flats and houses mix)

Lead-in Times (Submissions to First Completion):

- Full: 3 years
- Outline: 5 years

Build-out Rate (Flats):

- 75 dpa (houses and flats mix)

Build-out Rate (Houses):

- 75 dpa (houses and flats mix)

Notes:

- Assume outline permission sought only on the largest sites (200+ dwellings)

Typology – Suburban (Houses)

Density Range:

- 40–120 dph

Low:

- 40

Low-Medium:

- 60

Medium-High:

- 90

High:

- 120

GCSP Monitoring Category:

- Cambridge Urban Area (City) (houses)

Lead-in Times (Submissions to First Completion):

- Full: 3 years

- Outline: 5 years

Build-out Rate (Flats):

- N/A

Build-out Rate (Houses):

- 50 dpa

Notes:

- Assume outline permission sought only on the largest sites (200+ dwellings)

Typology – Rural Connected

Density Range:

- 30–80 dph

Low:

- 30

Low-Medium:

- 40

Medium-High:

- 60

High:

- 80

GCSP Monitoring Category:

- Rural Centre (South)

Lead-in Times (Submissions to First Completion):

- Full: 3 years
- Outline: 4 years

Build-out Rate (Flats):

- All built in one year

Build-out Rate (Houses):

- 40 dpa

Notes:

- Assume outline if larger than 50 dwellings

Typology – Rural Minor/Group

Density Range:

- 30–40 dph

Low:

- N/A

Low-Medium:

- 30

Medium-High:

- 40

High:

- N/A

GCSP Monitoring Category:

- Minor Rural Centre (South)

Lead-in Times (Submissions to First Completion):

- Full: 3 years
- Outline: 4 years

Build-out Rate (Flats):

- N/A

Build-out Rate (Houses):

- 40 dpa

Notes:

- Assume outline if larger than 50 dwellings

Typology – Rural Infill

Density Range:

- 15 dph

Low:

- 15

Low-Medium:

- N/A

Medium-High:

- N/A

High:

- N/A

GCSP Monitoring Category:

- Infill Village (South)

Lead-in Times (Submissions to First Completion):

- Full: 3 years
- Outline: –

Build-out Rate (Flats):

- N/A

Build-out Rate (Houses):

- All built out in one year (small sites only)

Notes:

- Applications of this size unlikely to be made in outline

Typology – Large City Edge / Infill (<200 dwellings)

Density Range:

- 50–150 dph

Low:

- 50

Low-Medium:

- 70

Medium-High:

- 100

High:

- 150

GCSP Monitoring Category:

- Edge of Cambridge (City), Cambridge Urban Area (South)

Lead-in Times (Submissions to First Completion):

- Full: 4 years
- Outline: 6 years

Build-out Rate (Flats):

- All built in one year

Build-out Rate (Houses):

- 40 dpa

Notes:

- Assume outline if larger than 50 dwellings

Typology – Large City Edge / Infill (>200 dwellings)

Density Range:

- 50–150 dph

Low:

- 50

Low-Medium:

- 70

Medium-High:

- 100

High:

- 150

GCSP Monitoring Category:

- Strategic site

Lead-in Times (Submissions to First Completion): –

Build-out Rate (Flats): –

Build-out Rate (Houses): –

Notes:

- See strategic sites section.

Typology – New Settlement

Density Range:

- 40–60 dph

Low:

- 40

Low-Medium:

- 50

Medium-High:

- 60

High:

- N/A

GCSP Monitoring Category:

- Strategic site

Lead-in Times (Submissions to First Completion): –

Build-out Rate (Flats): –

Build-out Rate (Houses): –

Notes:

- See strategic sites section.

Table 4: Table showing Non-strategic site lead-in time and build-out rate assumptions, by HELAA typology

Typology	Density	Low	Low-Medium	Medium-High	High	GCSP Monitoring category	Lead-in times (submission to first completion) - Full	Lead-in times (submission to first completion) - Outline	Build-out rate flats	Build-out rate houses	Notes
Central	75-225 dph	75	125	175	225	Cambridge Urban Area (City) (flats)	3	5	All built in one year	N/A	Assume outline permission sought only on the largest sites (200+ dwellings)
Suburban	40-120 dph	40	60	90	120	Cambridge Urban Area (City) (flats and houses mix)	3	5	75dpa houses and flats mix	75dpa houses and flats mix	Assume outline permission sought only on the largest sites (200+ dwellings)
Suburban	40-120 dph	40	60	90	120	Cambridge Urban Area (City) (houses)	3	5	N/A	50dpa	Assume outline permission sought only on the

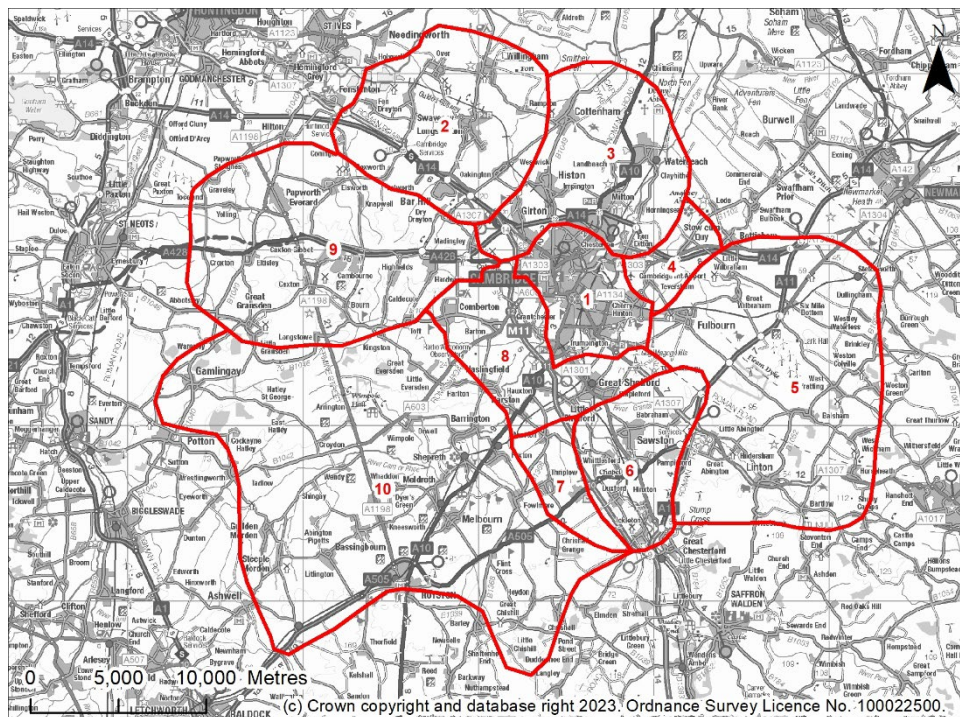
Typology	Density	Low	Low-Medium	Medium-High	High	GCSP Monitoring category	Lead-in times (submission to first completion) - Full	Lead-in times (submission to first completion) - Outline	Build-out rate flats	Build-out rate houses	Notes
											largest sites (200+ dwellings)
Rural connected	30-80 dph	30	40	60	80	Rural Centre (South)	3	4	All built in one year	40dpa	Assume outline if larger than 50 dwellings
Rural minor/group	30-40 dph	n/a	30	40	n/a	Minor Rural Centre (South)	3	4	N/A	40dpa	Assume outline if larger than 50 dwellings
Rural Infill	15 dph	15	n/a	n/a	n/a	Infill Village (South)	3	-	N/A	All built out in one year (small sites only)	Applications of this size unlikely to be made in outline

Typology	Density	Low	Low-Medium	Medium-High	High	GCSP Monitoring category	Lead-in times (submission to first completion) - Full	Lead-in times (submission to first completion) - Outline	Build-out rate flats	Build-out rate houses	Notes
Large city edge / infill (<200 dwellings)	50-150 dph	50	70	100	150	Edge of Cambridge (City), Cambridge Urban Area (South)	4	6	All built in one year	40dpa	Assume outline if larger than 50 dwellings
Large city edge / infill (>200 dwellings)	50-150 dph	50	70	100	150	Strategic site	-	-	-	-	See strategic sites section.
New Settlement	40-60 dph	40	50	60	n/a	Strategic site	-	-	-	-	See strategic sites section.

Annex 2: Assessment of impact on the strategic road network

The Councils collaborated with National Highways to agree an approach to assessing the impact of proposals on the strategic road network.

This assessment was based upon the capacity of junctions, as these are the pinch points on the road network which causes traffic congestion. A catchment area or zone was agreed with National Highways, as shown on the map below. These zones are drawn around each junction on the strategic road network to reflect the catchment area or roads which feed into those junctions.



Each zone was assigned a Red, Amber, Green (RAG) score according to how the junctions perform in terms of their capacity to accommodate additional traffic. Development proposals fall within these zones and is assessed according to the criteria in the table below.

Zone: 1

Location: Cambridge

Strategic Road Junction(s) within zone: -

Could the junction(s) accommodate any growth?: -

RAG score: Green

Comment: Assumed 'trip budget' / restricted vehicle use approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network

Zone: 2

Location: A14 West

Strategic Road Junction(s) within zone: 24 Swavesey, 25 Bar Hill

Could the junction(s) accommodate any growth?: Yes - performs within capacity - part of new A14 scheme, scheme designed to accommodate planned growth

RAG score: Green

Comment: Capacity for limited growth

Zone: 3

Location: A14 Cambridge Northern Bypass

Strategic Road Junction(s) within zone: 32 Orchard Park, 33 Milton, 34 Horningsea

Could the junction(s) accommodate any growth?: No - currently experiences queues.

RAG score: Red

Comment: Very limited capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.

Zone: 4

Location: A14 East

Strategic Road Junction(s) within zone: 35 Stow cum Quy

Could the junction(s) accommodate any growth?: Yes - performs within capacity

RAG score: Green

Comment: Capacity for limited growth

Zone: 5

Location: A11

Strategic Road Junction(s) within zone: 36 Bottisham (A14), London Rd, Mill Rd, Balsham Rd

Could the junction(s) accommodate any growth?: Yes - performs within capacity

RAG score: Green

Comment: Capacity for growth

Zone: 6

Location: A11/M11

Strategic Road Junction(s) within zone: A1307 (A11), A505 (A11), 9a Stump Cross (M11), 10 Duxford (M11)

Could the junction(s) accommodate any growth?: Limited – M11 currently experiences queues and issues at A11/A505 but local interventions could alleviate

RAG score: Amber

Comment: Capacity for growth with mitigation to local road network

Zone: 7

Location: M11 South

Strategic Road Junction(s) within zone: -

Could the junction(s) accommodate any growth?: -

RAG score: Green

Comment: Capacity for growth

Zone: 8

Location: M11 North

Strategic Road Junction(s) within zone: 11 Hauxton, 12 Barton, 13 Coton (M11)

Could the junction(s) accommodate any growth?: No - heavily congested and currently experiences queues.

RAG score: Red

Comment: Very limited capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.

Zone: 9

Location: A428

Strategic Road Junction(s) within zone: Caxton, Cambourne, Hardwick, Madingley

Could the junction(s) accommodate any growth?: Yes, but queues on local highway network at Madingley on approach to M11 J13

RAG score: Amber

Comment: Capacity for growth but with potential constraint to local road network at Madingley

Zone: 10

Location: South West

Strategic Road Junction(s) within zone: -

Could the junction(s) accommodate any growth?: -

RAG score: Green/Amber

Comment: Green if less than 2,000 dwellings / 5,000m² employment and Amber if more than 2,000 dwellings / 5,000m² employment

Table 5: Table showing how each zone was assessment (Red, Amber, Green (RAG) score) according to how the junctions perform in terms of their capacity to accommodate additional traffic.

Zone	Location	Strategic Road Junction(s) within zone	Could the junction(s) accommodate any growth?	RAG Score	Comment
1	Cambridge	-	-	Green	Assumed 'trip budget' / restricted vehicle use approach to minimise vehicle traffic, with minimal impact on the Strategic Road Network
2	A14 West	24 Swavesey 25 Bar Hill	Yes - performs within capacity - part of new A14 scheme, scheme designed to accommodate planned growth	Green	Capacity for limited growth

Zone	Location	Strategic Road Junction(s) within zone	Could the junction(s) accommodate any growth?	RAG Score	Comment
3	A14 Cambridge Northern Bypass	32 Orchard Park 33 Milton 34 Horningsea	No - currently experiences queues.	Red	Very limited capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
4	A14 East	35 Stow cum Quy	Yes - performs within capacity	Green	Capacity for limited growth
5	A11	36 Bottisham (A14) London Rd Mill Rd Balsham Rd	Yes - performs within capacity	Green	Capacity for growth
6	A11/M11	A1307 (A11) A505 (A11) 9a Stump Cross (M11) 10 Duxford (M11)	Limited – M11 currently experiences queues and issues at A11/A505 but local interventions could alleviate	Amber	Capacity for growth with mitigation to local road network
7	M11 South	-	-	Green	Capacity for growth

Zone	Location	Strategic Road Junction(s) within zone	Could the junction(s) accommodate any growth?	RAG Score	Comment
8	M11 North	11 Hauxton 12 Barton 13 Coton (M11)	No - heavily congested and currently experiences queues.	Red	Very limited capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
9	A428	Caxton Cambourne Hardwick Madingley	Yes, but queues on local highway network at Madingley on approach to M11 J13	Amber	Capacity for growth but with potential constraint to local road network at Madingley
10	South West	-	-	Green Amber	Green if less than 2,000 dwellings / 5,000m ² employment Amber if more than 2,000 dwellings / 5,000m ² employment

The Strategic Highways Impact criteria considers the unmitigated traffic impact of development on junctions on the trunk road network. The impact is considered in isolation from the Transport and Roads criterion which assesses the accessibility and connectivity of the site to alternative modes and therefore likely vehicular trip generation. A Red score indicates that any junction improvements would be beyond the scale that individual developments could deliver without compromising the site's viability.

Zones 3 'A14 Cambridge Northern Bypass' and 8 'M11 North' were considered to be the only zones with no capacity for growth, and scored Red. This does not rule out

sites at this stage. However, to be acceptable in planning terms development proposals within these zones will need to demonstrate (through a Transport Assessment and Travel Plan) no net increase in vehicles trips on the strategic road network.

Similarly, proposals within Cambridge (Zone 1) will need to minimise their vehicular traffic to minimise impact on the strategic road network. This is consistent with the approach already being applied to many larger sites using a 'trip budget'.

Zone 10 'South West' is located outside the immediate catchment of the strategic road network. Therefore, particularly for smaller development proposals, there is unlikely to be a direct impact (Green score). There is potential for larger development proposals (over 2,000 dwellings or 5,000m² employment) to become a trip generator or attractor across a wider area, which is why an Amber score is applied.

Annex 3: summary of comments received on the HELAA methodology and how these have been considered

A full review of all comments provided on the HELAA methodology together with a response to these is provided in the consultation statement. This Annex provides a summary of the main issues highlighted by respondents and how these have been addressed in the HELAA.

Theme: The Red, Amber, Green (RAG) system

Key issues: The RAG system has been applied too negatively with sites rated as Amber where mitigation could address all issues.

HELAA 2025 response

An Amber rating identifies that there are issues that would need to be addressed if the site were to be considered for allocation. An Amber rating does not stop a site from being allocated but identifies where mitigation measures would be needed to make the development acceptable in planning terms (e.g. landscape enhancements, highways junction upgrade).

Theme

The Red, Amber, Green (RAG) system

Key issues

The RAG system has been applied too negatively with sites rated as Amber where mitigation could address all issues

HELAA 2025 response

An Amber rating identifies that there are issues that would need to be addressed if the site were to be considered for allocation. An Amber rating does not stop a site from being allocated

Theme

The Red, Amber, Green (RAG) system

Key issues

It is not clear how the RAG system derives overall scores and there appears to be inconsistency in the way sites were selected for sustainability appraisal and proposed allocation

HELAA 2025 response

The RAG system is explained in HELAA 2021 and an updated explanation is provided in this report. The selection of sites for sustainability appraisal is explained in the Sustainability Appraisal report. Sites were not proposed for allocation where they were rated Red against any of the 13 main criteria. However a Red rating against any of the following additional considerations (referred to as 'further criteria') did not automatically rule a site out:

- 'Constraints to development'
- 'Strategic Highways Impact'
- 'Agricultural Land Classification'
- 'Green Belt'

Theme

Development frameworks

Key issues

Site assessments should not consider whether a site is within a Development Framework as this can be amended through the Local Plan

HELAA 2025 response

Sites were rated Amber if they were outside a development framework and therefore not excluded from consideration for allocation. In HELAA 2025, sites that were not within or immediately adjacent to an existing Settlement Framework or proposed Defined Development Extent were not (re)assessed as allocation of the site would result in isolated development in the countryside.

Theme

Flooding

Key issues

Whilst part of the site falls within a flood zone or area of surface water flooding, the site can be developed outside of these areas and the impact mitigated

HELAA 2025 response

Where flooding risks are identified, as long as a site is considered to be capable of accommodating at least 5 dwellings on land not at flood risk the site will have been rated Amber and not excluded from consideration for allocation

Theme

Flooding

Key issues

Bespoke modelling demonstrates impacts less significant than Environment Agency maps suggests

HELAA 2025 response

Where new evidence on flooding is provided the site has been re-assessed in line with the HELAA methodology and in consultation with the Local Authority Sustainable Drainage team. Additionally, the HELAA 2025 has reassessed sites based on the latest EA Flood Maps from 2025.

Theme

Townscape and Landscape

Key issues

The townscape and landscape impacts have been over-stated and/or could be mitigated

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Theme

Townscape and Landscape

Key issues

Disagree with the assessment because it is based on an incorrect characterisation of the site

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Theme

Townscape and Landscape

Key issues

The assessment does not take into account that the site could be developed in smaller parcels

HELAA 2025 response

Where assessment teams have identified that a smaller part of the site could be developed more appropriately this has been stated in the assessment. Where an alternative, smaller scheme has been proposed through a representation this option has been assessed as a new site in line with the HELAA methodology

Theme

Townscape and Landscape

Key issues

Has the HELAA considered sites in the context of the A428 Improvement Scheme?

HELAA 2025 response

Development Consent Orders (DCOs) have been considered when they are approved. In the case of the A428 scheme which was approved after [HELAA 2021](#), all nearby sites were re-assessed in terms of landscape and environmental health

Theme

Historic Environment

Key issues

The impacts on the historic environment are overstated and/or can be mitigated

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology.

Theme

Historic Environment

Key issues

Implementing new Heritage Impact Assessment's (HIA) mitigation recommendations would change the score

HELAA 2025 response

The HIA has only assessed sites assessed as Green or Amber. Sites could be considered for allocation with either of these ratings and the HIA recommendations would help to scope the relevant policy

Theme

Noise, Vibration, Odour & Light

Key issues

NVOL impacts will be assessed and can be mitigated

HELAA 2025 response

Where impacts have been assessed as being capable of mitigation the site will have been assessed as Amber which will not preclude it from allocation

Theme

Air Quality

Key issues

The air quality impacts have been overstated and/or could be mitigated

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Theme

Open Space/Green Infrastructure

Key issues

Loss of open space can be mitigated

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Theme

Open Space/Green Infrastructure

Key issues

The assessment does not take into account how university's sports provision has changed to clustering meaning site now redundant

HELAA 2025 response

Sites have been assessed against adopted planning designations and constraints. Amendments to existing designations or the introduction of new ones, will be evidence led through the relevant Local Plan evidence base documents. Where sites may no longer fall, wholly or in part, under a particular designation, such as Protected Open Space, their suitability for development will be re-considered at that stage.

Theme

Biodiversity

Key issues

Biodiversity and geodiversity impacts have been overstated and/or can be mitigated

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Theme

Accessibility to services

Key issues

Assessment does not consider that new development can deliver new services and improve connectivity

HELAA 2025 response

The assessment methodology sets out the scale of development which is assumed to bring forward certain types of services. The assessment also took account of the services proposed as part of the land use mix in the site proposal

Theme

Accessibility to services

Key issues

Assessment does not take account of planned transport infrastructure investments

HELAA 2025 response

The assessment does take into account proposed rapid public transport investments.

Theme

Accessibility to services

Key issues

The assessment criteria are not suited to employment sites, for example, relevance of proximity to schools questioned

HELAA 2025 response

Employment sites should still be within sustainable locations and, therefore, close to a range of services and facilities

Theme

Accessibility to services

Key issues

The assessment doesn't take into account the site's links to current utilities which would enable the site to be brought forward quicker

HELAA 2025 response

Links to current utilities may speed up the development progress but they will not make sites more sustainable

Theme

Accessibility to services

Key issues

The HELAA scoring system should be updated to reflect changes in modern living and technological advancements, i.e. homeworking

HELAA 2025 response

It is difficult to predict how future requirements will change but concepts such as the '20 minute community' suggest that local access to services and facilities will remain important

Theme

Accessibility to services

Key issues

There are some discrepancies in the distances quoted in relation to the access to services. For example, employment opportunities in villages have not been included in assessment and the new Histon primary school is not accounted for

HELAA 2025 response

Where distances have been disputed these have been checked. The new Histon primary school has been included with all nearby sites re-assessed. However, only significant employment centres, as set out in Annex 1, have been considered

Theme

Site access

Key issues

The site is rated Amber despite the assessment noting that access to the site is acceptable in principle.

HELAA 2025 response

The site is Amber because access details have still to be agreed. Sites with an Amber rating identify that mitigation measures will be required to make the development of the site acceptable in planning terms.

Theme

Site access

Key issues

Assessment should be updated to recognise the proposal is under 100 dwellings so a second access is not required

HELAA 2025 response

Where proposals have been changed, sites have been re-assessed by the appropriate assessment teams in line with the HELAA methodology

Theme

Site access

Key issues

The assessment does not acknowledge that a second emergency access can be provided whilst other sites with 100+ dwellings have not been rated Red despite not having a second access point

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology. All sites proposing 100+ dwellings are required to provide a second access

Theme

Site access

Key issues

The site has a connection to the adopted highway and should therefore be assessed as Green/Amber rather than Amber/Red

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Theme

Site access

Key issues

Landowner willing to apply mitigating measures and this should be accounted for in the HELAA scoring

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Theme

Transport and Roads

Key issues

Score should be more positive because:

- impacts can be mitigated
- proposals have since been scaled back
- development could improve transport

Site is close to sustainable modes of travel

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Theme

Transport and Roads

Key issues

The HELAA assessments have not been scored consistently. The Transport Assessments for each site are not provided as part of the evidence base, so it is unclear how some of the assessment criteria may have been applied and how transport assessments were used to determine a score

HELAA 2025 response

The method for assessing impact of transport & roads is described in Annex 1: Site Assessment Methodology

Theme

Transport and Roads

Key issues

The HELAA should take into account the impact on capacity of planned transport investments and new schemes such as the A428 DCO

HELAA 2025 response

The A428 DCO was granted between the publication of HELAA 2021 and was therefore only taken into account in this HELAA 2025

Theme

Strategic Highways Impact

Key issues

The arbitrary approach taken to zone allocation fails to recognise that sites located within the outer proximities of the Zones may actually relate better in transport terms to the adjacent Zones, which have capacity for growth.

HELAA 2025 response

The zones, drawn in consultation with National Highways, reflect broad catchment areas for junctions. All zones have some capacity for growth except two Red zones; and these would not prevent development if there is no net increase in vehicles trips

Theme

Strategic Highways Impact

Key issues

Assessing all sites in certain zones as Red is inconsistent with Local Plan approach of allocating thousands of homes in these zones

HELAA 2025 response

Strategic allocations in the Local Plan will be subject to a vehicular trip budget to mitigate their impact and ensure no net increase in vehicle trips on the road network

Theme

Strategic Highways Impact

Key issues

The HELAA should properly reflect planned infrastructure changes within its site assessments

HELAA 2025 response

The approach, agreed with National Highways, reflects committed schemes

Theme

Contamination and Ground stability

Key issues

Greenfield sites are unlikely to have significant contamination present and should have a Green assessment score

HELAA 2025 response

Sites previously in agricultural use are considered to have potential for historic contamination and planning conditions will be required. Therefore, many green field sites are given an Amber rating

Theme

Contamination and Ground stability

Key issues

If there is any contamination this could be successfully dealt with through planning permission conditions

HELAA 2025 response

An Amber rating is given where mitigation will be required. This does not stop a site from being allocated

Theme

Contamination and Ground stability

Key issues

Studies indicate that there is little risk/ no presence of contamination and suitable ground stability

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Theme

Archaeology

Key issues

Archaeology matters can be dealt with at application stage, delays associated with archaeology would be unlikely to be significant

HELAA 2025 response

This is consistent with the approach taken to give most sites an Amber rating

Theme

Archaeology

Key issues

The archaeological impacts are overstated and/or can be mitigated

HELAA 2025 response

All sites have been assessed using the information provided. Where new information has been provided this has been used to inform a re-assessment in line with the HELAA methodology

Appendix 1: assessment of all sites assessed as part of HELAA 2025

Published as a separate document

Appendix 2: sites not assessed through HELAA Site Submissions Update 2025

Appendix 2 of the HELAA provides a list of sites submitted but not assessed through the HELAA Site Submissions Update process which took place in February 2025. The reason for non-assessment is provided for each site.

JDi Number: 200743

Placemaker Number: 115058

Site name/ description: Etex Exteriors UK (Meldreth) (PDL only) Whaddon Road

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 59382

Placemaker Number: 115051

Site name/ description: Land south of West End, 27 West End, Whittlesford

Reason site not assessed: New contact details

JDi Number: 59384

Placemaker Number: 115052

Site name/ description: Land adjacent to M11, Whittlesford

Reason site not assessed: The site is not within or directly adjacent to the Settlement Framework and/or Defined Development Extent. Therefore, residential development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy.

JDi Number: 40420

Placemaker Number: 115053

Site name/ description: Land at Whittlesford Walled Garden, Church Lane, Whittlesford

Reason site not assessed: New contact details

JDi Number: 59383

Placemaker Number: 115054

Site name/ description: Land adjacent to Whittlesford Highways Depot, 57 Station Road East, Whittlesford

Reason site not assessed: New contact details

JDi Number: 56211

Placemaker Number: 115065

Site name/ description: Land at Long View Farm, 75 Denny End Road, Waterbeach

Reason site not assessed: Whilst the boundary of the site and proposed uses have been amended, no technical information or data has been submitted that require the site to be reassessed through the HELAA. The previous assessment of the site was Red for Site Access and there is no information provided to consider altering that assessment outcome.

JDi Number: 200766

Placemaker Number: 115069

Site name/ description: Land opposite Brewery Field, on the southwest side of Hunts Road, Duxford

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200775

Placemaker Number: 115074

Site name/ description: Waggon & Horses, 19 Church Street, Steeple Morden

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200776

Placemaker Number: 115075

Site name/ description: Land lying to the south of Potton End, Eltisley

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200778

Placemaker Number: 115076

Site name/ description: Land lying to the west of Potton End, Eltisley

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200780

Placemaker Number: 115077

Site name/ description: Land on the north-east side of Beehive Cottage, Potton End

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 59384

Placemaker Number: 115081

Site name/ description: Land adjacent to M11 (near 24 Newton Road), Whittlesford

Reason site not assessed: New contact details . The site is not within or directly adjacent to the Settlement Framework and/or Defined Development Extent. Therefore, residential development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy.

JDi Number: 200789

Placemaker Number: 115083

Site name/ description: Home Farm, High Street, Fowlmere

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200745

Placemaker Number: 115095

Site name/ description: 2 The Kennels Royston Road Caxton

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 40134

Placemaker Number: 115088

Site name/ description: Land South of Coldham's Lane

Reason site not assessed: New contact details and the site now has part planning permission. No reassessment of the site is required.

JDi Number: 40475

Placemaker Number: 115089

Site name/ description: Land to the north of Whittlesford Road Newton

Reason site not assessed: The proposed number of units has slightly increased which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 40550 and 40224

Placemaker Number: 115092

Site name/ description: Land to the south side of A428 Hardwick

Reason site not assessed: New contact details. Economic Study provided is not a matter for the HELAA. The proposed options regarding land uses would not alter the assessment outcomes from the previous HELAA assessment for the site.

JDi Number: 40489 (phases 1 and 2) and 40490 (phase 1 only)

Placemaker Number: 115094

Site name/ description: Land west of Cambridge Road Melbourn

Reason site not assessed: New contact details

JDi Number: 40284

Placemaker Number: 115096

Site name/ description: Bury End Farm North End Meldreth

Reason site not assessed: New contact details. The proposed number of units has slightly increased which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 40411

Placemaker Number: 115097

Site name/ description: Land north-west of Balsham Road Linton

Reason site not assessed: New contact details

JDi Number: 40551

Placemaker Number: 115098

Site name/ description: Land at Station Road Over

Reason site not assessed: New contact details. The proposed number of units has increased which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 200748

Placemaker Number: 115100

Site name/ description: Pantiles High Street Croydon

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200833

Placemaker Number: 115118

Site name/ description: Land north of Caxton Road Caxton

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200835

Placemaker Number: 115119

Site name/ description: 5 Honey Hill and 1.4ha of land to the south-east West Wratting

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDj Number: 200746

Placemaker Number: 115123

Site name/ description: Land South of Fenny Lane, Meldreth

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDj Number: 200812

Placemaker Number: 115128

Site name/ description: Land at Hall Farm, High Street, Teversham

Reason site not assessed: Combined with another site

JDj Number: 40506

Placemaker Number: 115130

Site name/ description: Scotland Farm, Scotland Road, Dry Drayton

Reason site not assessed: Combined with another site

JDj Number: 45107

Placemaker Number: 115131

Site name/ description: Dairy Farm, Boxworth End, Swavesey

Reason site not assessed: New contact details. The proposed number of units has increased which would not result in a change to the previous HELAA assessment outcome.

JDj Number: 40501

Placemaker Number: 115137

Site name/ description: Land South of Shelford Road, Fulbourn

Reason site not assessed: New contact details

JDi Number: 47757

Placemaker Number: 115151

Site name/ description: Land West of London Road, Fowlmere

Reason site not assessed: New contact details

JDi Number: 40558

Placemaker Number: 115152

Site name/ description: Land east side of Cambridge Road, Melbourn

Reason site not assessed: New contact details

JDi Number: 40271

Placemaker Number: 115153

Site name/ description: Land at Maarnford Farm, Hunts Road, Duxford

Reason site not assessed: The proposed number of units has increased and there is a slight amendment to the boundary, both of which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 51721

Placemaker Number: 115158

Site name/ description: Land east of Cuckoo Lane, Lolworth

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200738

Placemaker Number: 115157

Site name/ description: Land north of Cambridge Road (A1307), Linton

Reason site not assessed: New contact details

JDi Number: 200751

Placemaker Number: 115160

Site name/ description: Land adjacent to Butts Business Centre, Fowlmere

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 59390

Placemaker Number: 115161

Site name/ description: Land at Beach Road, Cottenham

Reason site not assessed: The proposed number of units has been amended and there is a slight amendment to the boundary, both of which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 59408

Placemaker Number: 115162

Site name/ description: Cambridge Science Park

Reason site not assessed: No changes submitted or additional technical information which require a reassessment.

JDi Number: 51047

Placemaker Number: 115163

Site name/ description: Long Lane, Fowlmere

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 40048

Placemaker Number: 115168

Site name/ description: Cambridge Science Park North

Reason site not assessed: Submission of Local Plan Strategy related document which is not a matter for the HELAA.

JDi Number: 40084

Placemaker Number: 115172

Site name/ description: 63 High Street, Longstowe

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200769

Placemaker Number: 115177

Site name/ description: Land off Willingham Road, Over,

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200770

Placemaker Number: 115180

Site name/ description: Land east of M11 Duxford

Reason site not assessed: Boundary amendment to the site would not result in a change to the previous HELAA assessment for the site.

JDi Number: 200771

Placemaker Number: 115183

Site name/ description: Land off Cambridge Road, Melbourn

Reason site not assessed: New contact details

JDi Number: 47903

Placemaker Number: 115185

Site name/ description: Land east of Redgate Road, Girton

Reason site not assessed: Change in contact details. Submission of Local Plan Strategy related document which is not a matter for the HELAA.

JDi Number: 200796 (adjacent to 45545)

Placemaker Number: 115188

Site name/ description: Land north of Cambridge Road, Fulbourn

Grid Reference (6 figure) - TL511561

Reason site not assessed: The proposed number of units has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDj Number: 45417

Placemaker Number: 115191

Site name/ description: Land south of Branch Road, Comberton

Reason site not assessed: The proposed number of units has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDj Number: 40058 (Partial)

Placemaker Number: 115193

Site name/ description: Land to the Rear of 67-69 High Street, Meldreth, Royston, SG8 6LB

Reason site not assessed: No changes submitted

JDj Number: 40547

Placemaker Number: 115197

Site name/ description: North of Wort's Causeway and West of Limekiln Road, Cherry Hinton, Cambridge. CB1 8PU

Reason site not assessed: Boundary amendment to the site would not result in a change to the previous HELAA assessment for the site.

JDj Number: 40539

Placemaker Number: 115195

Site name/ description: Land east of Cambridge Road, Sawston, CB22 3DG

Reason site not assessed: Boundary and quantum of development amendment. The commentary provided on Housing Need is not a matter for the HELAA. The

amendment to the boundary would not affect the HELAA outcome for the site given its location, including that it is not within or directly adjacent to the Settlement Framework and/or Defined Development Extent. Therefore, residential development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy.

JDi Number: 200795 (linked to 40058)

Placemaker Number: 115198

Site name/ description: Land South of Old House Road, Balsham, CB21 4EF

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 52761

Placemaker Number: 115203

Site name/ description: Land at Hillside, Orwell

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 51659

Placemaker Number: 115204

Site name/ description: Land North of Wilbraham Road, Fulbourn

Reason site not assessed: Change in contact and boundary amendment

JDi Number: 45545 (partial)

Placemaker Number: 115205

Site name/ description: Rhee Valley Works Barrington Road Cambridgeshire Shepreth SG8 6QB

Reason site not assessed: The proposed number of units has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 200779

Placemaker Number: 115209

Site name/ description: Land off the Causeway, Bassingbourn

Reason site not assessed: Commentary provided related to the Local Plan Strategy and Settlement Hierarchy which is not an issue that is assessed through the HELAA. Commentary related to the suitability of the site did not present any technical information or data that would result in a change to any of the relevant assessment outcomes.

JDj Number: 40414

Placemaker Number: 115219

Site name/ description: Land to the east of Beach Road, Cottenham

Reason site not assessed: The site is not within or directly adjacent to the Settlement Framework and/or Defined Development Extent. Therefore, residential development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy.

JDj Number: 40227

Placemaker Number: 115214

Site name/ description: Land south of Ickleton Road, Great Chesterford

Reason site not assessed: No additional technical information or data provided which would require the site to be reassessed through the HELAA. Commentary on Housing Need is not a matter that is addressed through the HELAA.

JDj Number: 200783

Placemaker Number: 115215

Site name/ description: Land off Elbourn Way, Bassingbourn

Reason site not assessed: Commentary provided related to the Local Plan Strategy and Settlement Hierarchy which is not an issue that is assessed through the HELAA. Commentary related to the suitability of the site did not present any technical information or data that would result in a change to any of the relevant assessment outcomes.

JDj Number: 59433

Placemaker Number: 115217

Site name/ description: Land to the east of Ditton Lane, Fen Ditton

Reason site not assessed: Change in contact details and boundary amendment

JDi Number: 200784

Placemaker Number: 115218

Site name/ description: Land off Ermine Street, Caxton

Reason site not assessed: Site has part outline permission

JDi Number: 40250

Placemaker Number: 115220

Site name/ description: Land north-east of Villa Road, Impington

Reason site not assessed: Change in contact details. Comments regarding employment needs and Green/Grey Belt are not matters considered through the HELAA assessments. HELAA assessments regarding flooding have been updated based on latest EA flood maps (2025). The site was also assessed under ID: 115404 where the Landscape Assessment was amended to Amber.

JDi Number: 40102

Placemaker Number: 115228

Site name/ description: Stanton Farm, Station Road, Longstanton

Reason site not assessed: The site is not within or directly adjacent to the Settlement Framework and/or Defined Development Extent. Therefore, residential development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy.

JDi Number: 200768

Placemaker Number: 115224

Site name/ description: Land to the north, east and south of Six Mile Bottom

Reason site not assessed: Change in contact details and boundary amendment which is not considered significant to require a reassessment of the site as this would not amend the assessment scoring.

JDi Number: 40078

Placemaker Number: 115225

Site name/ description: 93 Impington Lane, Cambridge

Reason site not assessed: Change in boundary is minor and would not amend the HELAA assessments. Green Belt assessment is not a matter that is considered through the HELAA assessments.

JDi Number: 40044

Placemaker Number: 115229

Site name/ description: Land north and south of Cambridge Road, Eltisley

Reason site not assessed: The Site Submission Update documents provided do not contain any technical assessments or studies that would require the site to be reassessed through the HELAA.

JDi Number: 200785

Placemaker Number: 115230

Site name/ description: Land adjacent to the A10 and Royston Road, Melbourn

Reason site not assessed: The site is not within or adjacent to a Settlement Framework or a proposed Defined Development Extent. Therefore, residential development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy. For employment uses, the recent site submission update did not include any additional technical information or studies that required a reassessment through the HELAA

JDi Number: 40283

Placemaker Number: 115236

Site name/ description: Telephone Exchange & Car Park, 109-117 Long Road, Cambridge

Reason site not assessed: The proposed number of units has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 200787

Placemaker Number: 115238

Site name/ description: Land south of High Street, Hauxton

Reason site not assessed: Point of Clarification

JDi Number: 40365

Placemaker Number: 115239

Site name/ description: Land north the A428, Caxton

Reason site not assessed: The proposed amount of development and site boundary has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 200788

Placemaker Number: 115241

Site name/ description: Land south of Butt Lane, west of the A10, Milton

Reason site not assessed: The proposed number of units has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 200791

Placemaker Number: 115242

Site name/ description: Land south of Villa Road, Impington

Reason site not assessed: The proposed number of units has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 40041

Placemaker Number: 115249

Site name/ description: Land east of Glebe Way, Histon

Reason site not assessed: The proposed number of units and boundary has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 40306

Placemaker Number: 115257

Site name/ description: Land adjacent to Frogge Street, Ickleton

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 40295

Placemaker Number: 115251

Site name/ description: Land South of Villa Road, Impington

Reason site not assessed: The proposed number of units has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 40121

Placemaker Number: 115253

Site name/ description: Land at Fulbourn Road, Teversham

Reason site not assessed: Additional information outlining the inclusion of community provision does not affect the HELAA assessment outcomes, therefore the site has not been reassessed. Green Belt commentary and matters relating to housing needs are not considered through the HELAA assessments.

JDi Number: 200825

Placemaker Number: 115254

Site name/ description: Land south of the Causeway, Kneesworth

Reason site not assessed: Promoter confirmed that the adjacent site has planning permission. However the principle of development for this site, as considered through the HELAA, would remain unchanged

JDi Number: 40274

Placemaker Number: 115264

Site name/ description: The Land on the north side of Meeting Lane, Litlington

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 40274

Placemaker Number: 115261

Site name/ description: Former Comfort Cafe. Fourways, Little Abington

Reason site not assessed: The proposed floorspace numbers have been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 47799

Placemaker Number: 115265

Site name/ description: Land South of New Road, Guilden Morden

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200843

Placemaker Number: 115271

Site name/ description: Back Road, Hildersham

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

JDi Number: 200845

Placemaker Number: 115274

Site name/ description: Land rear of 1 Wren Park, Whittlesford

Reason site not assessed: Commentary related to the suitability of the site did not present any technical information or data that would result in a change to any of the relevant assessment outcomes.

JDi Number: 59393

Placemaker Number: 115275

Site name/ description: Fosters Field Hill Farm, Whittlesford

Reason site not assessed: Commentary related to the suitability of the site did not present any technical information or data that would result in a change to any of the relevant assessment outcomes.

JDi Number: 200848

Placemaker Number: 115277

Site name/ description: Land off Long Lane, Fowlmere

Reason site not assessed: The proposed number of units has been slightly amended which would not result in a change to the previous HELAA assessment outcome.

JDi Number: 200829

Placemaker Number: 116086

Site name/ description: Land Adjacent to Rose Villa, Gamlingay, SG19 3LL

Reason site not assessed: The site is not within or directly adjacent to the Settlement Framework and/or Defined Development Extent. Therefore, residential development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy.

JDi Number: 200827

Placemaker Number: 116087

Site name/ description: Land off Little Heath, Gamlingay, SG19 3LL

Reason site not assessed: The site is not within or directly adjacent to the Settlement Framework and/or Defined Development Extent. Therefore, residential development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy.

JDi Number: 200811

Placemaker Number: 115133

Site name/ description: Land off Cambridge Road, Hauxton

Reason site not assessed: The site was proposed as a green site with no development proposals.

JDi Number: 60836

Placemaker Number: 115624

Site name/ description: Land East of Main Street, Hardwick

Reason site not assessed: Conflicting information within the site submission as to whether this is a new site or update to an existing site. Further clarification required from the site promoter if the site is to be (re)assessed.