

Land to the South of Coldham's lane



A map of Land to the South of Coldham's lane

Site information	-
Site ID	115127
HELAA Site ID	200813
Suitable Site Area (ha)	2.37
Ward/Parish	Cherry Hinton
Greenfield or Previously Developed?	Greenfield
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	Paddock / Scrub
Proposed development	Non-Residential
Proposed employment floorspace (m2)	15895-16830
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2026	Green

Adopted Development Plan Policies Comment 2026	Development of the site is compatible and consistent with Development Plan policies and allocations.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 7% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 3% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 3% lies in a 1 in 30 year event, 1% lies in a 1 in 100 year event and 7% lies in a 1 in 1000 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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The site is currently designated as a Protected Open Space and more specifically for its value as a Semi-natural Green Space. Development would be resisted in landscape terms due to the loss of open space. The site is elevated and any proposals would likely be visible from both local and long-distance views. An LVIA would be required to determine the extent of landscape character impact should development proposals be brought forward.
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	
Landscape Comment 2021	
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites. The proposed development lies within 50m of a non-statutory designated site and would likely require bespoke mitigation or compensation to remove any risk of harm. Where there is a likelihood of protected and priority species being impacted a full assessment must be undertaken. A development of the type described would likely be eligible for mandatory biodiversity net gains.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
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 2026	Red
Policy Officer Comment 2026	The site contains protected open space. Development of the site would result in detrimental open space impacts that could not be reasonably mitigated locally or a loss of protected open space which could not be replaced locally.
Policy RAG Rating 2025	Red
Policy Officer Comment 2025	Site is located on protected open space (semi-natural greenspace) therefore development is not acceptable in principle.
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	Amber

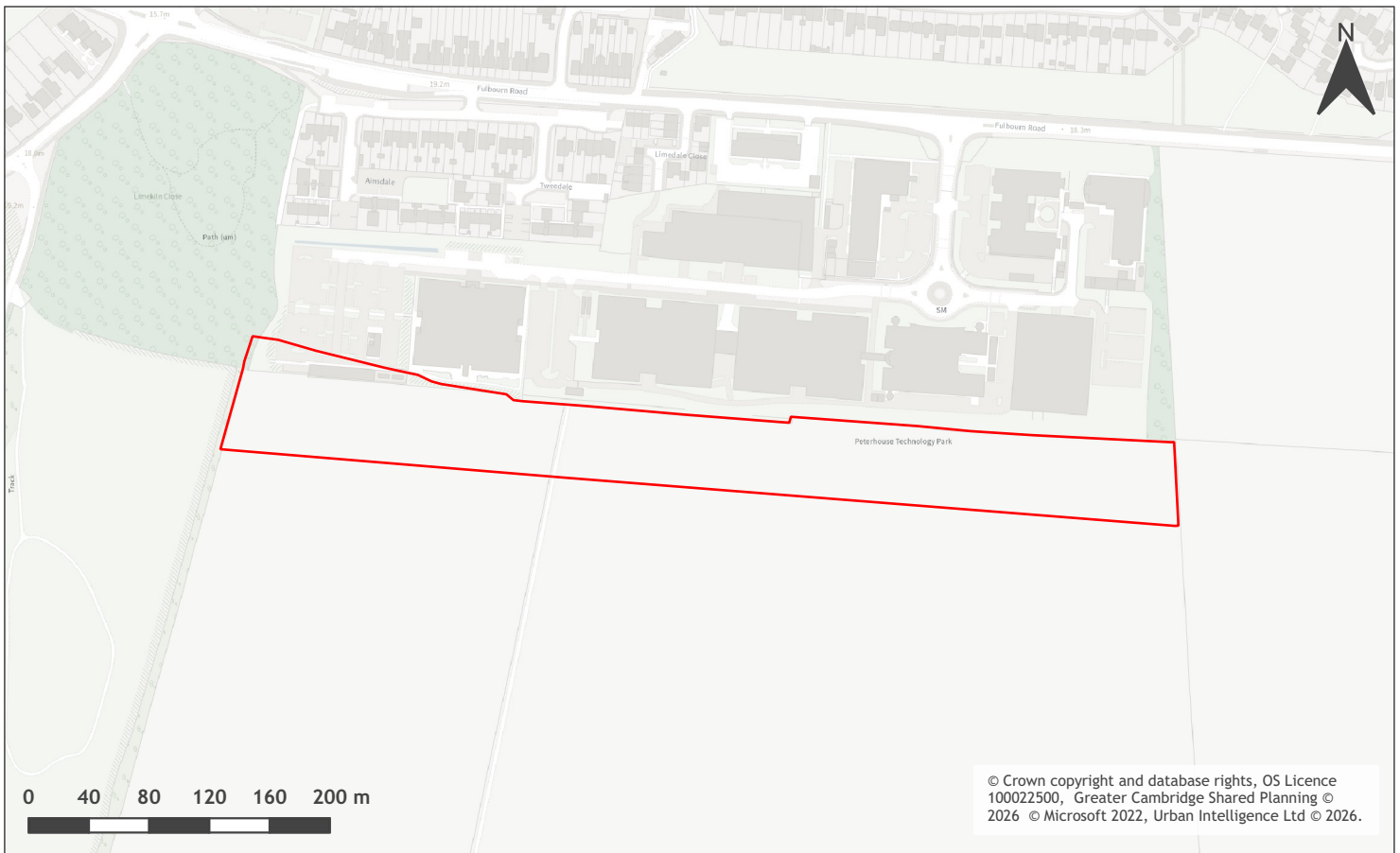
Historic Environment Comments 2025	Within 100m of Mill Road Conservation Area. Development of site unlikely to have a detrimental impact on designated or non-designated heritage assets, however tall buildings/heights of buildings may affect heritage assets or wider historic environment of the City. Townscape Impact Assessment required to inform development.
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	Green
Archaeology Officer Comment 2025	The site has been quarried and no archaeology is likely to survive.
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	
Archaeology Officer Comment 2021	
Accessibility RAG Assessment	Green
Accessibility Comment	Good accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation at the planning application stage.
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	Having regard to the nature, size, scale, location and character of the area and proposals, operational noise etc. is unlikely to be a concerning issue. No objection, operational noise still requires control. Possible future development on Marshalls land to North a possible constraint.
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 2026	
Air Quality Officer Comment 2026	

AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	The site has been scored as Amber. The site falls outside the Air Quality Management Area (AQMA). However, due to the scale of the site and the number of units proposed, air quality mitigation measures and conditions may be necessary to offset impacts on designated AQMAs.
AQMA RAG Assessment 2023	
Air Quality Officer Comment 2023	
AQMA RAG Assessment 2021	
Air Quality Officer Comment 2021	
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	Red
Contaminated Land Officer Comments 2025	Brownfield site, former quarry infilled with unregulated waste, significant contamination risk and ground instability
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	68.22
Agricultural Land Classification Urban (% overlap)	31.78

Source Protection Zone (% overlap)	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 to 5 years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	51
Residential capacity at prevailing density	97
Estimated employment space (m2)	15895 -16830
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

Land to the south of Peterhouse Technology Park, Cherry Hinton, Cambridge. CB1 9NJ



A map of Land to the south of Peterhouse Technology Park, Cherry Hinton, Cambridge. CB1 9NJ

Site information	-
Site ID	115199
HELAA Site ID	200790
Suitable Site Area (ha)	3.44
Ward/Parish	Cherry Hinton
Greenfield or Previously Developed?	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current use(s)	Agricultural Land / Building
Proposed development	Non-Residential
Proposed employment floorspace (m ²)	450000
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 4% lies in a 1-in-1,000-year event.
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 1000 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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	The site has some capacity for development, though this will be constrained by the sites narrow form and need for a robust landscape buffer to contain the urban edge and screen it from views in the surrounding countryside. Any development will need to be guided by a landscape and visual appraisal and landscape strategy.
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	
Landscape Comment 2021	
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	Amber

Biodiversity and Geodiversity Officer Comments 2025	The western boundary lies adjacent to Cherry Hinton Pit SSSI and Limekiln Close (and West Pit) LNR. Any future applications will require consultation with Natural England regarding adjacent SSSIs,
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
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 2026	Green
Policy Officer Comment 2026	The site is adjacent to or within 50m of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. Within 50m of Semi-natural Green Space.
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	Green
Historic Environment Comments 2025	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	

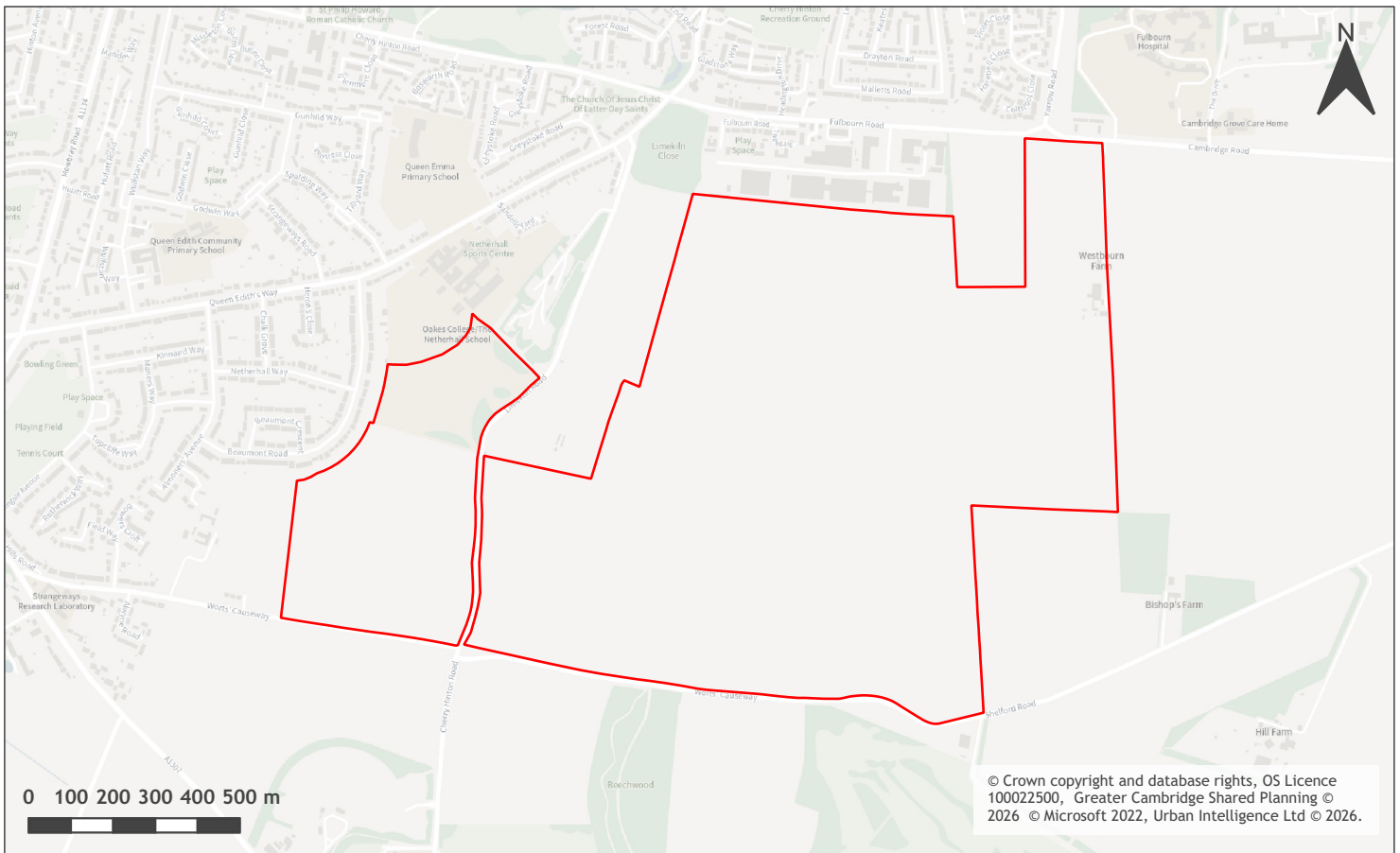
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	Amber
Archaeology Officer Comment 2026	Recent excavation to the south have revealed extensive evidence for Bronze Age, Iron Age and Saxon activity. Substantial, potentially high status Roman settlement is know to the north and east. Medieval settlement evidence can be anticipated around Fen Ditton. Located to the immediate north of the historic village core. The medieval parish church and a moat are recorded in the vicinity. The northern boundary is defined by the course of a major Roman road. Field evaluation would be necessary in support of a planning application to determine the suitability of the site for development.
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	The site is located in a landscape with extensive evidence for prehistoric monuments and flint working. Further information would be necessary to determine the suitability of this site for development.
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	
Archaeology Officer Comment 2021	
Accessibility RAG Assessment	Green
Accessibility Comment	Good accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	Red
Site Access Officer Comment 2026	Based on the additional information, the site assessment has remained red as the site boundary has not been amended to connect to the adopted highway.
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The site has been scored as Red. The site does not link to the adopted public highway and is therefore inaccessible to highway users.
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 2026	Amber

Transport and Roads Guideline Comments 2026	The submitted additional information has been reviewed and the assessment rating remains amber. The site has cycle links to Cherry Hinton. The development will have a detrimental impact on the surrounding highway network. Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and a public transport link from this site to the rest of the city.
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	The site has cycle links to Cherry Hinton. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	Local operational noise and artificial lighting impacts / effects a consideration, but low to medium risk and can be controlled by good acoustic design and noise mitigation / insulation as necessary and same for lighting.
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 2026	
Air Quality Officer Comment 2026	

AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	Site located outside of AQMA on edge of urban area
AQMA RAG Assessment 2023	
Air Quality Officer Comment 2023	
AQMA RAG Assessment 2021	
Air Quality Officer Comment 2021	
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	Green
Contaminated Land Officer Comments 2025	Given the low sensitivity of the proposed end use (commercial), contamination is unlikely to be a constraint
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	39.91
Agricultural Land Classification Grade 3 (% overlap)	39.45
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	20.63
Source Protection Zone (% overlap)	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?	Yes, planning permission granted for the erection of a new building comprising E(g) floorspace (20/05040/FUL).
When will the site be available for development?	0 to 5 years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	83
Estimated employment space (m2)	450000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	6-10 Years

Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East



A map of Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East

Site information	-
Site ID	115674
HELAA Site ID	40058a
Suitable Site Area (ha)	158.56
Ward/Parish	Cherry Hinton
Greenfield or Previously Developed?	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current use(s)	
Proposed development	Mixed Use
Proposed employment floorspace (m ²)	139354
Proposed residential capacity	1500
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 5% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 5% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	Additional Information submitted is a response to the original assessments. The document suggests several options for development including a smaller option at 7.5ha up to the scale of an urban extension encompassing the whole site. The original assessment is not altered by this level of detail because it is considered that any development would cause harm.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The isolated nature and the openness of the site which is exposed to wide views from all directions except from the southwest means that there would be material harm to the surrounding countryside's landscape character and views from the wider and local area. Any development would be difficult or impossible to mitigate in terms of visual impact and harm to the openness of the Green Belt and setting of the historic city. A very small portion of the site forms part of the allocation that extends the Peterhouse Technology Park which is the only portion of the site suitable for development.

Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	Amber
Biodiversity and Geodiversity Officer Comments 2023	No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	The southern boundary of the site is adjacent to Gog Magog Golf Course SSSI, The Beechwoods LNR, and Worts Causeway RSV CWS. The western boundary lies adjacent to Cherry Hinton Pit SSSI and Limekiln Close (and West Pit) LNR. All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. All non-householder applications will require consultation with Natural England regarding adjacent SSSIs, and Cambridge City Council must be consulted regarding LNRs. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Amber
Policy Officer Comment 2026	The site contains protected open space. However, given the size of the site and the scale of development, detrimental impacts could be reasonably mitigated, or the loss of the open space could be fully compensated locally as part of the site's development.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	

Policy Officer Comment 2023	
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	The additional information does not address the potential heritage impacts and therefore the amber rating remains applicable.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Large site on outskirts of city. Fulbourn Hospital conservation area lies to the north east and the Gog Magog Hills with the Scheduled Worstead Street and Wandlebury Camp on high ground lying to the south. Development on this site would need to be focussed to the north of the site near the City and mitigation put in place to ensure the setting of the conservation area and Scheduled Ancient Monuments is protected.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Extensive remains of prehistoric and Roman date within and in the vicinity of the site, including the War Ditches Iron Age and Roman site
Accessibility RAG Assessment	Green
Accessibility Comment	Good accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	

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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the additional information provided the assessment score remains amber. The site is relatively remote from any high quality passenger transport infrastructure or interchange. Will need to provide high quality local non-motorised user routes via the Fulbourn Greenway and passenger transport routes linking to Cambridge. Will impact local links and junctions that are known to be severely congested. Will require a robust Travel Plan.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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. 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 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 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	Amber
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Large residential scheme proposed - potential for AQMA traffic impact without mitigation. Site does not lie within an AQMA.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site with the potential for historic contamination and planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0

Agricultural Land Classification Grade 2 (% overlap)	32.44
Agricultural Land Classification Grade 3 (% overlap)	55.20
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	12.36
Source Protection Zone (% overlap)	28.00
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 mixed-use 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	2378
Estimated employment space (m2)	139354
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145

Development completion timescales (years)	11-15 Years
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Fulbourn Road West 1 & 2, Cambridge



A map of Fulbourn Road West 1 & 2, Cambridge

Site information	-
Site ID	115675
HELAA Site ID	OS260
Suitable Site Area (ha)	3.58
Ward/Parish	Cherry Hinton
Greenfield or Previously Developed?	Greenfield
Category of site	Edge of Cambridge - non-Green Belt
Category of settlement	Cambridge City
Current use(s)	
Proposed development	Non-residential
Proposed employment floorspace (m2)	10000
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 12% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 2% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 12% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	These sites are allocated in the Cambridge Local Plan 2018. From a landscape perspective the important issues to address are adequate boundary buffers to protect existing housing and the need for a generous landscape buffer to help create an appropriate buffer and distinctive city edge between the development and the Cambridge Green Belt
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
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	The western boundary lies adjacent to Cherry Hinton Pit SSSI and Limekiln Close (and West Pit) LNR. Any future applications will require consultation with Natural England regarding adjacent SSSIs, and Cambridge City Council must be consulted regarding LNRs.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
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	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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	An allocation in the Cambridge Local Plan 2018. The site is well contained but possible mitigation to protect the Scheduled Monuments, Worstead Street and Wandlebury Camp on high ground lying to the south.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Known archaeology in the area, needs detailed assessment
Accessibility RAG Assessment	Green
Accessibility Comment	Good accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	

Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
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	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	2.59
Agricultural Land Classification Grade 3 (% overlap)	2.31
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	95.11
Source Protection Zone (% overlap)	0
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No, Planning application pending for commercial 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?	Land is known to be available and development is being pursued through a recent planning application. The site has a low existing use value and development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	52
Residential capacity at prevailing density	149
Estimated employment space (m2)	10000
Estimated start date	0-5 years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge



A map of Land north of Cherry Hinton Caravan Club, Limekiln Road, Cambridge

Site information	-
Site ID	115676
HELAA Site ID	40528
Suitable Site Area (ha)	0.88
Ward/Parish	Cherry Hinton
Greenfield or Previously Developed?	Greenfield
Category of site	Edge of Cambridge: Green Belt
Category of settlement	Edge of Cambridge
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m ²)	0
Proposed residential capacity	14
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water Flood Risk: None.
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Amber
Landscape Comment 2023	New supporting text has been submitted alongside a preliminary ecological appraisal. The new information does not include any new information relating to landscape design and so the RAG assessment remains amber.
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site consists of an isolated grassed field at the base of steep northwest facing slope of Lime Kiln Hill, Cherry Hinton. The site is surrounded by mature thick hedges or rear garden vegetation. Development of the site could be achieved but possibly not with numbers proposed as the boundary hedges and the central copse would need to be retained making a tight layout challenging.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	Red
Biodiversity and Geodiversity Officer Comments 2023	A Preliminary Ecological Appraisal has been provided to support the site allocation, which indicates that the development is likely to significantly impact on the recreational pressure on Cherry Hinton Chalk Pits SSSI / East Pit Local Nature Reserve. Mitigation measures to minimise recreation pressure have been proposed, including greenspace provision and financial contributions. However, this is not reflected on the indicative design and detrimental impacts will still be likely with mitigation in place. Therefore, there is no change to the site assessment scoring. Further surveys have also been recommended for protected and Priority species, as well as botanical surveys to determine whether notable calcareous plants / assemblages are present.
Biodiversity and Geodiversity Guideline Comments 2023	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.
Biodiversity and Geodiversity RAG Assessment 2021	Red
Biodiversity and Geodiversity Officer Comments 2021	The site is directly opposite the Cherry Hinton Chalk Pits SSSI and residential development is likely to significantly impact on the recreational pressure on these Local Nature Reserves. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Grassland, hedges and wooded boundaries on site that are likely to have ecological value and may qualify as Habitats of Principle Importance/be of high ecological value and support protected and/or notable species. The site is currently a natural green space which forms part of a key green corridor on the edge of the chalk slope, offering opportunities for enhanced management for biodiversity.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.
Policy RAG Rating 2026	Amber
Policy Officer Comment 2026	The site is within 50m of a protected open space designation or partially overlaps with protected open space. Development of the site may have a detrimental impact on the peripheral open space designations, but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	

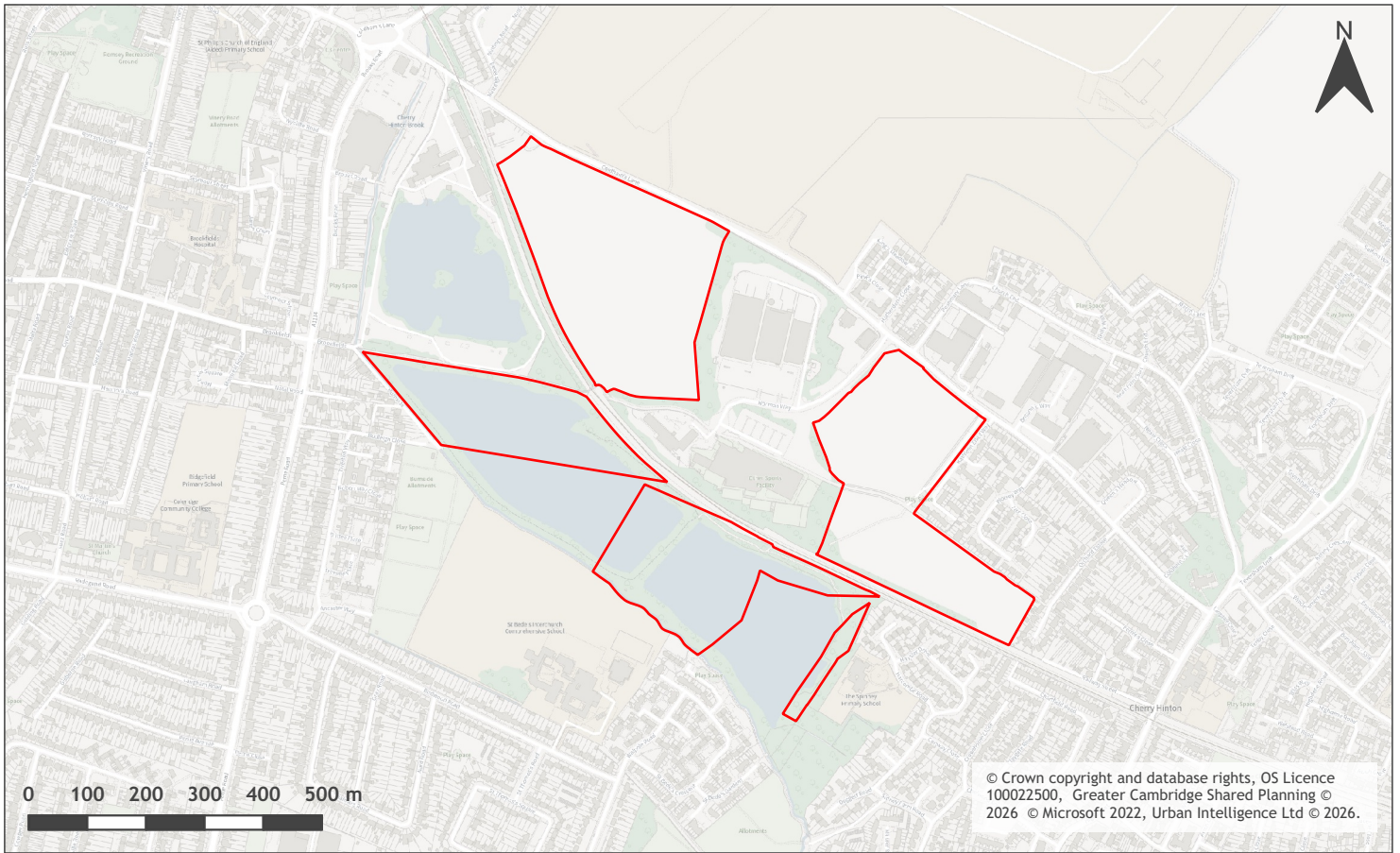
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Extensive evidence for late prehistoric and Roman activity is known from the War Ditches site to the south
Accessibility RAG Assessment	Green
Accessibility Comment	Good accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber

Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site would be impacted by industrial type noise from a Builders Yard to the rear of 210 Queen Ediths Way, immediately to West, and noise from recreation and sports pitches at the Netherhall School. There is also potential for dust, odour and artificial lighting, however, with appropriate detailed design considerations and mitigation, the site is acceptable in principle.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	Greenfield site - no history of development
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	0

Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	100.00
Source Protection Zone (% overlap)	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)	32
Residential capacity at prevailing density	27
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Coldhams Lane, Cambridge



A map of Land south of Coldhams Lane, Cambridge

Site information	-
Site ID	115694
HELAA Site ID	40134
Suitable Site Area (ha)	30.61
Ward/Parish	Cherry Hinton
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	
Proposed development	Mixed Use
Proposed employment floorspace (m ²)	9200
Proposed residential capacity	420
Suitability	-
Adopted Development Plan Policies RAG 2026	Green

Adopted Development Plan Policies Comment 2026	Development of the site is compatible and consistent with Development Plan policies and allocations.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: 21% is in Flood Zone 3. Climate Change: 21% is in a climate-change-adjusted flood zone. Surface Water: 12% lies in a 1-in-1,000-year event. 15% lies in a 1-in-100-year event. 10% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 3 (2%). Surface Water Flooding: 10% lies in a 1 in 30 year event. 15% lies in a 1 in 100 year event. 12% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zones 3a or 3b.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is divided up into a series of areas. Site A - This site is well contained and on the edge of could be developed from a visual perspective but an appropriate height and density for the context would be required. Site B - The raised domed ground levels makes the site unsuitable for built development, but could be enhanced and developed into open space.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

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	Covers part of the Norman Cement Pits City Wildlife site designated for habitat mosaic of habitats and position in ecological unit. Southern sites predominantly open water with potentially important populations of waterfowl, aquatic invertebrates, bank side chalk flora and Hymenoptera. Otter have been reported recently, water voles in adjacent Cherry Hinton Brook City Wildlife site. Former Landfill sites on Coldham's land supporting grassland and scrub habitats with potentially important breeding bird and invertebrate populations.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Amber
Policy Officer Comment 2026	The site contains protected open space. However, development is permissible in line with the open space mitigation and compensation requirements set out within Policy 16 (South of Coldham's Lane Area of Major Change) of the Cambridge Local Plan 2018, which provides for the creation of a new urban country park on nearby sites that would compensate for the on-site loss.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Amber
Policy Officer Comments 2021	Site includes a number of sites that are protected open spaces, including City Wildlife Site Coldham's Lane Old Landfill Sites. Development permissible in line with Cambridge Local Plan 2018: Policy 16: South of Coldham's Lane Area of Major Change.
Historic Environment RAG Assessment 2026	

Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of site unlikely to have a detrimental impact on designated or non-designated heritage assets, however tall buildings/heights of buildings may affect heritage assets or wider historic environment of the City. Townscape Impact Assessment required to inform development.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	The site has been quarried and no archaeology is likely to survive
Accessibility RAG Assessment	Green
Accessibility Comment	Good accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Red
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	Noise from nearby airport activities (ground operations and airborne aircraft) and Norman Way Industrial / Warehouse would have an unacceptable adverse impact on the proposed development.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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	Red
Contaminated Land Officer Comments 2021	Former landfill, gross contamination, unstable ground. Not suitable for residential development.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	33.03
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	54.11
Agricultural Land Classification Urban (% overlap)	12.86
Source Protection Zone (% overlap)	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 mixed-use development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	44
Residential capacity at prevailing density	669
Estimated employment space (m2)	9200
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

South of Coldham's Lane Area of Major Change (Policy 16)



A map of South of Coldham's Lane Area of Major Change (Policy 16)

Site information	-
Site ID	115695
HELAA Site ID	OS123
Suitable Site Area (ha)	68.04
Ward/Parish	Cherry Hinton
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	
Proposed development	Mixed use
Proposed employment floorspace (m2)	30000
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2026	Green

Adopted Development Plan Policies Comment 2026	Development of the site is compatible and consistent with Development Plan policies and allocations.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: 22% is in Flood Zone 3. Climate Change: 23% is in a climate-change-adjusted flood zone. Surface Water: 15% lies in a 1-in-1,000-year event. 14% lies in a 1-in-100-year event. 16% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 3 (22%). Surface Water Flooding: 16% lies in a 1 in 30 year event. 14% lies in a 1 in 100 year event. 15% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Green
Landscape Comment 2021	Development heights and density are likely to vary across the site and the context of residential developments in the southeast edge and the southern boundary generally, must be considered in terms of heights, mass and overbearing whilst heights must also be considered against the views from the eastern viewpoints.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland, and protected species including bats and water voles. A considerable proportion of the site is designated as local wildlife site, although currently in poor condition following site clearance. Red assessment given due to potential loss of designated site, although it is acknowledged that the Local Plan Policy 15 seeks to mitigate this loss which has then potential to warrant amber rating.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Amber
Policy Officer Comment 2026	The site contains protected open space. Development of the site would have detrimental open space impacts, but development that adheres to the open space mitigation and compensation requirements set out within Policy 16 (South of Coldham's Lane Area of Major Change) of the Cambridge Local Plan 2018 is permissible.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Amber
Policy Officer Comments 2021	Site includes a number of sites that are protected open spaces, including City Wildlife Site Coldham's Lane Old Landfill Sites. Development permissible inline with Cambridge Local Plan 2018: Policy 16: South of Coldham's Lane Area of Major Change.

Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	The site abuts the eastern tip of Mill Road Conservation Area and is 150m from St Bede's School which is a BLI; however, any negative impact on either could be reasonably mitigated through careful layout and landscaping measures.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Mostly previously worked land, but may be some residual archaeological impacts
Accessibility RAG Assessment	Green
Accessibility Comment	Good accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	Development of site A is acceptable in principle providing commercial operational noise / odour and traffic noise generation from vehicle movements including hours of use is compatible with nearby residential. There are no noise concerns with site B (outdoor recreation)
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 does not lie within an AQMA. Will require inherent / intrinsic designed in AQ mitigation eg EVCP - City
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
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	Red
Contaminated Land Officer Comments 2021	Former landfill, gross contamination, unstable ground. Not suitable for residential development. Current application for commercial development 21/02326/FUL
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	28.57
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	48.26
Agricultural Land Classification Urban (% overlap)	23.17
Source Protection Zone (% overlap)	0
Highways England Zones	Cambridge
Available	-

Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site has a recent planning history and is therefore considered to be available for development.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for commercial 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 not been promoted by the landowner and or developer but has a recent planning history and is therefore being pursued for development by the landowner. The site has a low existing use value and development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	44
Residential capacity at prevailing density	1514
Estimated employment space (m2)	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

Land south of Coldhams Lane, Cambridge



A map of Land south of Coldhams Lane, Cambridge

Site information	-
Site ID	115696
HELAA Site ID	40134a
Suitable Site Area (ha)	9.04
Ward/Parish	Cherry Hinton
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Densification of existing urban areas
Category of settlement	Cambridge City
Current use(s)	
Proposed development	Non-residential
Proposed employment floorspace (m2)	45000
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2026	Green

Adopted Development Plan Policies Comment 2026	Development of the site is compatible and consistent with Development Plan policies and allocations.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 9% lies in a 1-in-1,000-year event. 4% lies in a 1-in-100-year event. 9% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 9% lies in a 1 in 30 year event. 4% lies in a 1 in 100 year event. 9% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Site A - This site is well contained and on the edge of could be developed from a visual perspective but an appropriate height and density for the context would be required.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

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	Covers part of the Norman Cement Pits City Wildlife site designated for habitat mosaic of habitats and position in ecological unit. Southern sites predominantly open water with potentially important populations of waterfowl, aquatic invertebrates, bank side chalk flora and Hymenoptera. Otter have been reported recently, water voles in adjacent Cherry Hinton Brook City Wildlife site. Former Landfill sites on Coldham's land supporting grassland and scrub habitats with potentially important breeding bird and invertebrate populations.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Amber
Policy Officer Comment 2026	The site contains protected open space. However, development is permissible in line with the open space mitigation and compensation requirements set out within Policy 16 (South of Coldham's Lane Area of Major Change) of the Cambridge Local Plan 2018, which provides for the creation of a new urban country park on nearby sites that would compensate for the on-site loss.
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	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	

Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of site unlikely to have a detrimental impact on designated or non-designated heritage assets, however tall buildings/heights of buildings may affect heritage assets or wider historic environment of the City. Townscape Impact Assessment required to inform development.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	The site has been quarried and no archaeology is likely to survive
Accessibility RAG Assessment	Green
Accessibility Comment	Good accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 does not lie within an AQMA
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
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	Former landfill, gross contamination, unstable ground. Not suitable for residential development.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	44.08
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	37.62
Agricultural Land Classification Urban (% overlap)	18.30
Source Protection Zone (% overlap)	0
Highways England Zones	Cambridge
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site has a recent planning history and is therefore considered to be available for development.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Planning application pending for commercial 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 therefore it is 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)	48
Residential capacity at prevailing density	301
Estimated employment space (m2)	45000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years