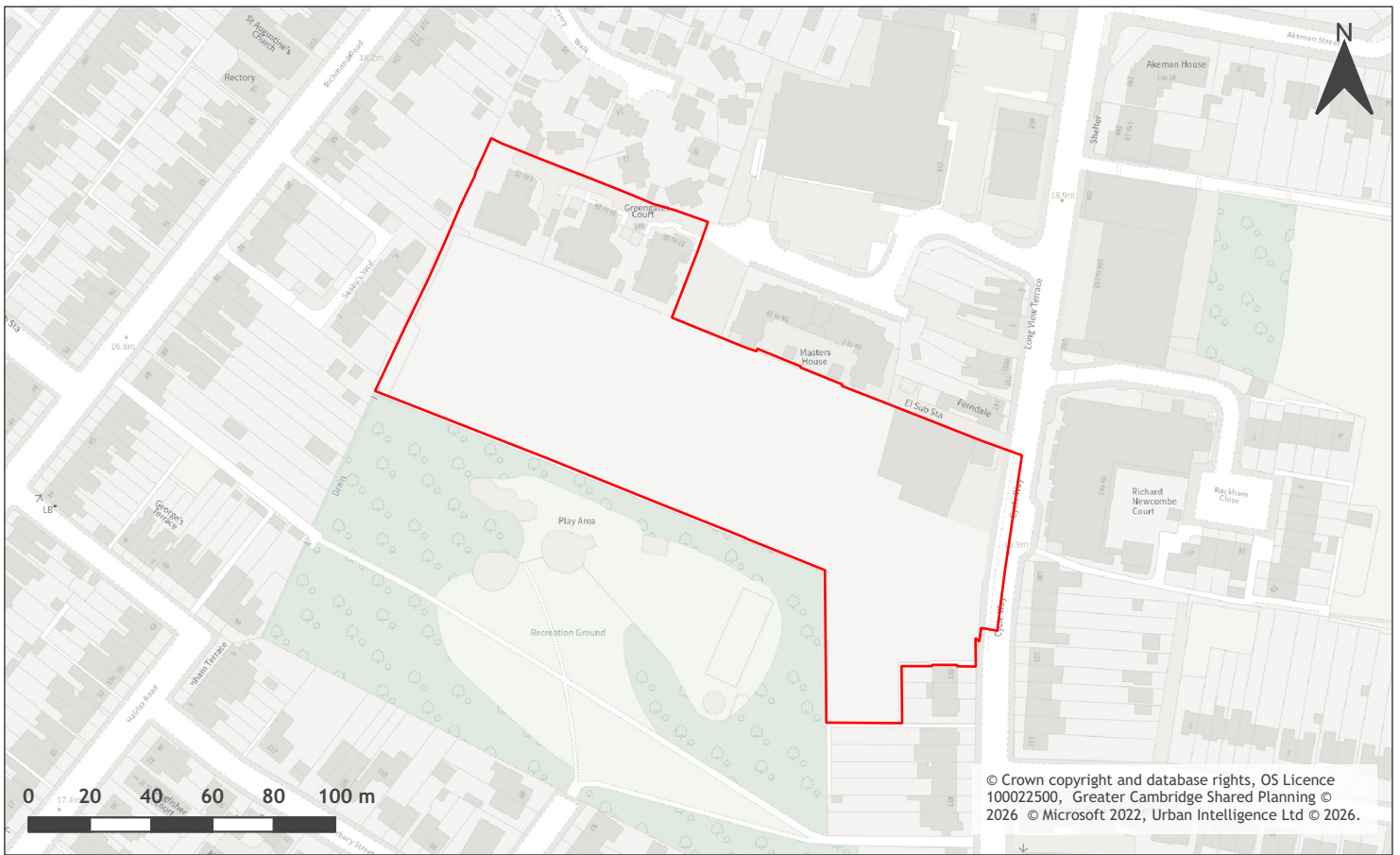


## Willowcroft, 137-143 Histon Road (Policy 27 - R2)



A map of Willowcroft, 137-143 Histon Road (Policy 27 - R2)

Site information	-
Site ID	115539
HELAA Site ID	OS035
Suitable Site Area (ha)	1.61
Ward/Parish	Arbury
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	Residential
Proposed employment floorspace (m <sup>2</sup> )	0
Proposed residential capacity	78
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: 17% lies in a 1-in-1,000-year event. 3% 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. 3% lies in a 1 in 100 year event. 17% 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	The site is located on Histon Road to the north of Histon Recreation Ground. Landscape impacts are minimal but care should be taken in any proposals to retain trees of stature and quality within the site. Histon Rec should be viewed as a sensitive edge. The proposed unit numbers should be suitable but sufficient space should also be reserved for tree planting and buffers within the site.
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	Any residential developments over 100 units, non-residential developments over 1 hectare or industrial units over 1000m <sup>2</sup> would require consultation with Natural England in relation to impact on nearby SSSIs. Boundary habitats including trees, hedgerows and scrub may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Undisturbed areas of site may need assessment against Open Mosaic Habitat criteria. Buildings and hardstanding likely to be of low ecological value although may be suitable for bats and nesting birds.
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 does not contain protected open space, but it is adjacent to or within 50m of an open space designation. However, development of the site is already permissible in line with Policy 27 (R2 - Willowcroft, 137-143 Histon Road) of the Cambridge Local Plan 2018.
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	

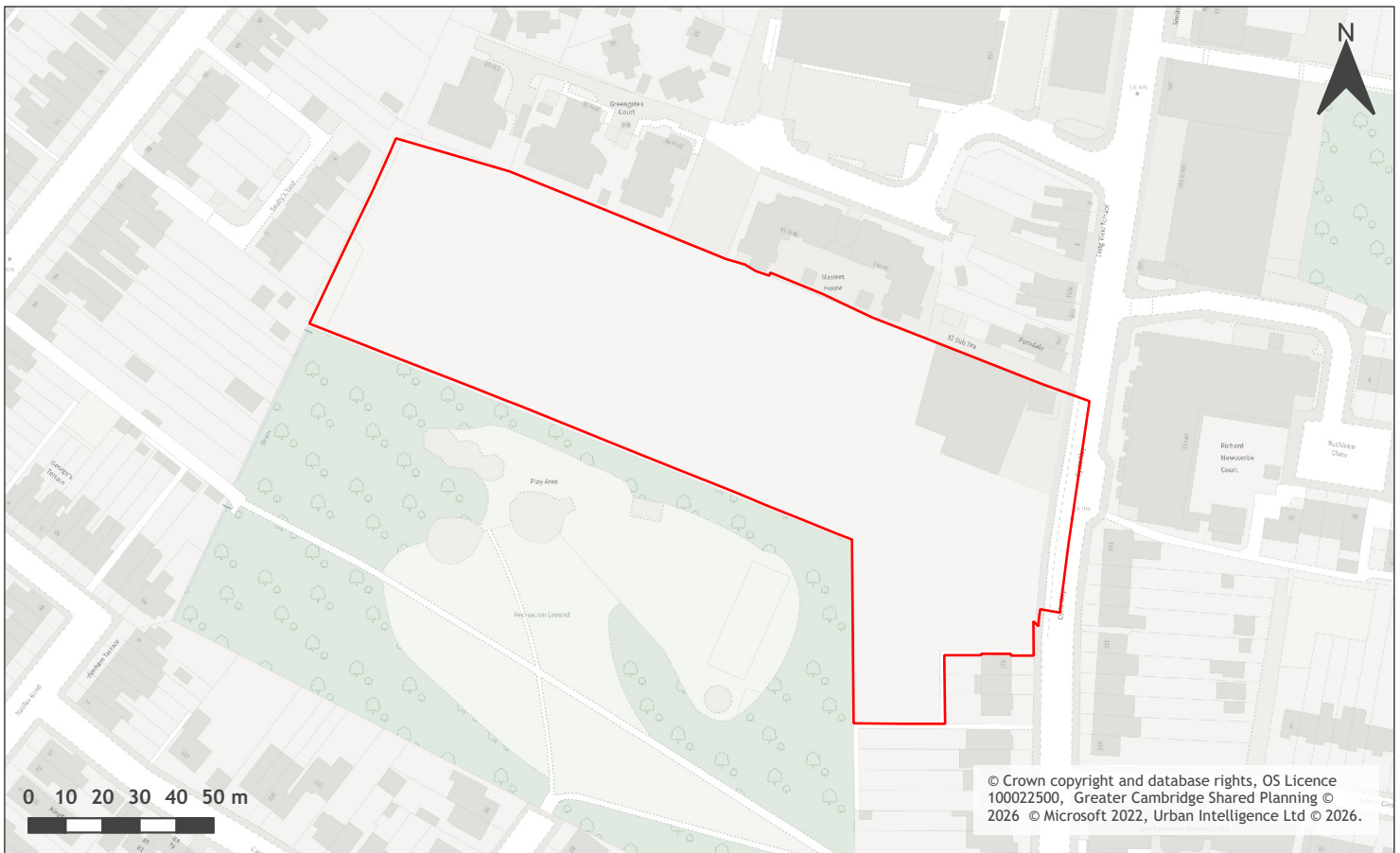
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Buildings of height might have an impact on the Conservation Area, but the impact could be reasonably mitigated.
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	No significant archaeology anticipated
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	May require localised highway improvements and walking, cycling and Passenger Transport infrastructure.
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	Traffic noise possible if industrial commercial coexists.
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	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected, conditions required
<b>Overall Suitability Score</b>	<b>Amber</b>
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 is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply

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
<b>Available RAG</b>	<b>Green</b>
Achievable	-
Is there a reasonable prospect that the site will be developed?	Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density.
<b>Achievable RAG</b>	<b>Green</b>
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	96
Residential capacity at prevailing density	139
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

## 137 and 143 Histon Road, Cambridge



A map of 137 and 143 Histon Road, Cambridge

Site information	-
Site ID	115540
HELAA Site ID	40385a
Suitable Site Area (ha)	1.36
Ward/Parish	Arbury
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	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	110
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: 13% lies in a 1-in-1,000-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. 13% 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	A long narrow site to the west of Histon Road and currently a car dealership/garage. To the south is Histon Road Recreation Ground. A sympathetic layout together with a good landscape strategy would be required, and delivery at appropriate densities.
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	Any residential development above 100 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site does not contain protected open space, but it is adjacent to or within 50m of an open space designation. However, development of the site is already permissible in line with Policy 27 (R2 - Willowcroft, 137-143 Histon Road) of the Cambridge Local Plan 2018.
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	

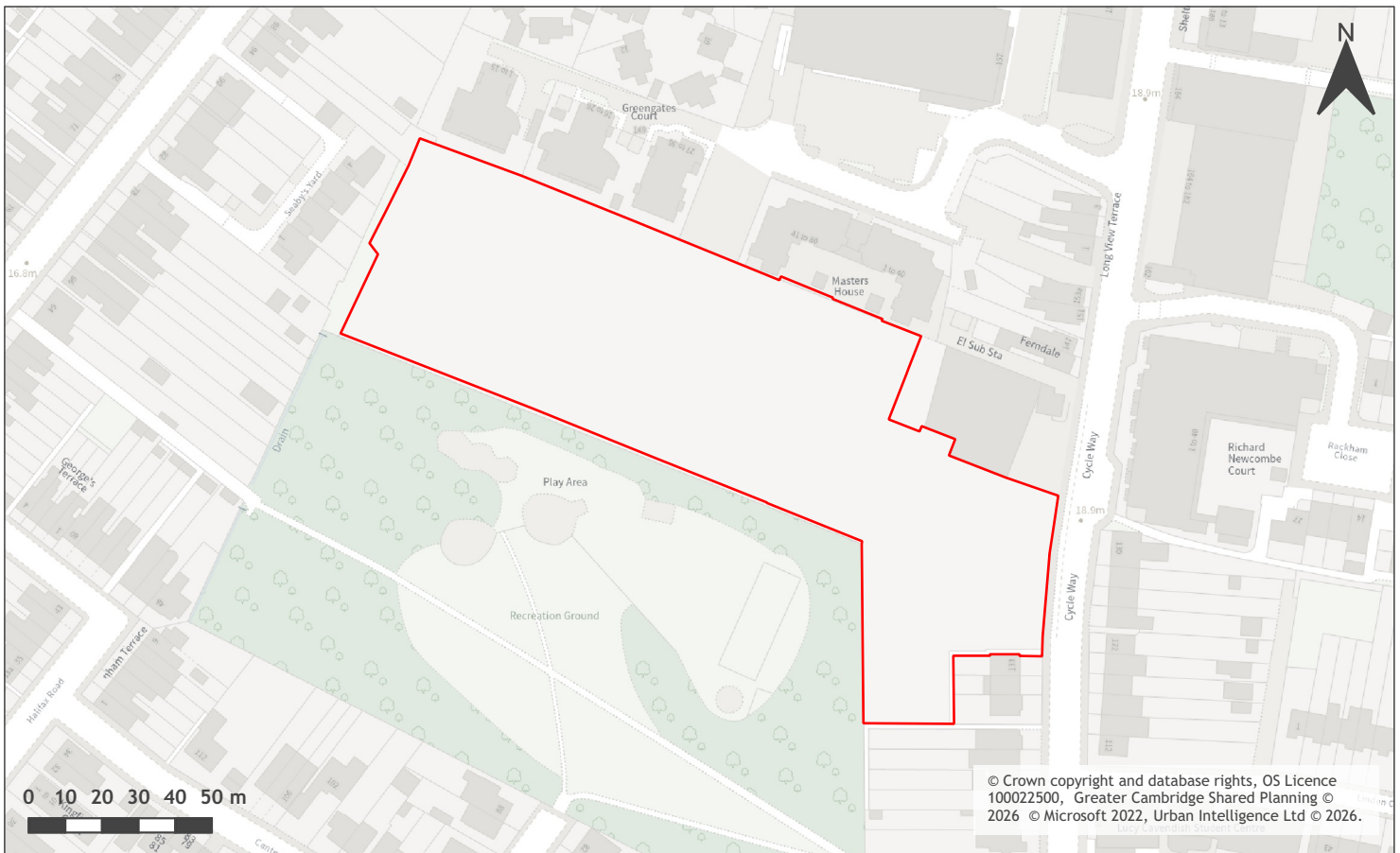
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Any development of the site should ensure that it does not negatively impact on the adjacent conservation area. Any impacts are likely to be reasonably mitigated.
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	Located to the north of the site of the Roman town at Cambridge
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	Brownfield site, contamination expected, conditions required
<b>Overall Suitability Score</b>	<b>Amber</b>
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 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 relevant recent planning history
When will the site be available for development?	0-5 Years
<b>Available RAG</b>	<b>Green</b>
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 residential development is likely to be economically viable at an appropriate density.
<b>Achievable RAG</b>	<b>Green</b>
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	96
Residential capacity at prevailing density	118
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

## 137 and 143 Histon Road, Cambridge



A map of 137 and 143 Histon Road, Cambridge

Site information	-
Site ID	115541
HELAA Site ID	40385b
Suitable Site Area (ha)	1.18
Ward/Parish	Arbury
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	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	100
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: 13% 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: 13% 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	A sympathetic layout together with a good landscape strategy would be required, and delivery at appropriate densities.
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 not provide any specific ecological risks to statutory or non-statutory designated sites. However, this does not remove the likelihood of protected and priority species being impacted, nor that 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	Green
Policy Officer Comment 2026	The site does not contain protected open space, but it is adjacent to or within 50m of an open space designation. 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.
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	Any development of the site should ensure that it does not negatively impact on the adjacent conservation area. Any impacts are likely to be reasonably mitigated
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	Amber
Archaeology Officer Comment 2025	Located to the north of the site of the Roman town at Cambridge
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 proposed site is acceptable in principle, subject to detailed design.
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

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	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
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	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 2026	

Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Brownfield site, contamination expected, conditions required.
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	
Contaminated Land Officer Comments 2021	
<b>Overall Suitability Score</b>	<b>Amber</b>
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 is an existing Local Plan Allocation but there is no evidence it is currently available in Years 0-5 of the Plan period.
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?	6-10 Years

<b>Available RAG</b>	<b>Amber</b>
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 residential development is likely to be economically viable at an appropriate density.
<b>Achievable RAG</b>	<b>Green</b>
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	96
Residential capacity at prevailing density	102
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

## 137 Histon Road, Cambridge



A map of 137 Histon Road, Cambridge

Site information	-
Site ID	115542
HELAA Site ID	40385
Suitable Site Area (ha)	0.51
Ward/Parish	Arbury
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	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	78
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: 18% 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: 18% 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	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	A long narrow site to the west of Histon Road and currently a car dealership/garage. To the south is Histon Road Recreation Ground which is a protected open. Development of the whole site could be achieved but possibly not at the density proposed because of the shape of the site. Adequate space for access, parking, amenity, and landscape would mean numbers may need to be reduced overall. A sympathetic layout together with a good landscape strategy 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	Any residential development above 100 will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site does not contain protected open space, but it is adjacent to or within 50m of an open space designation. However, development of the site is already permissible in line with Policy 27 (R2 - Willowcroft, 137-143 Histon Road) of the Cambridge Local Plan 2018.
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	Cambridge Local Plan Site allocation R2. Site adjacent to protected open space. Development of the site may have a detrimental impact on a designated site, 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	Amber
Historic Environment Comments 2021	Any development of the site should ensure that it does not negatively impact on the adjacent conservation area. Any impacts are likely to be reasonably mitigated.
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	Located to the north of the site of the Roman town at Cambridge
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	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on 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	Brownfield site, contamination expected, conditions required
<b>Overall Suitability Score</b>	<b>Amber</b>
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
<b>Available RAG</b>	<b>Green</b>
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.
<b>Achievable RAG</b>	<b>Green</b>
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	96
Residential capacity at prevailing density	47
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