



# **Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) 2026**

**Greater Cambridge Shared Planning Service  
July 2026**

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## Disclaimer

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

## Executive Summary

- 1.5 The Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) forms part of the evidence base for the Greater Cambridge Local Plan. The HELAA assesses the potential supply of land for residential and economic development related uses and provides an assessment of the potential sites in terms of their suitability, availability and achievability.
- 1.6 Through the Greater Cambridge Local Plan process, the councils have received a significant number of sites from landowners and site promoters. This includes from the initial 'Call for Sites' in 2019 and through subsequent Regulation 18 consultations in 2020, 2021 and 2025. Additionally, a Site Submission Update was undertaken in early 2025 to inform the draft Greater Cambridge Local Plan which was published in late 2025.
- 1.7 Additionally, as part of the HELAA process, the Councils also identified sites in line with National Planning Practice Guidance. This ensures that the councils are not solely relying on sites submitted by landowners and site promoters.
- 1.8 As set out in the HELAA Methodology in Annex 1, the Councils have applied a consistent approach to assessing sites, considering impacts on a range of issues including landscape, land contamination, highways access and ecology. These assessments were undertaken through a combination of desktop analysis and officer input and can be found in Appendix 1.
- 1.9 Since 2025, the Councils confirmed the preferred spatial strategy for the Greater Cambridge Local Plan. Given this certainty, newly submitted sites or representations made on sites that do not align with the preferred spatial strategy were not assessed given they would not be allocated for development in the emerging Local Plan or be considered as Reasonable Alternative sites. These sites are identified in Appendix 2. The Development Strategy policy within the Local Plan and the associated Topic Paper provides more information on the councils preferred strategy and how the strategy was identified.
- 1.10 The Greater Cambridge Local Plan sets out the Councils preferred sites for allocation. The majority of proposed allocation sites are considered to be suitable for development through the HELAA process. Where a HELAA site assessment identified a site as being unsuitable for development (given adverse impacts it may generate) but the site is proposed to be allocated in

the Local Plan, the reasons for this are contained within the Development Strategy Topic Paper.

- 1.11 Part of the purpose of the HELAA is to confirm whether sites are available for development and that development is feasibly achievable. Sites were deemed to be unavailable where there was no evidence that the site was available for development during the plan period, or alternatively, there was evidence that the site was unavailable. The councils must be able to demonstrate that a site proposed for allocation is available and achievable in order for it to meet the tests set out in national planning policy and guidance. Sites were deemed to be unachievable where it was considered there was no reasonable prospect that the site could be developed. As part of the HELAA process, testing viability is by necessity a broad approach. Sites identified in the Local Plan will be subject to more detailed consideration through the plan making process. For the HELAA, the capacity of sites were assessed by using information supplied by site promoters and also considered against existing, site specific, prevailing densities for residential developments.
- 1.12 Windfall sites, which are sites not specifically identified in a development plan, are not part of the HELAA process but they do provide an important source of future housing and need to be considered as part of the wider Local Plan process. The Housing Delivery Study (2026) addresses the approach to Windfall sites in more detail.
- 1.13 The results of HELAA 2026 are published in 2 appendices. Appendix 1 sets out the assessment findings for all sites regardless of whether they are new or amended sites. Appendix 2 lists sites not assessed through HELAA (2026) Due to the size of Appendix 1, it has been published as separate documents, with sites grouped by ward.
- 1.14 HELAA 2026 is also supported by 3 annexes. Annex 1 sets out the updated HELAA methodology for assessing sites. Annex 2 sets out the approach to assessing the impact of proposals on the strategic road network which has been agreed with National Highways. Annex 3 provides a summary of the comments made on the HELAA methodology during the draft Greater Cambridge Local Plan consultation (1 December 2025 to 30 January 2026) and our response to them.
- 1.15 The Proposed Submission Greater Cambridge Local Plan consultation provides information on the updated development needs that have been identified and proposes sites for allocation to contribute to meeting those needs. The Proposed Submission Greater Cambridge Local Plan is accompanied by a revised Development Strategy Topic Paper which sets out

how the HELAA has informed the site identification process. The reasons for choosing sites over others is also explained in the topic paper. This process has also been informed by the Sustainability Appraisal which accompanies the Local Plan at each stage of its preparation and considers the relative environmental, social and economic impacts of the options available.

## Introduction

- 1.17 The Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) forms part of the evidence base for the Greater Cambridge Local Plan. The HELAA was originally published in September 2021 following the assessment of over 700 sites, providing an assessment of their availability, suitability and achievability. The HELAA 2025 report was published as a complementary report to the HELAA 2021 report, to be read alongside it rather than as a completely freestanding document. HELAA 2025 included the assessment or re-assessment of about 500 sites.
- 1.18 This HELAA 2026 report has been written to be a freestanding report and provides a summary of the previous stages of the HELAA and the methodology that has been applied to assess sites in a consistent manner. This HELAA update includes the assessment or partial assessment of over 200 sites based on the submissions received from the draft Local Plan consultation (1 December 2025 – 30 January 2026). The sites received during the consultation that do not align with the Local Plan spatial strategy did not undergo an assessment or re-assessment. This is explained more fully later in the report.
- 1.19 HELAA 2021 was a comprehensive review of potential sites for housing and/or employment use. It followed the guidance set out in the national Planning Practice Guidance. Sites were identified through both a call for sites and a desk top review. Together these processes identified over 700 sites to be assessed. Sites were assessed for suitability against a wide range of criteria. This involved both mapped information and measurements, and consultation with technical specialists. Sites were assessed using a ‘Red, Amber, Green’ (RAG) system with sites scoring red against any criteria being identified as unsuitable. The RAG system was applied to 13 criteria with a Red rating against any of these resulting in the site being considered unsuitable. The RAG system was also applied to four ‘further constraints’ but a Red rating against these did not automatically lead to these sites being considered unsuitable. Where sites have been taken forward for allocation in the Local Plan despite being assessed as unsuitable, the reasons for the allocation are addressed in the Development Strategy and Topic Paper and the appropriate mitigation measures are identified in the site allocation and Site Allocations Topic Paper. Sites were also assessed for availability and achievability using the national Planning Practice Guidance. HELAA 2021 was supported by a series of appendices including the results for each assessed site.
- 1.20 The [HELAA 2021](#) report and its constituent appendices were published as part of the [evidence base](#) accompanying the Greater Cambridge Local Plan

First Proposals consultation, which took place in November and December 2021. The First Proposals was the Councils' 'preferred options consultation' on the emerging Greater Cambridge Local Plan which set out the proposed spatial strategy alongside initial levels of growth for the Greater Cambridge area.

- 1.21 The First Proposals consultation generated a number of comments on the assessment of sites within the HELAA. It also enabled landowners and site promoters to submit new or revised sites for consideration. Following the close of the First Proposals consultations all new sites and sites with additional evidence or amended proposals were assessed. In total, over 200 sites were either assessed or re-assessed.
- 1.22 Due to the delay in publishing the draft Local Plan post First Proposals consultation, a Site Submissions Update exercise was undertaken in 2025. This provided site promoters with an additional opportunity to submit new sites and new evidence for existing sites and resulted in around 100 further site submissions and additional evidence to consider for around 200 existing sites. However, with regard to the 2025 Site Submissions Update, only sites that aligned with the emerging preferred development strategy were assessed. Hence, sites within or adjacent to Infill Villages and Group Villages without high quality public transport links and sites not within or adjoining any settlement were not (re-) assessed. Sites originally assessed as part of HELAA 2021 that had no new evidence submitted were not re-assessed by technical teams but were reconsidered against the updated national flood maps which were published by the Environment Agency in 2025. The HELAA 2025 report included the assessment of sites submitted through all of the previous Local Plan stages as well as the Site Submissions Update (SSU).
- 1.23 The Greater Cambridge Local Plan underwent a further period of consultation from 1 December 2025 until 30 January 2026. This resulted in more new site proposals, further evidence supporting already submitted proposals and additional comments on the HELAA methodology. In total, over 200 sites were assessed, re-assessed or at least registered and categorised in terms of their fit with the Local Plan spatial strategy. Where representations have been made on the methodology, these can be reviewed in Annex 3.
- 1.24 The remaining sections of this report explains how sites were assessed against the Local Plan spatial development strategy and provides a chronological description of the HELAA process from the initial Call for Sites through to the HELAA 2026 report. .
- 1.25 There are 3 annexes which deal with methodological issues. These are:

- Annex 1 sets out the revised HELAA methodology
- Annex 2 provides details of the collaboration with National Highways to agree an approach to assessing the impact of proposals on the strategic road network
- Annex 3 provides a summary of the comments received on the HELAA methodology and how these have been considered

1.26 There are also 2 appendices which set out the results of HELAA 2026. These are:

- Appendix 1 sets out the assessment results for all sites. This includes new sites, site with new evidence and sites where the proposal has changed in terms of site boundary, proposed uses or quantum of development (note this is a separate document)
- Appendix 2 lists sites not assessed through the HELAA 2026 update

## Aligning site assessments with the spatial development strategy

1.27 HELAA 2026 continued the approach adopted with the Site Submissions Update of not assessing (or re-assessing) sites that did not fit with the emerging development strategy. However, this approach was articulated more clearly with a categorisation of all sites using the parameters set out below.

### Locations that align with the spatial development strategy:

- Within Cambridge or on the edge of the Defined Development Extent (DDE) for Cambridge.
- Sites within Cambourne or in close proximity to the town and/or proposed railway station.
- Sites on the edge of Royston within South Cambridgeshire.
- All new settlement proposals (i.e. sites proposing over 4,000 homes).
- Sites within the Rural Southern Cluster that are within or adjacent to a Rural Centre, a Minor Rural Centre, or a Group Village with a high-quality public transport (HQPT) connection (i.e. railway or guided busway).
- Within or adjacent to the DDE of a Town / New Town.
- Within or adjacent to the DDE of a Rural Centre.
- Within or adjacent to the DDE of a Minor Rural Centre.
- Within or adjacent to the DDE of a Group Village with a HQPT connection.
- All employment sites, regardless of location.
- Major mixed-use proposals sites (at least 50 homes and 5,000 sqm of employment floorspace).
- Sites within Policy Areas that promote (re)development.

### Locations that do not align with the spatial strategy:

- Residential or small-scale mixed-use sites within or adjacent to the DDE of a Group Village that does not benefit from HQPT services.
- Residential or small-scale mixed-use sites within or adjacent to the DDE of an Infill Village that does not benefit from HQPT services.
- Residential or small-scale mixed-use sites that do not share a contiguous boundary with a DDE (i.e. isolated or detached development in the countryside).

1.28 Sites that were considered to fall within locations that do not align with the spatial strategy were not assessed. This applied to both new site proposals and sites that had been previously assessed where new evidence had been submitted. This resulted in about 50 sites being submitted through the draft Greater Cambridge Local Plan consultation not being assessed or re-assessed beyond initial registration.

1.29 A number of respondents to the draft Greater Cambridge Local Plan First Proposals consultation commented on the HELAA methodology for assessing sites. These comments have been considered and responded to. A summary of the comments, together with responses, can be found in Annex 3. Where respondents focused on a particular site rather than broader methodological issues these were fed back into the process of reviewing site assessments. There have been no significant changes to the HELAA methodology. Where the methodology has been updated this has been to provide more detail, clarify issues and provide further explanation in response to some of the comments and feedback from the specialist technical consultees involved in the assessment process. Therefore, these revisions have not resulted in changes that would require all sites to be re-assessed. Where datasets used as part of the assessment process have been updated, the sites have been reconsidered against these new datasets. The updated site assessment methodology can be found in Annex 1.

## The Greater Cambridge Local Plan HELAA process

### HELAA 2021

2.0 HELAA 2021 began with a Call for Sites launched in 2019. A desk top review was also undertaken, in line with national Planning Policy Guidance. A further Call for Sites was issued alongside the First Conversation in 2020. In total these activities resulted in over 700 sites to be assessed. The following figure shows the generic process that was followed for HELAA 2021 and future iterations.

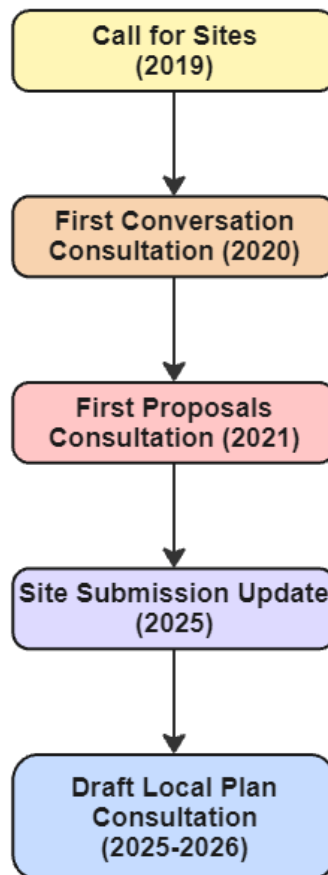


Figure 1: HELAA Process

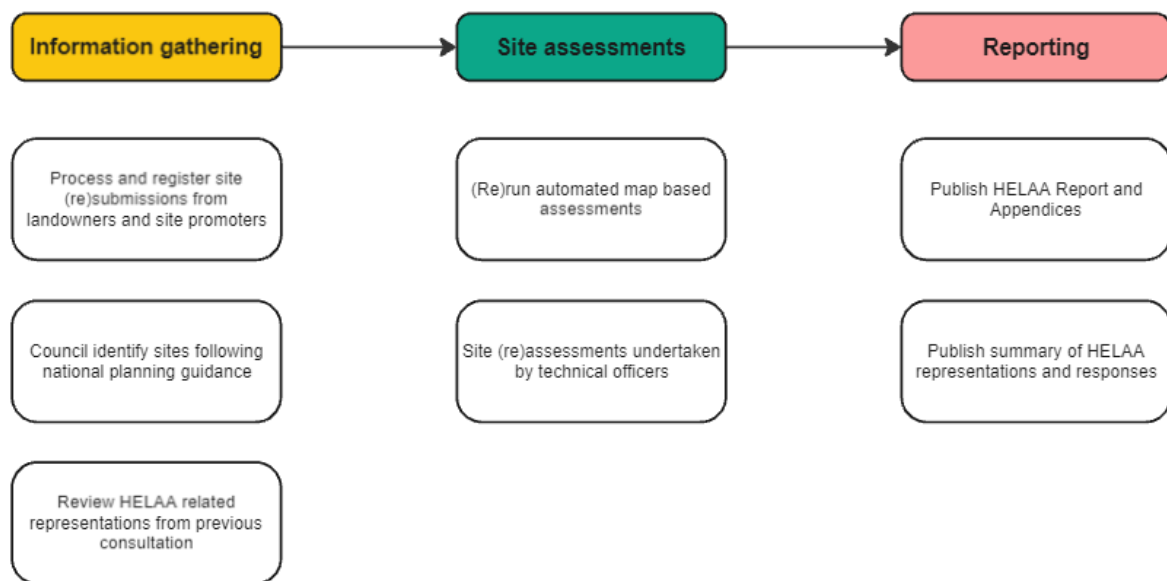


Figure 2: Site identification, processing and reporting process

2.1 Key elements of the process which have been carried through into future iterations of the HELAA include the use of a ‘Red, Amber, Green’ (RAG) assessment system and a wide range of criteria involving both mapped information and measurements, and consultation with technical specialists. Sites scoring red against any criteria are identified as unsuitable. Where sites have been taken forward for allocation in the Local Plan despite being assessed as unsuitable, the reasons for the allocation are addressed in the Development Strategy Topic Paper and the appropriate mitigation measures are identified in the site allocation. Sites were also assessed for availability and achievability using the national Planning Practice Guidance.

### Site assessments completed after the First Proposals consultation

- 2.2 The First Proposals consultation resulted in new sites and new information on existing sites being submitted for consideration. New information on existing sites included more supporting evidence, comments on the initial HELAA assessment, changes to boundaries and changes to the scale and nature of development proposals. All of these meant an update to the HELAA was required in order to take account of representations received.
- 2.3 All comments from site promoters generated through the First Proposals consultation were compiled with the associated supporting material filed and added to Opus 2 Consult, our public consultation system. All spatial datasets were updated with new sites and amended site boundaries, development

proposals and capacity information. Each comment was identified as either relating to an existing site or a new site and all new site proposals were assigned to go through the full assessment process.

- 2.4 Where new information was submitted on existing sites this new information was also assigned for assessment. Where boundary changes or significant changes in use or capacity were proposed the site was identified for full re-assessment. Where new information related to specific issues (e.g. noise and flooding) these were matched against the assessment methodology and the site was identified for re-assessment against the appropriate parts of the methodology. Hence some sites were only re-assessed against limited criteria, some sites were re-assessed against different combinations of multiple criteria and some sites were re-assessed against all criteria.
- 2.5 As with HELAA 2021, the criteria assessment process included both mapped information or measurements and specialist input or judgement from a number of technical consultees. The automated process data was updated where appropriate. For example, a new dataset of primary schools was used to incorporate new primary schools in Histon and Gamlingay opened since the HELAA 2021 assessment and an enlarged set of employment centres was introduced. A revised set of flood maps produced by the Environment Agency was used to re-assess flooding for all sites.
- 2.6 For sites submitted before the Site Submission Update in 2025, the planning history for the site was not updated. The planning history is provided in the HELAA for information purposes only and is not a live update.
- 2.7 A survey of Residents Associations and Parish Councils included sending them all relevant new information on sites within their respective areas. Residents Associations and Parish Councils were asked to use their local knowledge to 'fact check' the information. The responses were reviewed and relevant information was forwarded to the assessment teams as part of the assessment process.
- 2.8 The HELAA assessment methodology was reviewed including reviewing comments received on the HELAA through the First Proposals consultation. A summary of the comments on the HELAA methodology and our response to them was provided in an Annex to the report. Although no changes were made to the methodology some amendments were made to the methodology description so that it better described the actual process that had been followed. It is worth emphasizing that the Annex was only concerned with comments directly related to the HELAA methodology. Where comments simply disagreed with the assessment outcome these were fed back into the HELAA re-assessment process.

- 2.9 A co-ordinated and systematic approach was taken to secure feedback from all assessment teams. All assessments, when returned, were reviewed to ensure consistency in the final outcomes.
- 2.10 When the assessment process had been completed all assessments were fed into the existing site analysis data to update the overall RAG assessment for suitability for each site. Where a reassessment of a site was undertaken, the reassessment made it clear what was reviewed, whether the new information/changes to the site affected the scoring and assessment and reasons outlining why.

### **The 2025 Site Submissions Update**

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

### **HELAA 2026**

- 2.14 The draft Greater Cambridge Local Plan consultation (1 December 2025 to 30 January 2026) provided another opportunity to submit sites and/or new

evidence to support already submitted sites. The consultation resulted in over 200 site submissions, including 51 new sites.

- 2.15 There were minimal changes to the assessment process from the approach used for the Site Submission Update 2025. HELAA 2026 continued the position of not (re-)assessing sites that do not align with the spatial development strategy and resulted in about 50 sites not being assessed or re-assessed beyond registration.
- 2.16 Again, there was not sufficient time to request Parish Councils and Residents Associations to 'fact check' sites. Instead, their views were considered where they commented on sites through the normal consultation process.
- 2.17 New flood map data published by the Environment Agency meant that all sites that aligned with the spatial strategy were (re-)assessed for flooding issues. The new flood data included a scenario called 'Flood Zones plus Climate Change (2070-2125)' which provided a consistent dataset for assessing the longer term effects of climate change.
- 2.18 The list of open space designations used to assess sites was standardised and included four designations in the South Cambridgeshire Local Plan (2018) which were Country Parks, Important Countryside Frontages, Local Green Space and Protected Village Amenity Areas and one designation in the Cambridge Local Plan (2018) which was Protected Open Space. The wording used in the assessments was also standardised as far as possible to make the assessments more consistent although in a few cases bespoke wording was used to address specific issues.
- 2.19 It is important to note that the development strategy is informed by a number of evidence base documents and material considerations, which include but are not limited to the HELAA.
- 2.20 The Council has published a Sites Register which contains all live registered sites and their unique reference numbers.

# Annex 1: Site Assessment Methodology

## Introduction

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

## Standard approaches

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

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

- Areas not suitable for built development will be discounted when calculating the development capacity of such sites if they are allocated in the emerging Local Plan.
- Parish Councils and Residents Associations were given the chance to ‘fact check’ all proposals in their area by providing additional information or challenging information provided by site promoters. The results from this survey were collated and sent to the assessment teams as appropriate for their consideration. (This did not occur for the 2025 Site Submission Update or HELAA 2026 stages due to the time constraints and opportunity for local communities to comment through the consultation process).
- Technical evidence, such as Ecology Walkover Studies and Landscape Visual Impact Appraisals, submitted by site promoters were considered by the relevant assessment teams and are also published on the councils consultation system.

## Reference Information

1.2 The following information has been captured for each site:

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

## Site Details

1.3 The following information has been captured for each site:

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

1.4 The site area reflects the outline of the site proposed, as shown on the map. Within that area the site promoter may have indicated in their submission areas that would not be developed and/or how the development and associated land uses and open spaces could be laid out. Where 'non developable' parts of the site have been identified the total site area (hectares) has been retained.

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

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

1.6 The category of settlement has also been captured:

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

1.7 The approach to calculating an indicative site capacity has been amended since the HELAA 2021. Previously, the proposed development, housing units and/or employment space reflected the proposal as submitted through the Call for Sites process and considered against the density assumptions set out in the Site Typologies and Capacity Study. However, the Councils are now able to calculate a high-level capacity for the site by applying local prevailing densities. This approach enables us to be more site and context specific. Where a site is not located close to existing homes, a standard 30 dwellings per hectare assumption has been applied. For employment proposals, the Councils have undertaken a manual sense check of the quantum indicated by the site promoter, reflecting local knowledge and consideration of suitable plot ratios.

- 1.8 An updated capacity estimate has been provided at the end of the proforma where a broad quantum of development has been identified, noting that this would need to be refined through the preparation of a site allocation policy where relevant.

## Site Assessment

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

## Suitability

### Adopted Development Plan

**Score: Red**

**Assessment criteria:**

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

**Score: Amber**

**Assessment criteria:**

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

**Score: Green**

**Assessment criteria:**

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

- 1.10 This criterion provides an assessment of the site against adopted spatial policies in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018 and Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021.
- 1.11 The site assessment criteria also identifies whether the site falls within a 'made' (adopted) Neighbourhood Plan area, at the time of initial publication.

Where a site falls within a made Neighbourhood Plan policy designation this would be addressed through the site allocation in the Local Plan and relevant Topic Paper should the site be allocated for development. This assessment does not influence the RAG assessment.

1.12 A score of 'Green' was given to a site generally consistent with policies in the adopted plans.

1.13 When a site does not comply with an existing policy this will be generally scored as 'Amber'. Using the Green Belt as an example, any site that lies either partly or wholly within the Green Belt would be classed as 'Amber'. Sites may be considered for allocation in the new local plan taking into account the range of evidence that will inform that process.

1.14 A site has been scored 'Red' where there are fundamental conflicts with an adopted policy, such as developing on a minerals or waste allocation where this use would be lost and not re-provided.

### **Flood Risk**

**Score: Red**

#### **Assessment criteria:**

The site is wholly or largely within Flood Zones 2, 3 or 'Flood Zones plus Climate Change (2070-2125)' such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2, 3 or 'Flood Zones plus Climate Change (2070-2125)'

**Score: Amber**

#### **Assessment criteria:**

The site contains areas at high, medium or low risk from surface water flooding and/or the site contains some land in Flood Zones 2, 3 and/or 'Flood Zones plus Climate Change (2070-2125)' but there is sufficient land in Flood Zone 1 to accommodate 5 additional dwellings or an increase of 500 square metres of employment floorspace.

**Score: Green**

#### **Assessment criteria:**

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

- 1.15 The National Planning Policy Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 1.16 Flood Zones for fluvial flooding (rivers and sea) are defined by the Environment Agency and are present on the Environment Agency's flood map. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1,000-year flood event). Flood Zone 2 represents areas having between 1% and 0.1% chance of flooding (between a 1 in 100 and 1 in 1,000-year flood event). Flood Zone 3 represents land assessed as having a greater than 1% chance of flooding (a greater than 1 in 100-year event).
- 1.17 The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of the development needs to take into account the effects of climate change and the Councils have used the latest (2026) Environment Agency modelling to account for this.
- 1.18 Other sources of flooding can also cause problems. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk. A similarly cautious approach to surface water flooding has been applied and all sites including any area at high, medium or low risk of surface water flooding has been rated as Amber. This does not rule a site out but does flag that any such site that is subsequently allocated will have to consider appropriate mitigation measures through more detailed design and/or infrastructure provision. This is addressed further through the Strategic Flood Risk Assessment.
- 1.19 Whilst flooding may not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. The sequential test, and potentially the exception test, will be considered during the preparation of the Local Plan (See NPPF paragraphs 170 to 178).
- 1.20 Sites wholly or largely within Flood Zones 2, 3 and/or 'Flood Zones plus Climate Change (2070-2125)' will be scored 'red'. Larger sites could be in a number of flood zones. The site testing considered if there is enough land outside Flood Zones 2, 3 or 'Flood Zones plus Climate Change (2070-2125)' for a development to take place, and whether safe access could be achieved to and from the development without crossing significant areas of Flood Zones 2, 3 or 'Flood Zones plus Climate Change (2070-2125)'.

1.21 Following the update to the National Flood Maps by the Environment Agency in 2025, sites that align with the Local Plan spatial development strategy have been reassessed against this new dataset. This includes a new category: 'Flood Zones Plus Climate Change (2070-2125)'. This takes into account the need to consider the effects of climate change.

### **Landscape and Townscape**

**Score: Red**

**Assessment criteria:**

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

**Score: Amber**

**Assessment criteria:**

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

**Score: Green**

**Assessment criteria:**

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

1.22 Landscape assessment was provided by Landscape Architects within the Greater Cambridge Shared Planning Service Built and Natural Environment Team.

1.23 Greater Cambridge does not contain any nationally important landscape designations such as National Parks or Areas of Outstanding Natural Beauty, but the landscape of Cambridge still has local importance, particularly as the setting for the historic city of Cambridge. In the local context therefore, site landscapes are assessed against the National and Regional Landscape Character Areas and how typical or atypical (how unique) they are to those National and District Character Areas. Its settlements also have characteristic built form, which could be enhanced by development but there is also potential for detrimental impacts.

1.24 Sites to be assessed were located and reviewed and all constraints identified from the councils' GIS data and other planning sources such as [MaGIC](#), if needed. The presence of site designations or features were identified, for example Tree Preservation Orders, Important Countryside Frontages or

Protected Green Space. Greenbelt was omitted from consideration, as this would be subject to a separate assessment as part of the Local Plan process.

- 1.25 The site assessment was informed by the relevant Council's 2018 Local Plan policies, the SCDC Design Guide, Village Design Guides, Neighbourhood Plans, and Cambridge Suburbs and Approaches Studies, and Landscape Character Assessment. To begin, each site as assessed individually and upon its own merits. Sites were reviewed in a similar way to that of a standard planning application, particularly for the small-medium sized sites. Large and very large sites were reviewed more widely and at larger scale due to their expected impacts on their local area.
- 1.26 Based on the constraints of the site, the scope of the intended proposals, the proposed land use(s) and/or expected unit numbers, it was considered whether the site was developable and if so, to what extent the landscape and existing townscape had been considered. For example, would there be enough room for adequate boundary buffering, would there be enough room for tree planting within the site, would the grain/density of the development fit in with surrounding development or setting of the village, and would the surrounding designations be impacted by the development.
- 1.27 If the site was found to be unacceptable at the proposal's scale/units/density etc, further consideration was given to determine if there was an option wherein development could occur if various amendments were made such as a reduction in unit numbers or the avoidance of a part of the site. If the development was within an urban area or within a development framework boundary with on-site constraints it was likely to be green. Some countryside sites outside the development framework were considered green if the expected impacts could be considered as negligible. An amber rating required some mitigation or alteration to the proposals to be found acceptable. Red meant the proposal would result in significant harm that could not be reasonably mitigated.

### **Biodiversity and Geodiversity**

**Score: Red**

#### **Assessment criteria:**

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

**Score: Amber**

**Assessment criteria:**

Development of the site may have a detrimental impact on a designated site or those with a regional or local protection but the impact could be reasonably mitigated or compensated.

**Score: Green**

**Assessment criteria:**

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

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

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

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

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

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

1.31 Sites with national or international protection, in close proximity to such sites or with links to these sites may be at risk of detrimental impacts which cannot be mitigated against and therefore need to be classified as a red impact.

Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the first three designations, as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.

1.32 Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided sites will be assessed as having an amber impact (see paragraphs 192-194 of the NPPF).

1.33 Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP). Ecological networks are coherent systems of natural habitats organised across whole landscapes so as to maintain ecological functions. A key principle is to maintain connectivity - to enable free movement and dispersal of wildlife e.g. badger routes, river corridors for the migration of fish and staging posts for migratory birds.

1.34 The potential impacts on protected species are not directly assessed by the Biodiversity and Geodiversity criteria, except where sites have been designated specifically to protect their habitats (such as the population of Barbastelle Bats at Eversden and Wimpole Woods Special Area of Conservation). The presence of any legally protected species is a material consideration in the determination of a planning application and therefore an up to date ecological survey and assessment will be required to accompany any future planning application. The Councils' adopted Biodiversity Supplementary Planning Document (2022) provides further guidance.

**Open Space (referred to as Policy Officer Comment and RAG in the site assessments found in Appendix 1)**

**Score: Red**

**Assessment criteria:**

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

**Score: Amber**

**Assessment criteria:**

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

**Score: Green**

**Assessment criteria:**

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

1.35 The assessment process was standardised by assessing all sites against the following open space related designations:

- Adopted Country Park **[South Cambs Local Plan 2018]**
- Adopted Country Park 50m Buffer
- Adopted Important Countryside Frontage **[South Cambs Local Plan 2018]**
- Adopted Important Countryside Frontage 50m Buffer
- Adopted Local Green Space **[South Cambs Local Plan 2018]**
- Adopted Local Green Space 50m Buffer
- Adopted Protected Open Space **[Cambridge Local Plan 2018]**
- Adopted Protected Open Space 50m Buffer
- Adopted Protected Village Amenity Area **[South Cambs Local Plan 2018]**
- Adopted PVAA 50m Buffer

1.36 The Open Space assessments were further standardised as much as possible by using consistent wording. Where sites fell within, or close to, any of the open space designations they were assessed by officers and the most appropriate wording was chosen from the following options.

**Officer comments:**

**Green:**

The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.

Or

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.

**Amber:**

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.

Or

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.

**Red:**

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.

**Historic Environment**

**Score: Red**

**Assessment criteria:**

Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated (see paragraphs 212-214 of the NPPF 2024).

**Score: Amber**

**Assessment criteria:**

Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.

**Score: Green**

**Assessment criteria:**

Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.

1.37 Heritage Assets are buildings, monuments, sites, landscapes and places identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest. Designated heritage assets include:

- Listed Buildings (grade I, grade II\* and grade II)
- Registered Parks and Gardens
- Scheduled Monuments

- Conservation Areas

1.38 Non-designated Heritage Assets can include locally listed buildings (or Buildings of Local Interest identified in Conservation Area Appraisals and Neighbourhood Plans) and non-registered parks or gardens.

1.39 The Greater Cambridge Shared Planning Service Historic Environment team reviewed the sites. This was informed by identification of relevant constraints such as listed buildings and scheduled monuments. Officers then used other available evidence such as Conservation Area Appraisals to help consider the wider setting of an asset and the potential impact on any heritage assets. The sorts of issues considered included whether significant views would be impacted, the impacts on the setting of a heritage asset, whether development could be consistent with the characteristic layout of a conservation area and the access to the site. The extent to which these issues could be mitigated by only developing part of a site was also assessed. Sites were assessed as 'Red' where the development of the site would cause substantial harm, or severe or significant 'Less than substantial harm' to a designated heritage asset or the setting of a designated heritage asset which could not be reasonably mitigated.

### **Archaeology**

**Score: Red**

**Assessment criteria:**

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

**Score: Amber**

**Assessment criteria:**

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

**Score: Green**

**Assessment criteria:**

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

1.40 The Cambridgeshire County Council Historic Environment Team (HET) were consulted on the sites and assessments have been informed by the Cambridgeshire Historic Environment Record (HER) (see paragraph 196 of the NPPF 2024). Each site was assessed against known areas of archaeology using GIS data. Where a site contained known archaeology of significance which could not be mitigated by the development, these sites were scored Red. Examples of this include sites where development would result in the loss or adversely impact the setting of Scheduled Monuments.

### **Accessibility to Local Services and Facilities**

1.41 Accessibility of a site to local services and facilities by means other than the car – and the extent to which development might provide new services or enhance sustainable accessibility to existing ones – are important considerations in determining the suitability of a site for development.

1.42 The HELAA used ten different access categories and assessed suitability in terms of the distance from these categories. Distances were agreed that were consistent with the approach taken in the Local Plan Sustainability Appraisal. The distances are set out in the table below.

Table 1: Distance from ten access categories and assessed suitability

<b>Category</b>	<b>Green</b>	<b>Amber</b>	<b>Red</b>
Health	<720 metres	720-2000 metres	>2000 metres
City, District or Rural Centre	<720 metres	720-2000 metres	>2000 metres
Local, Neighbourhood or Minor Rural centre	<720 metres	720-2000 metres	>2000 metres
Rapid Public Transport	<1800 metres	>1800 metres	-
Future Rapid Public Transport	<1800 metres	>1800 metres	-
Public Transport	<450 metres	450-1000 metres	>1000 metres
Primary School	<450 metres	450-1000 metres	>1000 metres
Secondary School	<900 metres	900-2000 metres	>2000 metres

Category	Green	Amber	Red
Major employment sites	<1800 metres	>1800 metres	-
Cycle network	<800 metres	800-1600 metres	>1600 metres

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

Cambridge:

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

South Cambridgeshire:

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

Other:

- Orchard Road Industrial Estate, Royston

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

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

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

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

Table 2: Infrastructure/Facility and Catchment population

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

## **Site Access**

**Score:** Red

### **Assessment criteria:**

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

**Score:** Amber

### **Assessment criteria:**

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

**Score:** Green

### **Assessment criteria:**

Access by all means is possible.

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

## **Transport and Roads**

**Score:** Red

### **Assessment criteria:**

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

**Score:** Amber

### **Assessment criteria:**

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

**Score: Green**

**Assessment criteria:**

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

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

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

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

1.49 The assessments reflect the Local Transport Plan (LTP) at the time of the assessments. A new Local Transport and Connectivity Plan (LTCP) was approved by the Cambridgeshire and Peterborough Combined Authority on 29 November 2023 whilst the Interim Greater Cambridge Transport Strategy was published in summer 2026.

## **Noise, Vibration, Odour and Light Pollution**

**Score: Red**

### **Assessment criteria:**

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

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

**Score: Amber**

### **Assessment criteria:**

The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution after careful site layout, design and mitigation.

**Score: Green**

### **Assessment criteria:**

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

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

create amenity issues for current or future residents or occupiers such as noise, odour or light pollution, or safety which cannot be mitigated then the site should be considered unsuitable for development. Sensitive design may lessen the impact of amenity issues and in some cases may still allow a site to be used for a conflicting use.

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

### **Air Quality**

**Score: Red**

**Assessment criteria:**

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

**Score: Amber**

**Assessment criteria:**

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

**Score: Green**

**Assessment criteria:**

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

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

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

### **Contamination and Ground Stability**

**Score: Red**

**Assessment criteria:**

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

**Score: Amber**

**Assessment criteria:**

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

**Score: Green**

**Assessment criteria:**

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

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

## **Further constraints**

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

## **Constraints to development**

**Score: Red**

**Assessment criteria:**

Constraints to development that would seriously constrain development potential.

**Score: Amber**

**Assessment criteria:**

There are potential constraints, but these could be overcome.

**Score: Green**

**Assessment criteria:**

Development of the site would be unconstrained.

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

## **Strategic Highways Impact**

1.62 Highways impacts were considered in consultation with National Highways (for the Strategic Road Network) and Cambridgeshire County Council (as the local highway authority).

1.63 Work with National Highways (formerly Highways England) agreed an overall approach to assessing the impact of proposals on the strategic road network (M11, A11, A14, and A428). Based upon junction capacity, a zonal approach was developed to consider the potential impact of sites according to which part of the strategic road network they were connected to. While most sites fall within a single National Highways zonal area, a number of sites had to be

apportioned to a single zone dependent on which zone the majority of the site fell under, The 'A14 Cambridge Northern Bypass' and 'M11 North' zones were considered to be the only zones with no capacity for growth where sites would need to ensure no net increase in vehicles trips on the strategic road network. (See Annex 2 for further information).

### **Agricultural Land Classification**

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

### **Green Belt – Assessment of harm of Green Belt Release**

- 1.66 National planning policy states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 1.67 Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.
- 1.68 When drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. Strategic policy making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.
- 1.69 In order to ensure the sustainability issues of development inside and outside the Green Belt are fully understood, the HELAA has taken a 'policy off' approach and considered all sites whether they are in the Green Belt or not.
- 1.70 A [Greater Cambridge Green Belt Assessment \(2021\)](#) has been prepared to inform plan making. This identifies relative variations in harm to the Green Belt that would be associated with development. This is a complex study which explored the potential impacts of development across the Cambridge Green Belt. It is not possible to capture the full detail of the assessments in the HELAA proforma. See the Green Belt study itself for information on how

the study was carried out and how it should be interpreted. As a result of feedback on the First Proposals and [HELAA 2021](#) some small revisions were made to two Green Belt parcels. These are explained in a [Greater Cambridge Green Belt Assessment 2021](#) study errata which is published in the [Greater Cambridge Local Plan document library](#). The Councils intend to update the Green Belt Assessment to reflect changes in national Green Belt policy.

- 1.71 The HELAA does not identify whether Green Belt sites are suitable or unsuitable, as there will be consideration of whether exceptional circumstances exist for releasing land from the Green Belt as part of the wider plan making process.

### **Suitability Conclusion**

- 1.72 Following the testing against individual criteria each site is given an overall suitability assessment. Sites which are assessed as red against any criteria (other than those listed as 'further constraints') are assessed as 'Unsuitable' in terms of their overall suitability, whilst sites that are overall green or amber for suitability are considered to be suitable, and potentially subject to necessary mitigation measures in the case of amber rated sites. Where sites have been taken forward despite being assessed as unsuitable, the reasons for this are addressed in the respective Development Strategy and Sites Topic Papers and the appropriate mitigation measures are identified in the site allocation policy.

#### **Score: Unsuitable**

##### **Assessment criteria:**

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

#### **Score: Potentially Suitable**

##### **Assessment criteria:**

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

#### **Score: Suitable**

##### **Assessment criteria:**

The site offers a suitable location for development for the use proposed and is compatible with neighbouring uses when considered against relevant constraints and

their potential to be mitigated. There are no known constraints or impacts that will significantly limit the development potential of the site.

## Availability

### Question / Response

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

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

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

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

Within 0-5 years

Within 6-10 years

Within 11-15 years

Site not currently deliverable or developable

1.73 The Call for Sites process requested information regarding the availability of sites, including seeking confirmation of landowner support, and confirmation that there were no legal issues that would impede availability. The Call for Sites questionnaire also sought information on when a site would be available for development in order to inform the Local Plan Housing Trajectory and confirm that the site will come forward for development during the plan period.

1.74 If there is evidence available that a site is not available for development or if its availability has not been confirmed by the landowner, it will fail this element of the assessment.

**Score: Red**

**Assessment criteria:**

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

**Score: Amber**

**Assessment criteria:**

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

**Score: Green**

**Assessment criteria:**

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

### **Achievability**

#### **Question / Response**

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

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

**Score: Red**

**Assessment criteria:**

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

**Score: Amber**

**Assessment criteria:**

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

**Score: Green**

**Assessment criteria:**

The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

## Development Potential

### Capacity and Delivery / Response

Estimated dwellings per hectare -

Estimated dwellings units -

Estimated employment space (m2) -

Estimated start date

0-5 years

6-10 years

11-15 years

Sites not currently deliverable or developable

Estimated annual build-out rate -

Development completion timescales (years)

Sites not currently deliverable or developable

0-5 years

6-10 years

11-15 years

1.75 This part of the assessment also provides a sense check of the site capacities that were submitted through the Call for Sites Process. The Greater Cambridge Shared Planning Service has considered each site against local prevailing densities, or applied a standard 30dph for residential proposals not within close proximity to existing homes. For mixed use and employment sites, the landowner/promoters estimate was used based on the majority of sites having been submitted following a masterplan led approach. Nevertheless, these were also manually reviewed by officers to ensure they were reasonable for this stage of Plan making.

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

“Having considered the representations received to the First Proposals (Preferred Options) version of the Local Plan in relation to housing

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

1.77 A further Addendum published in 2025 and 2026 concluded that 2021 Housing Delivery Study assumptions for strategic and non-strategic sites remain robust.

1.78 With regard windfall sites the 2025 Addendum further concluded:

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

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

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

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

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

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

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

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

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

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

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

Typology	Density	Low	Low-Medium	Medium-High	High	GCSP Monitoring category	Lead-in times (submission to first completion) - Full	Lead-in times (submission to first completion) - Outline	Build-out rate flats	Build-out rate houses	Notes
Suburban	40-120 dph	40	60	90	120	Cambridge Urban Area (City) (houses)	3	5	N/A	50dpa	Assume outline permission sought only on the largest sites (200+ dwellings)
Rural connected	30-80 dph	30	40	60	80	Rural Centre (South)	3	4	All built in one year	40dpa	Assume outline if larger than 50 dwellings
Rural minor/group	30-40 dph	n/a	30	40	n/a	Minor Rural Centre (South)	3	4	N/A	40dpa	Assume outline if larger than 50 dwellings

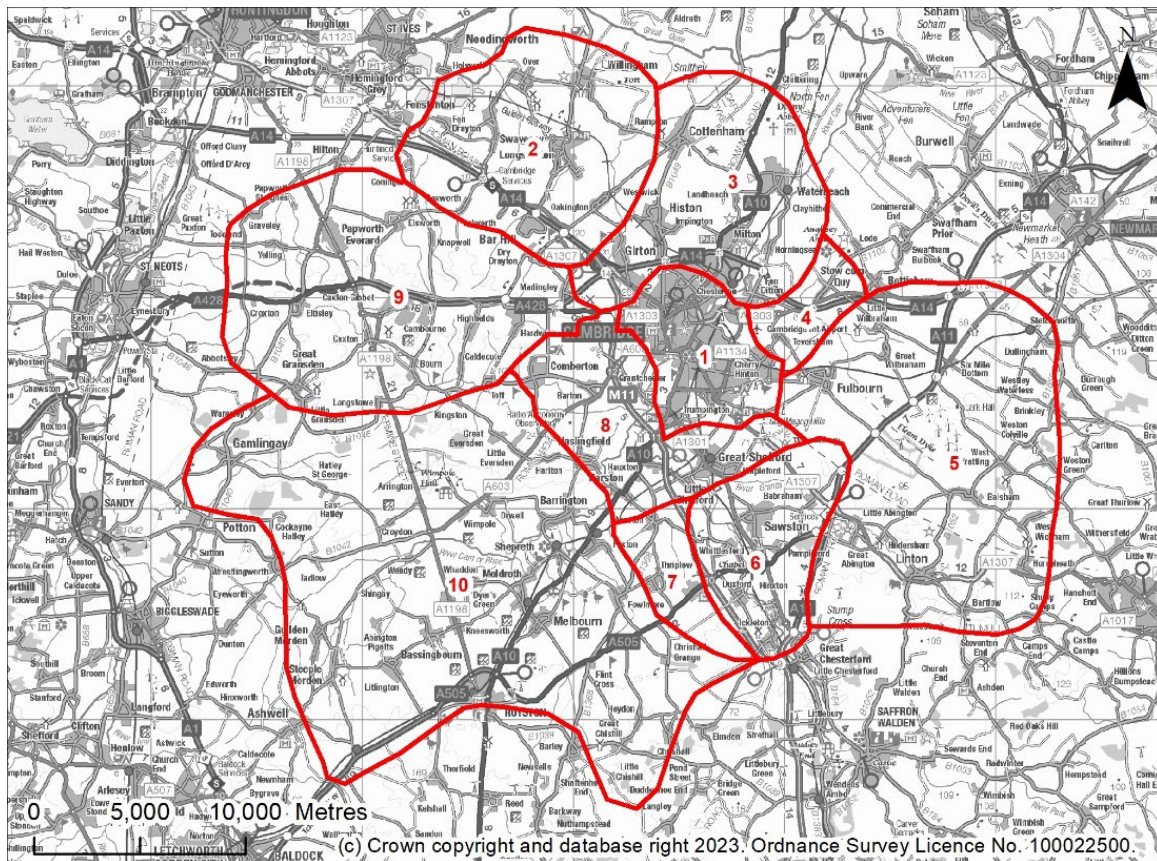
Typology	Density	Low	Low-Medium	Medium-High	High	GCSP Monitoring category	Lead-in times (submission to first completion) - Full	Lead-in times (submission to first completion) - Outline	Build-out rate flats	Build-out rate houses	Notes
Rural Infill	15 dph	15	n/a	n/a	n/a	Infill Village (South)	3	-	N/A	All built out in one year (small sites only)	Applications of this size unlikely to be made in outline
Large city edge / infill (<200 dwellings)	50-150 dph	50	70	100	150	Edge of Cambridge (City), Cambridge Urban Area (South)	4	6	All built in one year	40dpa	Assume outline if larger than 50 dwellings
Large city edge / infill (>200 dwellings)	50-150 dph	50	70	100	150	Strategic site	-	-	-	-	See strategic sites section.
New Settlement	40-60 dph	40	50	60	n/a	Strategic site	-	-	-	-	See strategic

Typology	Density	Low	Low-Medium	Medium-High	High	GCSP Monitoring category	Lead-in times (submission to first completion) - Full	Lead-in times (submission to first completion) - Outline	Build-out rate flats	Build-out rate houses	Notes
											sites section.

## Annex 2: Assessment of impact on the strategic road network

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

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



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

Zone: 1

Location: Cambridge

Strategic Road Junction(s) within zone: -

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

RAG score: Green

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

Zone: 2

Location: A14 West

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

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

RAG score: Green

Comment: Capacity for limited growth

Zone: 3

Location: A14 Cambridge Northern Bypass

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

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

RAG score: Red

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

Zone: 4

Location: A14 East

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

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

RAG score: Green

Comment: Capacity for limited growth

Zone: 5

Location: A11

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

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

RAG score: Green

Comment: Capacity for growth

Zone: 6

Location: A11/M11

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

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

RAG score: Amber

Comment: Capacity for growth with mitigation to local road network

Zone: 7

Location: M11 South

Strategic Road Junction(s) within zone: -

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

RAG score: Green

Comment: Capacity for growth

Zone: 8

Location: M11 North

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

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

RAG score: Red

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

Zone: 9

Location: A428

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

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

RAG score: Amber

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

Zone: 10

Location: South West

Strategic Road Junction(s) within zone: -

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

RAG score: Green/Amber

Comment: Green if less than 2,000 dwellings / 5,000m<sup>2</sup> employment and Amber if more than 2,000 dwellings / 5,000m<sup>2</sup> employment

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

Zones 3 'A14 Cambridge Northern Bypass' and 8 'M11 North' were considered to be the only zones with no capacity for growth, and scored Red. This does not rule out sites at this stage. However, to be acceptable in planning terms development proposals within these zones will need to demonstrate (through a Transport Assessment and Travel Plan) no net increase in vehicles trips on the strategic road network.

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

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

## **Annex 3: Summary of comments received on the HELAA methodology from the Draft Local Plan consultation and how these have been considered**

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

### **Summaries of Representations: HELAA methodology**

#### **Abbreviations**

PC= Parish Council DC= District Council TC= Town Council

#### **Summary of issues arising from Draft Local Plan representations:**

The comments raise overarching concerns about the consistency, transparency, and robustness of the HELAA (Housing and Economic Land Availability Assessment) process. Respondents highlight apparent inconsistencies in scoring, particularly where similar sites are treated differently or where the use of mitigation leads to differing conclusions (e.g. green versus amber ratings). There are also concerns that some assessments are overly conservative or not aligned with supporting evidence, including discrepancies with the Greater Cambridge Landscape Sensitivity Assessment and unclear reasoning behind availability scores.

One comment also noted that the accessibility assessment did not align with the government's national accessibility tool.

More broadly, the comments question whether sites have been assessed equitably in line with the stated methodology, suggesting that some may have been discounted or undervalued without sufficient justification. Issues are also raised about the assumptions underpinning site assessments—such as housing density and transport modelling—which may underestimate development potential and distort overall plan outcomes.

Whilst one respondent broadly supports the overall conclusions of some of the site assessments, they have identified inaccuracies, outdated information, and

methodological flaws within individual site assessments for sites in and around the Linton and Abington area. These include errors in flood risk mapping, incomplete archaeology assessments, unclear distinctions between sites within and outside settlement boundaries, and failure to reflect recent planning decisions or built development. Overall, there is a strong call for corrections to the HELAA evidence base and for greater accuracy, consistency, and transparency, given its importance in informing both current allocations and future planning decisions.

### **Response to the main issues raised in representations**

The HELAA Methodology, which can be found in the HELAA Report, sets out how the sites have been assessed against each of the assessment criteria. Broadly, where mitigation measures are required, the site would score amber for that assessment as some form of mitigation is required. Nevertheless, the HELAA methodology is clear that the suitability of a site is determined on whether it scores a 'Red' for any of the assessments (and is therefore unsuitable) and not on the green or amber scores.

The Greater Cambridge Landscape Sensitivity Assessment is a district wide study that considers the landscape character types across Greater Cambridge. Whilst it has been used to inform the landscape assessments, it is not the only consideration. Sites have been considered on a case-by-case basis, taking into account a range of matters including topography, views into and out of the site, the impact of development on the landscape setting of a settlement and other landscape related factors. Therefore, the assessments are much more refined than taking a broad-brush approach like the Greater Cambridge Landscape Sensitivity Assessment.

Whilst sites may appear to be similar in nature and location, they have all been assessed by technical officers on a case-by-case basis, using the latest knowledge and available evidence.

The scoring for Availability and Achievability has been reviewed and updated where necessary for consistency purposes.

As set out in the HELAA report, the housing densities have been calculated using the existing prevailing densities. If a site were to be allocated within the Local Plan,

then a more site-specific capacity testing exercise would be undertaken, alongside other evidence like a Heritage Impact Assessment, to consider the optimal amount of development for the site. It is not necessary to go into this level of detail in the HELAA where the majority of sites are not proposed for allocation.

The HELAA does not make assumptions around future mode shares. The Roads and Transport assessment, which is undertaken by Cambridgeshire County Council, outlines how specific sites can be supported by active and public transport in order to reduce the need to travel by private vehicle. However, this assessment does not specify mode shares as this would need to be done through any site-specific transport modelling if the site were proposed to be allocated in the Local Plan.

The accessibility assessments are based on a consistent approach which reflects network modelling (rather than straight line distances) and accounts for existing and proposed local services, facilities and key employment areas. It is therefore bespoke to Greater Cambridge. Neither the NPPF or PPG require councils to use the government's Accessibility Tool for the purposes of a HELAA.

The HELAA assesses sites based on what has been submitted by the landowner/site promoter. There may be instances where subsequent planning permissions arrive at a different quantum of development. However, it is not necessary to amend the HELAA to reflect these permissions as the difference between the site submission and planning permission tend to be negligible and a conclusion on the principle or suitability of development can still be reached through the HELAA. The planning history for the site is undertaken when the site is registered by the councils in the HELAA and is not updated through subsequent versions of the HELAA.

The Category of Settlement identifies a broad spatial location for each site. The HELAA takes a 'policy off' approach to sites outside of the development framework but this is broadly addressed as part of the landscape and townscape assessment when considering the impacts of isolated development in the countryside or is incongruous with the local context. Nevertheless, the location of a site and its relationship with adjacent settlements is a key consideration for the councils as part of using the outcomes of the HELAA and other evidence base documents in confirming the preferred sites for allocation.

The HELAA must take a consistent approach when assessing sites, including when considering flooding constraints. As set out in the HELAA methodology, the councils have used the latest Environment Agency flood maps to undertake this assessment. Whilst there may be local instances of flooding which do not appear on the EA flood maps, taking this approach in the HELAA provides a consistent and methodological approach which can be applied to all sites.

As set out in the HELAA methodology, the archaeology assessments are informed by the Historic Environment Record database, and the assessments are undertaken by Cambridgeshire County Council. Given the assessments are undertaken on the latest available data and local expertise and knowledge, this is considered to be sufficient and robust for the purposes of the HELAA.

The HELAA report is clear that the identification of potential sites in the HELAA does not state or imply that the councils will necessarily grant planning permission for development. All planning applications will continue to be determined against the development plan and other relevant material considerations.

The detailed comments regarding the site assessments are noted. As set out in the HELAA methodology, the assessments have been undertaken by a wide range of technical officers across three councils, informed by evidence (such as the Historic Environment Record, Conservation Area Appraisals, TPO databases, and others) and considered against desktop data. Therefore, for the purposes of plan making, the assessments are considered to be proportionate and robust

## Table of representations

Summary of issues raised in comments	HELAA Submission Ref highlighting this issue
When comparing the comments made to the score given, there are inconsistencies and the scoring is unjustifiably conservative. Some assessments acknowledge mitigation could be introduced to make development suitable, scoring green, whereas other assessments consider the use of mitigation as a reason to apply an amber score.	211982 (Quod)
There are inconsistencies between the Greater Cambridge Landscape Sensitivity Assessment (November 2021) and the landscape assessment scoring.	211983 (Quod)
Availability scoring rationale is unclear in the context of the HELAA method. Despite the Site being recognised as being in the control of a willing developer, without legal or ownership impediments and that the Site would be available in years 0-5 of the plan period, the availability is given an amber scoring.	211984 (Quod), 211986 (SF Planning Ltd)
The disparity between the assessments applied to each HELAA site indicates that they have not been assessed consistently and reasoning has not been applied equitably, which means some sites have been omitted from allocation unreasonably.	211988 (KWA Architects) 211987 (SF Planning Ltd) 211989 (Sworders)
The Accessibility scoring assesses sites too harshly and does not align with the outputs of the Government's Accessibility Tool.	211985 (SF Planning Ltd)
Concerns about the transparency and assumptions within individual site assessments. For example, the West Fields site between Barton Road and West Cambridge (Site ID 115681) has	211990 (Camcycle)

<p>been assessed using very low housing densities and highly conservative assumptions about future mode share. These assumptions are at odds with what is already being delivered immediately adjacent in Eddington. Modelling long-term transport behaviour on this basis risks significantly understating the potential for mode shift and distorting the conclusions of the Plan.</p>	
<p>There are conflicts in the Urban Intelligence reports on Sites (Example report HELAA 40364 has all the following 4 conflicts and other sites have a number of the same issues:</p> <ol style="list-style-type: none"> <li>1. The reports are not up to date regarding build-outs. Where there are approved and/or built schemes, those numbers of houses should be provided. 2. 3. 4.</li> <li>2. The section Category of Settlement treats sites outside the settlement boundary as being the same as sites adjacent them. In policy terms they are very different and therefore it should be clear when a site is within the defined settlement development boundary and when in countryside.</li> <li>3. Flood Risk RAG zones do not agree with historic and/or current flooding and previous Local Plan Flood Zones.</li> <li>4. Archaeology RAG Assessments should identify where excavations are partial and a full build-out would affect areas not assessed.</li> </ol> <p>Factual errors within the reports should be corrected or highlighted even if the sites are not to be carried forward as they are potentially used in development management for windfall assessments and future Local Plan assessments.</p>	<p>211930 (C Newell)</p>
<p>115164 Land west of Linton I agree it is unsuitable for development due at least to landscape, heritage and ecological harm. Development here would also further obstruct the A1307 which is at a standstill during busy periods. It is a very prominent site on the western approach to Linton. It is</p>	<p>211931 (C Newell)</p>

<p>well outside the Village Framework in open countryside, crossed by a rural PROW and would lose the separation between Linton and Little Linton. It has flooding problems and loss of the water meadows would add risk of flooding downstream.</p>	
<p>115159 land Rear of 24-27 Paynes Meadow, Linton  The Site is unsuitable for development and there is an Appeal decision confirming this. The assessment is incorrect in concluding potential and in saying there is no relevant recent planning history as it makes no men on of the relevant dismissed Appeal Decision APP/W0530/W/20/3255359 (S/0670/19/FL). The site is highly visible on the hillside above Linton and is unsuitable for at least landscape, character, archaeological, unsustainable access, and ecological (Protected Hedgerows) reasons. The 2025 Flood Risk conclusions are wrong as the Site is subject to ongoing surface water flooding from springs in Rivey Wood. The Inspector confirmed this was a Valued Landscape which is also relevant to assessment of this Site.</p>	211931 (C Newell)
<p>115179 Land North of Pampisford Road, Great Abington.  This site is within the Park and Garden of Abington Hall, a Grade II* Listed Building and the Park and Garden is part of its setting. It is by Humphry Repton and on the County Register. Development here would affect the open parkland and planta on edge and would remove the separation between the Home Farm (New House Farm) and the village. It therefore involves harm to landscape and heritage. The Repton woodland is over 200 years old and therefore there will be ecological harm. The trees are TPOs as part of the Protected tree belt.</p>	211931 (C Newell)
<p>115232 Land South of Bartlow Road, Linton I agree the development of this site is inappropriate on landscape grounds. This also proposes loss of the green wooded buffer and biodiversity net</p>	211931 (C Newell)

<p>gain already planned for the rest of the Bartlow Road site. In principle development of the Bartlow Road site was inappropriate but allowed at a me the Local Plan was out of date and subject to effective woodland screening which has to date not taken place and would not be possible if additional housing replaces it to create a harsh village edge. This part of the site was also excluded for safety reasons as it is located over a high pressure gas main.</p>	
<p>115235 Land south of Horseheath Road, Linton. I agree with conclusion of landscape harm. This site has been built out as an unallocated site during the period the Local Plan was out of date. It was an inappropriate site and caused widespread flooding of the village on 20 July 2021 and should therefore not retrospectively be allocated in the Local Plan. The proposed site area includes the development of the current green buffer and allotments. The flood response is incorrect as the site is subject to significant surface water flooding from springs in Borley Wood which discharge diagonally across the site from Horseheath Road. The inaccuracy is due to discrepancy between the evidence based Flood Maps previously used in the Local Plan and the latest 'modelled' version proposed in the latest Local Plan which is based on the incorrect soil type (Fenland peat rather than the local clay on chalk). The archaeological response also does not take into account that there is still a round barrow specifically retained in the allotment area.</p>	<p>211931 (C Newell)</p>
<p>115248 Land south of Horseheath Road Linton I agree with conclusion of landscape harm. This site is remote from the village centre and facilities. It abuts the countryside PROW which will change its character and is on rising ground with greater potential for landscape harm than the adjacent Site 115235. It is further outside the village and would block the so landscaped village edge formed by the allotments. It abuts historic</p>	<p>211931 (C Newell)</p>

<p>Protected hedges and housing development here would remove their statutory protection, with risk to the hedges and their ecology. The flood response is incorrect for the same reason as Site 115325. The site abuts the bronze round barrow and a cursus so is likely to involve loss of archaeology.</p>	
<p>115250 land at Bancroft Park, Little Abington. I agree the development would be unsuitable and there would be significant landscape and heritage harm to the Repton landscape. Development of this site would involve significant harm to the Conservation Area and the settings of the highly designated Little Abington Church and Abington Hall. It would remove the rural parkland view to the front of Abington Hall and obscure the visual relationship between Hall and the Church. I agree there is high potential for loss of archaeology and there is a river within the site which floods. The site 115250 is not part of the TWI campus Outline consent 22/05549/OUT cited in the report.</p>	211931 (C Newell)
<p>115909 Land adjacent to Abington hall, Great Abington</p> <p>The Grove is part of the Repton landscape and setting of the Grade II* Abington Hall. Loss of this part of the parkland and development within this part of the landscape would have a significant and detrimental landscape and heritage impact. The Grove includes a significant part of woodland which is probably part of the 200-year old Repton planning scheme and part of the TPO group and would therefore affect important trees and ecology. I note other constraints which add to the unsuitability of this site for development.</p>	211931 (C Newell)
<p>115910 Abington Hall, Great Abington.</p> <p>I agree there would be substantial harm to the Grade II* listed Abington Hall and its setting which cannot reasonably be mitigated. It is an unsuitable site for housing and any development which</p>	211931 (C Newell)

<p>potentially affects its openness and relationship to its Repton landscape. The cumulative damage and extent of damage to the Repton parkland landscape immediately adjacent the house would also be significant. The proposed residential use would be incompatible in principle with the designated use of the Welding Institute. I note other constraints such as flooding which add to the unsuitability of this site for development.</p>	
<p>115915 Land off High Street, Little Abington. The Green is an important open space within the Conservation Area and setting of the Listed Buildings. Development of the Green for housing is therefore unsuitable. I note other constraints such as Important Countryside Frontage and loss of biodiversity which add to the unsuitability of this site for development.</p>	211931 (C Newell)
<p>115916 Land at Bancroft Farm, Little Abington. This is a backland site which the Landscape comment confirms comprises a PVAA. Development involves loss of the PVAA and is therefore unsuitable in principle. I note other constraints such as biodiversity and access which add to the unsuitability of this site for development.</p>	211931 (C Newell)
<p>115924 Land south of Back Road, Linton I agree with the landscape comment that the site forms a prominent part of the landscape entrance to Linton with wide open views and is a prominent part of the setting of Linton from PROWS and viewpoints on Rivey Hill. I agree with the conclusion that even very limited development on this site would be difficult without causing landscape harm. I note other constraints including the nearby SSSI, archaeology and site of biodiversity.</p>	211931 (C Newell)

<p>Although surface water flooding has not been identified in the Table of responses, this site is below the Back Road Appeal site which does have significant surface water flooding and the risk is therefore significant.</p> <p>The Historic Environment respondent has clearly missed the proximity to the nearby monuments, medieval moats, mill race and other historic water features associated with the historic manorial centre and medieval shrunken village at Little Linton. Development in principle abutting these monuments and spreading the development of Linton to this separate former medieval village would result in significant harm to heritage.</p> <p>The archaeological impact will include the site of the medieval water mill as well as likely Bronze Age, iron Age and Roman archaeology (see Granta School excavation on of Roman Road). The Site Access Officer refers to Linton Greenway but this is the cycleway along the A1307.</p>	
<p>115925 Land off Back Road, Linton</p> <p>I agree with the Landscape comment that the site forms an important part of the open, rolling Chalkland landscape setting on the approach to Linton, from the PROWS (including Icknield Way) and in views across Linton and that development would be visible as a detracting element in the landscape over wide areas. The Landscape comment also refers to the relevant dismissed Planning Appeal (S/0096/17/OL) and to the Inspector's conclusion that this was Valued Landscape and unsuitable for even limited development.</p> <p>I note other constraints including the nearby SSSI, archaeology and site of biodiversity.</p> <p>The report states there is no risk of surface water flooding. This is incorrect as the evidence and</p>	<p>211931 (C Newell)</p>

<p>flooding at the Planning Appeal showed. Surface water comes off springs above this site and follows the winterbourns down the slope across this site onto Back Road. The landowner made the problem for the locality worse by blocking the field drains during the Appeal.</p>	
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## Appendix 1: Assessment of all sites assessed as part of HELAA

Published as a separate document in ward order.

Below is a list of settlements within each ward.

- Abbey - N/A
- Arbury- N/A
- Balsham – Balsham, Carlton, Horseheath, West Wickham, West Wrating, Weston Colville
- Bar Hill - Bar Hill
- Barrington – Barrington, Great Eversden, Little Eversden, Orwell, Wimpole
- Bassingbourn – Bassingbourn, Litlington
- Caldecote – Bourn, Caldecote, Childerley, Little Gransden, Longstowe, Kingston
- Cambourne - Cambourne
- Castle - N/A
- Caxton and Papworth – Boxworth, Caxton, Conington, Croxton, Elsworth, Eltisley, Graveley, Knapwell, Papworth Everard, Papworth St Agnes
- Cherry Hinton – N/A
- Coleridge – N/A
- Cottenham – Cottenham, Rampton
- Duxford – Babraham, Duxford, Hinxton, Ickleton, Pampisford parishes
- East Chesterton – N/A
- Fen Ditton and Fulbourn - Fen Ditton, Fulbourn, Horningsea, Great Wilbraham, Six Mile Bottom, Stow-Cum-Quy, Teversham, Little Wilbraham
- Foxton – Foxton, Great Chishill, Heydon, Little Chishill
- Gamlingay - Gamlingay
- Girton - Dry Drayton, Girton, Madingley
- Hardwick – Hardwick, Toft
- Harston and Comberton – Barton, Comberton, Coton, Grantchester, Harlton, Haslingfield, South Trumpington, Harston, Hauxton
- Histon and Impington – Histon, Impington, Orchard Park
- King’s Hedges – N/A
- Linton – Bartlow, Castle Camps, Hildersham, Linton, Little Abington, Great Abington, Shudy Camps
- Longstanton – Longstanton, Northstowe, Oakington, Westwick
- Market – N/A
- Melbourn – Melbourn, Meldreth, Shepreth, Whaddon
- Milton and Waterbeach – Landbeach, Waterbeach, Milton, Chittering
- Newnham – N/A
- Over and Willingham – Over, Willingham
- Petersfield – N/A
- Queen Edith’s – N/A
- Romsey - N/A
- Sawston - Sawston
- Shelford - Great Shelford, Little Shelford, Stapleford parishes
- Swavesey - Fen Drayton, Lolworth, Swavesey
- The Mordens - Abington Pigotts, Arrington, Croydon, Hatley, Guilden Morden, Steeple Morden, Shingay-cum-Wendy, Tadlow

- Trumpington - N/A
- West Chesterton – N/A
- Whittlesford – Newton, Thriplow, Whittlesford

## Appendix 2: Sites not assessed through HELAA

Appendix 2 of the HELAA provides a list of sites not assessed through HELAA. The reason for non-assessment is provided for each site. Please see the 'Aligning site assessments with the spatial development strategy' section of this report for further information on the broad approach taken.

**JDi Number:** 200743

**Placemaker Number:** 115058

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

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

**JDi Number:** 59382

**Placemaker Number:** 115051

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

**Reason site not assessed:** New contact details

**JDi Number:** 59384

**Placemaker Number:** 115052

**Site name/ description:** Land adjacent to M11, Whittlesford

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

**JDi Number:** 40420

**Placemaker Number:** 115053

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

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 59383

**Placemaker Number:** 115054

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

**Reason site not assessed:** New contact details

**JDi Number:** 56211

**Placemaker Number:** 115065

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

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

**JDi Number:** 200766

**Placemaker Number:** 115069

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

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

**JDi Number:** 200775

**Placemaker Number:** 115074

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

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

**JDi Number:** 200776

**Placemaker Number:** 115075

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

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

**JDi Number:** 200778

**Placemaker Number:** 115076

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

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

**JDi Number:** 200780

**Placemaker Number:** 115077

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

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

**JDi Number:** 59384

**Placemaker Number:** 115081

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

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

**JDi Number:** 200789

**Placemaker Number:** 115083

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

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

**JDi Number:** 200745

**Placemaker Number:** 115095

**Site name/ description:** 2 The Kennels Royston Road Caxton

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

**JDi Number:** 40134

**Placemaker Number:** 115088

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

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

**JDi Number:** 40475

**Placemaker Number:** 115089

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

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

**JDi Number:** 40224

**Placemaker Number:** 115092

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

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

**JDi Number:** 40489

**Placemaker Number:** 115094

**Site name/ description:** Land west of Cambridge Road Melbourn

**Reason site not assessed:** New contact details

**JDi Number:** 40284

**Placemaker Number:** 115096

**Site name/ description:** Bury End Farm North End Meldreth

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

**JDi Number:** 40411

**Placemaker Number:** 115097

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

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40551

**Placemaker Number:** 115098

**Site name/ description:** Land at Station Road Over

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

**JDi Number:** 200748

**Placemaker Number:** 115100

**Site name/ description:** Pantiles High Street Croydon

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

**JDi Number:** 200833

**Placemaker Number:** 115118

**Site name/ description:** Land north of Caxton Road Caxton

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

**JDi Number:** 200835

**Placemaker Number:** 115119

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

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

**JDi Number:** 200746

**Placemaker Number:** 115123

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

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

**JDi Number:** 200812

**Placemaker Number:** 115128

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

**Reason site not assessed:** Combined with another site

**JDi Number:** 40506

**Placemaker Number:** 115130

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

**Reason site not assessed:** Combined with another site

**JDi Number:** 40506

**Placemaker Number:** 115131

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

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

**JDi Number:** 51610

**Placemaker Number:** 115137

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

**Reason site not assessed:** New contact details

**JDi Number:** 40116

**Placemaker Number:** 115151

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

**Reason site not assessed:** New contact details provided in 2026 submission.

**JDi Number:** 47757

**Placemaker Number:** 115152

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

**Reason site not assessed:** New contact details

**JDi Number:** 40558

**Placemaker Number:** 115153

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

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

**JDi Number:** 200737

**Placemaker Number:** 115158

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

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

**JDi Number:** 51271

**Placemaker Number:** 115157

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

**Reason site not assessed:** New contact details

**JDi Number:** 200739

**Placemaker Number:** 115160

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

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

**JDi Number:** 51530

**Placemaker Number:** 115161

**Site name/ description:** Land at Beach Road, Cottenham

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

**JDi Number:** 59408

**Placemaker Number:** 115163

**Site name/ description:** Long Lane, Fowlmere

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

**JDi Number:** 40096

**Placemaker Number:** 115168

**Site name/ description:** Cambridge Science Park North

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

**JDi Number:** 200760

**Placemaker Number:** 115172

**Site name/ description:** 63 High Street, Longstowe

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

**JDi Number:** 40323

**Placemaker Number:** 115177

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

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

**JDi Number:** 40095

**Placemaker Number:** 115180

**Site name/ description:** Land east of M11 Duxford

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

**JDi Number:** 47903

**Placemaker Number:** 115183

**Site name/ description:** Land off Cambridge Road, Melbourn

**Reason site not assessed:** New contact details

**JDi Number:** 40241

**Placemaker Number:** 115185

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

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

**JDi Number:** 40286

**Placemaker Number:** 115188

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

Grid Reference (6 figure) - TL511561

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

**JDi Number:** 40316

**Placemaker Number:** 115191

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

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

**JDi Number:** 40070

**Placemaker Number:** 115193

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

**Reason site not assessed:** No changes submitted

**JDi Number:** 40058b

**Placemaker Number:** 115197

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

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

**JDi Number:** 40547

**Placemaker Number:** 115195

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

**Reason site not assessed:** Boundary and quantum of development amendment. The commentary provided on Housing Need is not a matter for the HELAA. The amendment to the boundary would not affect the HELAA outcome for the site given its location, including that it is not within or directly adjacent to the Settlement Framework and/or Defined Development Extent. Therefore, residential development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy.

**JDi Number:** 40438

**Placemaker Number:** 115198

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

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

**JDi Number:** 40496

**Placemaker Number:** 115203

**Site name/ description:** Land at Hillside, Orwell

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

**JDi Number:** 52761

**Placemaker Number:** 115204

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

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

**JDi Number:** 51659

**Placemaker Number:** 115205

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

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

**JDi Number:** 40228

**Placemaker Number:** 115209

**Site name/ description:** Land off the Causeway, Bassingbourn

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

**JDi Number:** 200779

**Placemaker Number:** 115219

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

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

**JDi Number:** 47934

**Placemaker Number:** 115214

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

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

**JDi Number:** 40227

**Placemaker Number:** 115215

**Site name/ description:** Land off Elbourn Way, Bassingbourn

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

**JDi Number:** 40217

**Placemaker Number:** 115217

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

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

**JDi Number:** 59433

**Placemaker Number:** 115218

**Site name/ description:** Land off Ermine Street, Caxton

**Reason site not assessed:** Site has part outline permission

**JDi Number:** 40236

**Placemaker Number:** 115220

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

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

**JDi Number:** 200761

**Placemaker Number:** 115228

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

**Reason site not assessed:** The site is not within or directly adjacent to the Settlement Framework and/or Defined Development Extent. Therefore, residential

development would be detached from existing settlements, creating isolated development. This would not align with the Local Plan Strategy.

**JDi Number:** 40078

**Placemaker Number:** 115224

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

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

**JDi Number:** 40102

**Placemaker Number:** 115225

**Site name/ description:** 93 Impington Lane, Cambridge

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

**JDi Number:** 51668

**Placemaker Number:** 115229

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

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

**JDi Number:** 40262

**Placemaker Number:** 115230

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

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

**JDi Number:** 40101

**Placemaker Number:** 115236

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

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

**JDi Number:** 40283

**Placemaker Number:** 115238

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

**Reason site not assessed:** Point of Clarification

**JDi Number:** 56461

**Placemaker Number:** 115239

**Site name/ description:** Land north the A428, Caxton

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

**JDi Number:** 40365

**Placemaker Number:** 115241

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

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

**JDi Number:** 40041

**Placemaker Number:** 115242

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

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

**JDi Number:** 40192

**Placemaker Number:** 115249

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

**Reason site not assessed:** The proposed number of units and boundary has been slightly amended which would not result in a change to the previous HELAA assessment outcome. No new technical information or feasibility plans submitted for consideration at draft Local Plan stage.

**JDi Number:** 200803

**Placemaker Number:** 115257

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

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

**JDi Number:** 40041

**Placemaker Number:** 115251

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

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

**JDi Number:** 40295

**Placemaker Number:** 115253

**Site name/ description:** Land at Fulbourn Road, Teversham

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

**JDi Number:** 40203

**Placemaker Number:** 115254

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

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

**JDi Number:** 200825

**Placemaker Number:** 115264

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

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

**JDi Number:** 40125

**Placemaker Number:** 115261

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

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

**JDi Number:** 40563

**Placemaker Number:** 115265

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

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

**JDi Number:** 200841

**Placemaker Number:** 115271

**Site name/ description:** Back Road, Hildersham

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

**JDi Number:** 52726

**Placemaker Number:** 115274

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

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

**JDi Number:** 52694

**Placemaker Number:** 115275

**Site name/ description:** Fosters Field Hill Farm, Whittlesford

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

**JDi Number:** 59393

**Placemaker Number:** 115277

**Site name/ description:** Land off Long Lane, Fowlmere

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

**JDi Number:** 200834

**Placemaker Number:** 116086

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

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

**JDi Number:** 200832

**Placemaker Number:** 116087

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

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

**JDi Number:** 200811

**Placemaker Number:** 115133

**Site name/ description:** Land off Cambridge Road, Hauxton

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

**JDi Number:** 60836

**Placemaker Number:** 115624

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

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

**JDi Number:** 200751

**Placemaker Number:** 115166

**Site name/ description:** Dernford Reservoir, Dernford Lane, Stapleford

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40274

**Placemaker Number:** 115258

**Site name/ description:** Land off Water Lane, Melbourn

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 201569

**Placemaker Number:** 116407

**Site name/ description:** Land off West Wickham Road, Horseheath

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

**JDi Number:** 201683

**Placemaker Number:** 116408

**Site name/ description:** Land west of Old North Road, Kneesworth

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

**JDi Number:** 40124

**Placemaker Number:** 116409

**Site name/ description:** Land at Dubbs Knoll Road, Guilden Morden

**Reason site not assessed:** Landowner confirmation that the site will not be suitable for the minimum level of development needed for allocation (<5 additional units or 500 sq. m employment floorspace).

**JDi Number:** 208801

**Placemaker Number:** 116410

**Site name/ description:** Land between 55 to 64 Cardiff Place, Bassingbourn

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

**JDi Number:** - 211258

**Placemaker Number:** 116411

**Site name/ description:** Land adjacent to and north of 118 York Street, Cambridge

**Reason site not assessed:** Green infrastructure site - not assessed through the HELAA..

**JDi Number:** - 211259

**Placemaker Number:** 116412

**Site name/ description:** Land adjacent to and southeast of Gibson House (the York St Medical Practice & pharmacy at 146-148 York St, Cambridge

**Reason site not assessed:** Green infrastructure site - not assessed through the HELAA..

**JDi Number:** 208803

**Placemaker Number:** -116414

**Site name/ description:** Swans Corner, Mill Lane, Whittlesford

**Reason site not assessed:** The site does not align with the wider Local Plan Strategy and therefore has not been assessed and landowner confirmation that the site will not be suitable for the minimum level of development needed for allocation (<5 additional units or 500 sq. m employment floorspace).

**JDi Number:** 40130

**Placemaker Number:** -115722

**Site name/ description:** Land east of A11, Mill Road, Great Wilbraham

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 200814

**Placemaker Number:** -116420

**Site name/ description:** Land to the North of West End and Markings Farm, 30 and 32 West End, Whittlesford

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

**JDi Number:** 200815

**Placemaker Number:** -116422

**Site name/ description:** Land at Thompsons Meadow, Guilden Morden

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

**JDi Number:** 200817

**Placemaker Number:** -116425

**Site name/ description:** Witred Field, Haden Way, Willingham

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

**JDi Number:** 200819

**Placemaker Number:** -116427

**Site name/ description:** Land adjacent to 167 Station Road, Willingham

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

**JDi Number:** 40168

**Placemaker Number:** -115701

**Site name/ description:** Land West of Baldock Way, Cambridge

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 200747

**Placemaker Number:** -115099

**Site name/ description:** 103-144 Histon Road, Cottenham

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

**JDi Number:** 59410

**Placemaker Number:** -115072

**Site name/ description:** The Boundary, High Street, Horningsea

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

**JDi Number:** 208820

**Placemaker Number:** 116448

**Site name/ description:** Land west of Midfield Lodge Nursing Home, Cambridge Road, Oakington

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

**JDi Number:** 208821

**Placemaker Number:** 116449

**Site name/ description:** Land at end of Church End, Arrington

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

**JDi Number:** 208822

**Placemaker Number:** 116450

**Site name/ description:** Land at Church Farm, Croydon

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

**JDi Number:** 208830

**Placemaker Number:** 116451

**Site name/ description:** Cambridge Country Club, Toft Road, Bourne

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

**JDi Number:** 208831

**Placemaker Number:** 116452

**Site name/ description:** Land at Cantelupe Road, Haslingfield

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

**JDi Number:** 208832

**Placemaker Number:** 116453

**Site name/ description:** Land at and to the north-west of 20 Meadow Lane, Over

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

**JDi Number:** 40315

**Placemaker Number:** 116030

**Site name/ description:** Land at Town Farm and to the south-west of Town Farm, Guilden Morden

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

**JDi Number:** 200788

**Placemaker Number:** 115247

**Site name/ description:** Land south of Vermuyden Way, Fen Drayton

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

**JDi Number:** 208846

**Placemaker Number:** 116461

**Site name/ description:** Land on the south side of Fen Drayton Road, Swavesey

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

**JDi Number:** 40013

**Placemaker Number:** 115235

**Site name/ description:** Land south of Horseheath Road, Linton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 208847

**Placemaker Number:** 116464

**Site name/ description:** Land and buildings east of Church Street, Whaddon

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

**JDi Number:** 208848

**Placemaker Number:** 116465

**Site name/ description:** Land south of Church Street, Whaddon

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

**JDi Number:** 208852

**Placemaker Number:** 116474

**Site name/ description:** Land east of Meldreth Road, Whaddon

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

**JDi Number:** 209527

**Placemaker Number:** 115191

**Site name/ description:** Land off Branch Lane, Comberton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40324

**Placemaker Number:** 115806

**Site name/ description:** Land to the west of Malton Road, Orwell

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

**JDi Number:** 49931

**Placemaker Number:** 115395

**Site name/ description:** Beckbrook, Oakington Road, Girton

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

**JDi Number:** 205518

**Placemaker Number:** 116482

**Site name/ description:** Oakington Road, Girton

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

**JDi Number:** 205519

**Placemaker Number:** 116483

**Site name/ description:** Beckbrook, Oakington Road, Girton

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

**JDi Number:** 59408

**Placemaker Number:** 116484

**Site name/ description:** Land at Long Lane, Fowlmere

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

**JDi Number:** 40283

**Placemaker Number:** 115233

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

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

**JDi Number:** 200842

**Placemaker Number:** 115272

**Site name/ description:** Land South of Station Road, Pampisford

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 200849

**Placemaker Number:** 115276

**Site name/ description:** Land North of Station Road Pampisford

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 200855

**Placemaker Number:** 116494

**Site name/ description:** Land north of Shelford Road, Little Shelford

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

**JDi Number:** 40097

**Placemaker Number:** 115874

**Site name/ description:** Land North of Whittlesford Parkway, Station Road (Eastern Approach), Whittlesford

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 51668

**Placemaker Number:** 115581

**Site name/ description:** Land West of Cambourne Easting Northing 528254 , 260066

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 47879

**Placemaker Number:** 116055

**Site name/ description:** Land at Great Chishill

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

**JDi Number:** 208860

**Placemaker Number:** 116506

**Site name/ description:** Land to the Rear of 131 The Causeway, Bassingbourn-Cum-Kneesworth

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

**JDi Number:** 47353

**Placemaker Number:** 115237

**Site name/ description:** Brickyard Farm, Boxworth Farm, Boxworth

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 59336

**Placemaker Number:** 115142

**Site name/ description:** Land at Waresley Road, Gamlingay

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 200809

**Placemaker Number:** 115139

**Site name/ description:** Land at North End, Bassingbourn

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40378

**Placemaker Number:** 115798

**Site name/ description:** Land to the south west of Hurdleditch Road, Orwell

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

**JDi Number:** 200769

**Placemaker Number:** 115181

**Site name/ description:** Land at Hauxton Road, Little Shelford

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

**JDi Number:** 51608

**Placemaker Number:** 115570

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

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40438

**Placemaker Number:** 115953

**Site name/ description:** Land to the rear of Old House Road, Balsham

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

**JDi Number:** 40496

**Placemaker Number:** 115802

**Site name/ description:** Land at Hillside, Orwell

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

**JDi Number:** 40340

**Placemaker Number:** 115307

**Site name/ description:** Land south of Willingham Road, Willingham

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

**JDi Number:** 59381

**Placemaker Number:** 115190

**Site name/ description:** Cambridge Bar Hill Hotel Bar Hill

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 200772

**Placemaker Number:** 115240

**Site name/ description:** Barn 3, Park Farm, Villa Road, Impington

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 51047

**Placemaker Number:** 115164

**Site name/ description:** Land North of Cambridge Road, Linton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40078

**Placemaker Number:** 115224

**Site name/ description:** Land at Six Mile Bottom

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40116

**Placemaker Number:** 115151

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

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

**JDi Number:** 47757

**Placemaker Number:** 115990

**Site name/ description:** Land East of Cambridge Road, Melbourn

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

**JDi Number:** 51604b

**Placemaker Number:** 115725

**Site name/ description:** Babraham Research Campus

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40271

**Placemaker Number:** 115154

**Site name/ description:** Balsham Road in Fulbourn

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 48148

**Placemaker Number:** 115548

**Site name/ description:** Land off Ditton Lane, Fen Ditton

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

**JDi Number:** 40529

**Placemaker Number:** 115778

**Site name/ description:** Land off Cabbage Moor, Great Shelford

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40522

**Placemaker Number:** 115720

**Site name/ description:** Land off Balsham Road, Fulbourn

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

**JDi Number:** 40523

**Placemaker Number:** 115713

**Site name/ description:** Land off Home End, Fulbourn

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40042

**Placemaker Number:** 115331

**Site name/ description:** Land east of Boxworth End, Swavesey

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40256

**Placemaker Number:** 115179

**Site name/ description:** Land North of Pampisford Road, Great Abington

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 200774

**Placemaker Number:** 115184

**Site name/ description:** Land South of Rectory Farm, Harston

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

**JDi Number:** 40329

**Placemaker Number:** 115392

**Site name/ description:** Land to the west of Oakington Road, Girton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40294

**Placemaker Number:** 116026

**Site name/ description:** Land to the west of Brook End, Steeple Morden

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

**JDi Number:** 40292

**Placemaker Number:** 115821

**Site name/ description:** Land to the south-west of Ermine Way, Arrington

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

**JDi Number:** 40299

**Placemaker Number:** 116011

**Site name/ description:** Land to the east of Old North Road, Kneesworth

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

**JDi Number:** 200759

**Placemaker Number:** 115170

**Site name/ description:** Land at Girton Road, Girton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40152

**Placemaker Number:** 115659

**Site name/ description:** Land south of West Street and west of South Street, Comberton

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

**JDi Number:** 40369

**Placemaker Number:** 115763

**Site name/ description:** Land at Hinton Road, Stapleford

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40052

**Placemaker Number:** 115101

**Site name/ description:** Land at Mill Lane Sawston

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40361

**Placemaker Number:** 115420

**Site name/ description:** Land off High Street, Landbeach

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

**Number:** 40296

**Placemaker Number:** 115443

**Site name/ description:** Land to the south of Oakington Road, Cottenham

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40527

**Placemaker Number:** 115305

**Site name/ description:** Land off Station Road, Willingham

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

**JDi Number:** 40539

**Placemaker Number:** 115196

**Site name/ description:** Land to the North of Pampisford Road, Great Abington

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 45417

**Placemaker Number:** 115192

**Site name/ description:** Land at Gog Magog Way, Stapleford

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40555

**Placemaker Number:** 115390

**Site name/ description:** Cockerton Road, Girton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40323

**Placemaker Number:** 115299

**Site name/ description:** North of Willingham Road, Over

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

**JDi Number:** 40095a

**Placemaker Number:** 115178

**Site name/ description:** Duxford Imperial War Museum

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40079

**Placemaker Number:** 115148

**Site name/ description:** Land at Silverdale Close, Coton

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

**JDi Number:** 56169

**Placemaker Number:** 115815

**Site name/ description:** 29 Station Rd, Shepreth

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

**JDi Number:** 40447

**Placemaker Number:** 115601

**Site name/ description:** Land at Grange Farm, Caxton

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

**JDi Number:** 40131

**Placemaker Number:** 115605

**Site name/ description:** Land west of Broadway, South of Beaufort Road, Cambourne

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

**JDi Number:** 51612

**Placemaker Number:** 115641

**Site name/ description:** Land north east of Bourn

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

**JDi Number:** 48054

**Placemaker Number:** 115647

**Site name/ description:** Land at Vine Farm and to the south of Caxton, Caxton

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

**JDi Number:** 208816

**Placemaker Number:** 116423

**Site name/ description:** Land north of Glebe Road, Barrington

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

**JDi Number:** 59433

**Placemaker Number:** 115596

**Site name/ description:** Land off Ermine Street, Caxton

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

**JDi Number:** 59433

**Placemaker Number:** 116413

**Site name/ description:** Ivy Rose Cottage, Cow Fen Drove, Swavesey

**Reason site not assessed:** Site withdrawn by promoter.

**JDi Number:** - 211260

**Placemaker Number:** 116434

**Site name/ description:** Land Opposite 16 St Matthew's Street, Cambridge

**Reason site not assessed:** Green infrastructure site - not assessed through the HELAA.

**JDi Number:** 40300

**Placemaker Number:** 116017

**Site name/ description:** Land at Church and High Streets, Guilden Morden

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

**JDi Number:** 40511

**Placemaker Number:** 115310

**Site name/ description:** Land off Station Road, Over

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

**JDi Number:** 40411

**Placemaker Number:** 115927

**Site name/ description:** Land to Northwest of Balsham Road, Linton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40303

**Placemaker Number:** 115742

**Site name/ description:** Land south of Station Road, Harston

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

**JDi Number:** 211098

**Placemaker Number:** 116569

**Site name/ description:** Land south of Fulbourn Old Drift, Fulbourn

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

**JDi Number:** 211099

**Placemaker Number:** 116570

**Site name/ description:** Wright's Meadow, Off Heydon Road, Great Chishill

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

**JDi Number:** 59390

**Placemaker Number:** 115558

**Site name/ description:** Cambridge Science Park

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** - N/A

**Placemaker Number:** 116424

**Site name/ description:** Land at Mill Lane, Willingham

**Reason site not assessed:** Promoter submitted duplicate site by mistake and confirmed it should be withdrawn.

**JDi Number:** 200756

**Placemaker Number:** 115210

**Site name/ description:** Land at Fleam End Farm, High Ditch Road, Fen Ditton, Cambridge, CB5 8TE

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

**JDi Number:** 40412

**Placemaker Number:** 115891

**Site name/ description:** Land to the north and east of Barrington Road, Foxton

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

**JDi Number:** 40412

**Placemaker Number:** 115890

**Site name/ description:** Land to the south-east of Cambridge Road, Foxton

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

**JDi Number:** 40261

**Placemaker Number:** 115627

**Site name/ description:** Land at Branch Road and Long Road, Comberton

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

**JDi Number:** 40089

**Placemaker Number:** 115143

**Site name/ description:** Land East of Station Rd, Meldreth/Melbourn

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

**JDi Number:** 40494

**Placemaker Number:** 115534

**Site name/ description:** College Farm, Whitwell Way, Coton

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

**JDi Number:** 40088

**Placemaker Number:** 115623

**Site name/ description:** Land north of Whitwell Way, Coton

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

**JDi Number:** 200791

**Placemaker Number:** 115250

**Site name/ description:** Land at Bancroft Park, Little Abington

**Reason site not assessed:** The site does not align with the wider Local Plan Strategy and therefore has not been assessed. Resubmission of existing documents.

**JDi Number:** 200791

**Placemaker Number:** 115250

**Site name/ description:** Land at Bancroft Park, Little Abington

**Reason site not assessed:** The site does not align with the wider Local Plan Strategy and therefore has not been assessed. Resubmission of existing documents.

**JDi Number:** 47945

**Placemaker Number:** 115583

**Site name/ description:** Land to the east of Caxton Gibbet Services, Caxton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 200831

**Placemaker Number:** 115117

**Site name/ description:** Compass House and adjacent land, Chivers Way, Histon, Cambridge, CB24 9AD

**Reason site not assessed:** There is a lack of information within the submission to reassess the site for alternative uses, specifically the quantum of development that is being proposed.

**JDi Number:** 40084

**Placemaker Number:** 115171

**Site name/ description:** Land at Station Fields, Foxton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40342

**Placemaker Number:** 116045

**Site name/ description:** Land off Brook Road, Bassingbourn

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 40336

**Placemaker Number:** 115945

**Site name/ description:** Land off Balsham Road, Linton

**Reason site not assessed:** No new technical information or feasibility plans submitted for consideration.

**JDi Number:** 211994

**Placemaker Number:** 116581

**Site name/ description:** Land off Church Street, Whaddon

**Reason site not assessed:** The site does not align with the wider Local Plan Strategy and therefore has not been assessed. Resubmission of existing documents.