

Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Green as it is unlikely that an significant archaeology is likely to survive in this area.
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	No significant archaeology likely to survive in this area
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Green
Transport and Roads Guideline Comments 2023	Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber

Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Green
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal impact on AQMA.
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The Land Contamination desk study has been reviewed but the assessment has not changed. This site is adjacent to and overlaps contaminated land and, therefore, planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Site is adjacent to and overlaps contaminated land. Conditions required. Phase II likely.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0

Agricultural Land Classification Grade 3	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 CNB
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	53
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

## Cambridge Science Park assessment



A map of Cambridge Science Park

Site information	-
Site ID	115558
HELAA Site ID	59390
Suitable Site Area (ha)	60.9853917707382
Ward/Parish	Milton & Waterbeach
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Edge of Cambridge
Current use(s)	-
Proposed development	Non-residential
Proposed employment floorspace (m2)	350,000-440,000
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 4% lies in a 1 in 30 year event. 5% lies in a 1 in 100 year event. 15% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	Amber
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Amber
Landscape Comment 2023	The Park comprises over 50 buildings set in landscaped parkland site which is located west of Milton Road and between the guided bus way to the south, the A14 to the north. The expected intensification of development is considered suitable subject to retention and enhancement of existing green infrastructure and SuDS, and the mitigation of impact of new buildings on views.
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Amber
Biodiversity and Geodiversity Officer Comments 2023	Any discharge of water or liquid waste of more than 20 m <sup>3</sup> to ground a day, or any new infrastructure such as warehousing/industry over 1000 m <sup>2</sup> may require Natural England consultation. There are areas of woodland registered on the 2014 forest inventory that may require further survey and mitigation. No other apparent priority habitats within the site; however, there are buildings, grasslands, water bodies, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10 % net gain in biodiversity difficult within their redline boundaries.

Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Red
Policy Officer Comment 2025	Within 50m of Outdoor Sports Facilities. Within or partially within Amenity Green Space, Protected Open Space, and Semi-natural Green Space. Development of the site would result in a loss of open space which could not be replaced locally.
Policy RAG Rating 2023	Amber
Policy Officer Comment 2023	Site includes protected open space designation. Development of the site may have a detrimental impact on the protected open space designation, but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2021	-
Policy Officer Comments 2021	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Green
Archaeology Officer Comment 2023	Previous development is likely to have destroyed archaeology in this area.
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-

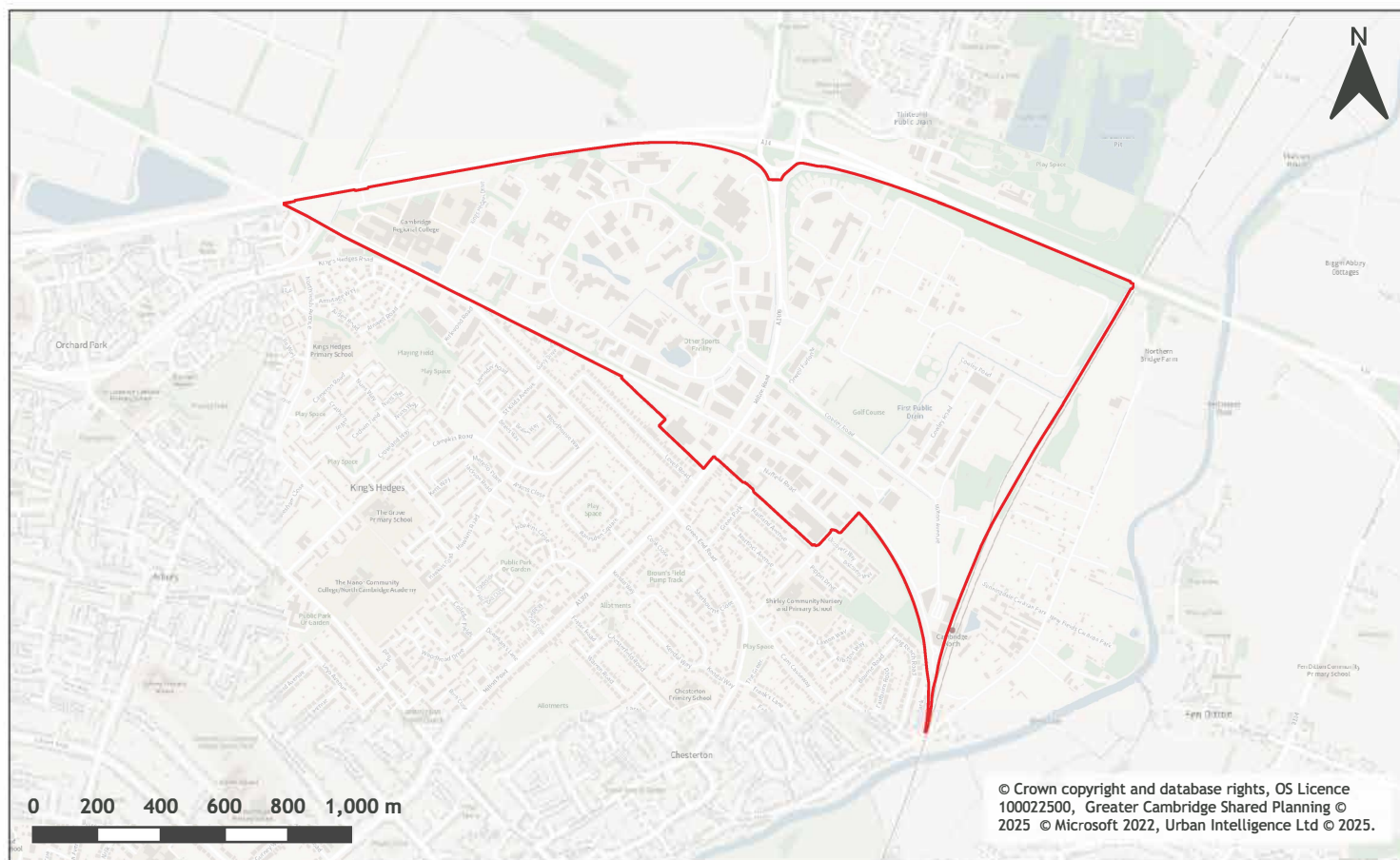
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Green
Site Access Officer Comment 2023	Access to the site is suitable as it is controlled by existing traffic lights. If the site is developed overall this may require stopping up of adopted public highway.
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	The site must be considered in the context of the emerging NEC AAP and Transport evidence base for the area with vehicle trips subject to a 'Trip Budget'. Will require significant non motorised user/Passenger Transport infrastructure and Robust Travel Planning measures to achieve mode share targets.
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	The 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. However, non residential uses could produce noise levels that affect nearby existing residential properties.

Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Amber
Air Quality Officer Comment 2023	The site is located outside an AQMA. However, there is potential for an impact on air quality which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	This is a brownfield site where contamination is expected and planning conditions will be required.
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	94.72
Agricultural Land Classification Grade 3	5.28
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 CNB
Available	-



Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, the site has planning permission for various commercial and non-residential development.
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	915
Estimated employment space (m2)	350,000-440,000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	11-15 Years

## North East Cambridge assessment



A map of North East Cambridge

Site information	-
Site ID	116364
HELAA Site ID	OS062
Suitable Site Area (ha)	186.600570585811
Ward/Parish	Milton & Waterbeach
Greenfield or Previously Developed?	-
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	-
Proposed development	Mixed Use
Proposed employment floorspace (m2)	Unspecified
Proposed residential capacity	8350
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event, 3% lies in a 1 in 100 year event, 15% lies in a 1 in 1000 year event
Flood Risk Officer Comment 2025	Amber
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Green
Landscape Comment 2021	Landscape impacts vary widely across the site as some of the site is heavily developed while other parts are not. Views of the site from the east are the most vulnerable due to the topography, while views from the north and northwest are less sensitive due to a lack of publicly accessible viewpoints and a localised high point west of Milton. Landscape buffering is required between the railway and the site as well as enhancement of the existing A14 buffer on the eastern half of the site
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Any agricultural/industrial developments that could cause air pollution, any general combustion processes above 20MW input, or any discharge of water or liquid waste of more than 20m³ to ground a day may require Natural England consultation. The site contains the Milton Road Hedgerows City Wildlife site, Cited as they just miss the County Wildlife Site criteria but will likely meet them in the future through good management. There are potential priority habitats within the site as the wooded areas within the Science Park have been highlighted by Natural England and are registered on the National Forest Inventory in 2014. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely
Biodiversity and Geodiversity Guideline Comments 2021	

Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	North East Cambridge AAP Development Site. Site adjacent to protected open space and SCDC Green Belt. Development in line with revised AAP is acceptable because the development will be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	- Amber
Historic Environment Comments 2021	Within 100m of a Conservation Area Environment The site is close to Riverside & Stourbridge Common, Baits Bite Lock and Fen Ditton Conservation Areas and within 100m of the Golden Hind PH, which is a BLI. Large scale development of this site could have an adverse impact on the setting of any of these heritage assets; however, it is likely the impact could be reasonably mitigated. It is important that long distance views from within the three Conservation Areas are considered especially when development may impinge in the backdrop of Listed Buildings, such as Fen Ditton church.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Potential for prehistoric and Roman archaeology in the vicinity
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-

Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Would require inclusion in revised/updated strategy. Would be subject to trip budget constraints as per existing site with significant reduction in car parking. Significant contributions to Waterbeach Greenway and other GCP corridor schemes. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Site is partially within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP
Contaminated Land RAG Assessment 2025	-

Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected, conditions required
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	40.94
Agricultural Land Classification Grade 3	13.24
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	39.4
Agricultural Land Classification Urban	6.41
Source Protection Zone	0
Highways England Zones	A14 CNB
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, the site has various planning permissions for residential and commercial uses. This includes St John's Innvation Park, Cambridge Science Park, and Cambridge North.
When will the site be available for development?	0-5 Years, 6-10 Years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable.
Achievable RAG	Green
Capacity	-

Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	2799
Estimated employment space (m2)	0
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years