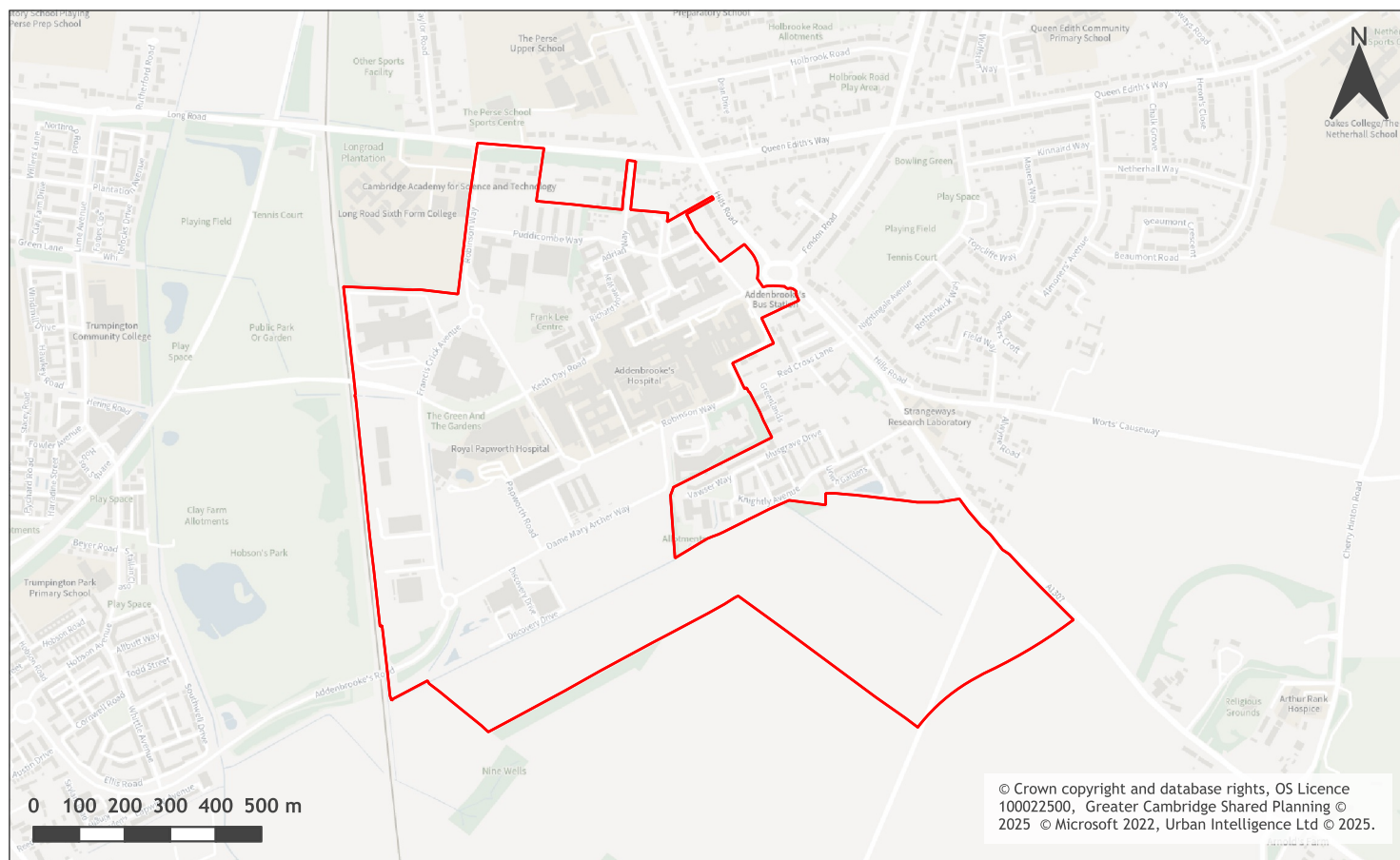


Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access 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.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	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	Will require inherent / intrinsic designed in AQ mitigation.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected and planning conditions required
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	100
Source Protection Zone	0
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No 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	5
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 Biomedical Campus assessment



A map of Cambridge Biomedical Campus

Site information	-
Site ID	116259
HELAA Site ID	OS276
Suitable Site Area (ha)	104.713466903462
Ward/Parish	Queen Edith's
Greenfield or Previously Developed?	-
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current use(s)	-
Proposed development	Mixed use
Proposed employment floorspace (m2)	1123000
Proposed residential capacity	1000
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zones: Site is wholly within Flood Zone 1. Surface water: 16% lies in a 1 in 1000 year event, 3% lies in a 1 in 100 year event, and 6% lies in a 1 in 30 year event.
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Development would push the urban edge of the city to Granham's Road and thereby significantly altering and weakening the strong divide between urban and rural landscape and creating significant harm to the landscape character and the setting of the City. The visibility from elevated views to the east and south make this area and the wider campus particularly sensitive. However, if development were considered appropriate, it should have regard of the effect of the further encroachment into the countryside and be sympathetic to the rural landscape character and the setting of the city. A sensitive approach to development would mean the inclusion of extensive landscape buffering.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber

Biodiversity and Geodiversity Officer Comments 2025	<p>Within a Wildlife Site Geodiversity</p> <p>Within 40m of Improved Landscaping</p> <p>Assessment would be required of recreational impact on Nine Wells LNR. Arable fields known to support population of scarce farmland birds, including corn bunting and grey partridge, likely to be of County significance. Assessment would be required to ensure no adverse impact on Nine Wells LNR and Hobsons Brook chalk stream hydrology.</p> <p>All new developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>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.</p>
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	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	<p>Within or Partially within Amenity Green Space</p> <p>Within or Partially within a Semi-Natural Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>

Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	-
Policy Officer Comments 2021	-
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	Development of the site could have either a neutral or positive impact, but this would be subject to further testing and consideration of building heights and built form, particularly on the setting of Cambridge and its skyline from local and strategic viewpoints. However it is unlikely that development would have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	Extensive and intensive settlement in the vicinity from Bronze Age to Saxon periods.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
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	Amber
Site Access Officer Comment 2025	The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.
Site Access RAG Assessment 2023	-

Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	<p>Maintain and improve links into existing Biomedical Campus and controls on new parking provision. Requires links to the proposed new Station and CSET route with appropriate provision of land in order that these schemes can be delivered.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site will be affected by possible industrial / Commercial Noise and Helicopter noise from Addenbrookes Hospital / Cambridge Biomedical Campus to North and Transport Noise from emerging CSET transport route to SW and by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	Site does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
AQMA RAG Assessment 2023	-



Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination, conditions required.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	74.07
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	25.93
Source Protection Zone	0
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	<p>Yes, section 73 application (21/01584/S73) to vary the existing outline planning permission (06/0796/OUT) on the site for the construction of up to 215,000sqm floorspace comprising the Cambridge Biomedical Campus and associated works. Reserved matters approval granted for the erection of a 6,639sqm building to form the new Heart and Lung Research Institute (Clinical Research/Higher Education Use) (16/1523/REM). Reserved matters granted for an R&amp;D Enabling Building of 13,197 sqm; an Amenities Hub of 3,261 sqm; associated car, motorbike and cycle parking including a Multi Storey Car Park; a temporary Multi Use Games Area; and associated works and infrastructure (19/1070/REM). Reserved matters pursuant to 06/0796/OUT (as amended by 21/01584/S73) approved for a new Cambridge Children's Hospital (CCH).</p> <p>Redevelopment of existing parking area to provide a new Cambridge Cancer Research Hospital building (C2 use) with alterations to existing access arrangements, underground link tunnel, public realm works, hard and soft landscaping, and associated works (23/00240/FUL).</p> <p>Outline planning permission granted for the development of up to 75,000 sqm floorspace (excluding plant areas) of Research and Development (B1b) and Clinical (C2 and/or D1), sui generis and higher education uses, including related support activities (16/0176/OUT). Reserved matters approval received for all matters relating to the development of 2no. mixed-use laboratory and office buildings (24/01529/REM).</p>
When will the site be available for development?	-
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	1571
Estimated employment space (m2)	1123000
Estimated start date	0-5 years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	11-15 Years