

Land at Branch Road and Long Road, Comberton, CB23 7DL

Site Reference: 40261

Map 144: Site description - Land at Branch Road and Long Road, Comberton



Site Details

Criteria	Response
Site area (hectares)	5.73
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Custom or self build housing, Specialist/other forms of housing, Public open space

Proposed employment floorspace (m²)	-
Proposed housing units	120-130

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 34% lies in a 1 in 1000 year event
Landscape and Townscape	Red	Landscape Character Designations and Assessment National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area. District Character Area: Western Claylands the site is typical of the character area. Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands The site lies almost to the top of a southerly slope and

Issue	Assessment	Comments
		at the extreme northern edge of the village. It is not connected to any areas of residential development but divided from it by an area of allotments to the south. Development of the site would push the village envelope still further northward and compound the negative impact of the surrounding open and rolling landscape character.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Boundary hedgerows and ditches may be Habitats of Principal Importance/priority habitat, may be of high ecological value and may support protected or notable species. These could reasonably be retained. Pond within 25m to east may support great crested newt (if suitable).</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the south of an extensive cropmark complex of probable Iron Age settlement
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Green	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>Access by all means is possible.</p>
Transport and Roads	Amber	<p>The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying.</p> <p>The site is in a location where sustainable travel into Cambridge and local services can be promoted. The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstrably deliver a high sustainable mode share.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO3; CO1 Very High; Moderate

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

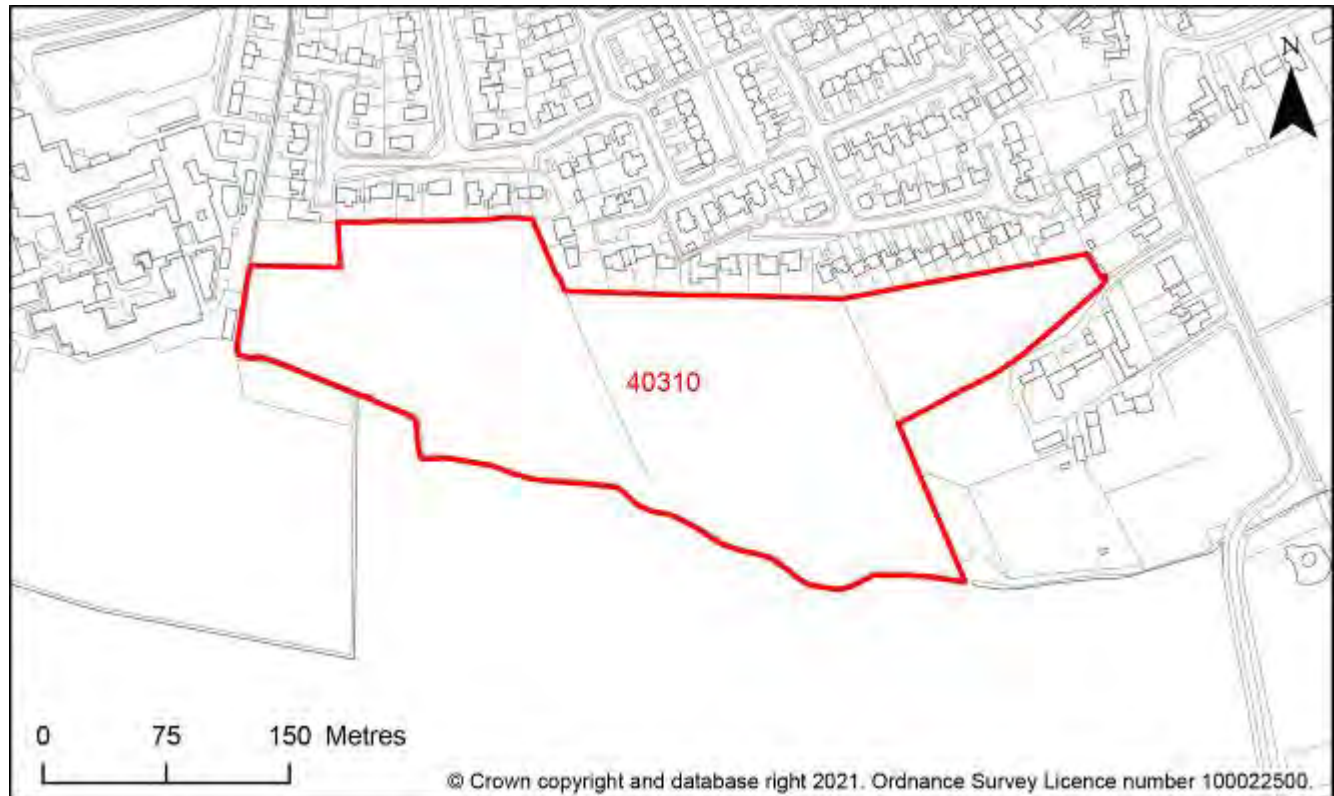
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	130
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the west of South Street, Comberton, CB23 7DR

Site Reference: 40310

Map 145: Site description - Land to the west of South Street, Comberton



Site Details

Criteria	Response
Site area (hectares)	6.12
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Community facilities
Proposed employment floorspace (m ²)	-

Proposed housing units	120
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Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Outside Development Framework</p> <p>Partially within the Cambridge Greenbelt (99%)</p> <p>Wholly within the Lord's Bridge Restricted Zone</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 16% lies in a 1 in 30 year event</p> <p>25% lies in a 1 in 100 year event</p> <p>47% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>TPO on-site</p> <p>National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical example with an older linear settlement pattern and a nucleus green area fronted by buildings. More modern building additions to the village extend the linear settlement. This character area comprises gently undulating arable farmland with, mostly, large fields and low trimmed hedgerows. Some remnant woodlands remain.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p>

Issue	Assessment	Comments
		<p>The site is on the south western edge of the villa Views from the properties to the north and from Comberton Village College to the west would be possible. Mitigation should include a landscape buffer along Tit Brook of a minimum of 15m and a landscape buffer with the school and existing properties of 15m. Development of the site should consider village character, scale and massing.</p>
Biodiversity and Geodiversity	Amber	<p>All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. All new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. The southern boundary of the site is adjacent to the Tit Brook, and there are hedges within the boundary that are likely to hold ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>Depending on location and design of the access, this may have an impact on the neighbouring listed building, but the impact could be reasonably mitigated through design, layout and inclusion of a landscape buffer.</p>
Archaeology	Amber	<p>Located close to or within the medieval village core and west of a medieval moated site.</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Green	<p>Need to consider walking and cycling links into Comberton.</p> <p>Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.</p>
Noise, Vibration, Odour and Light Pollution	Green	<p>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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CO10; CO9 High; Moderate

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

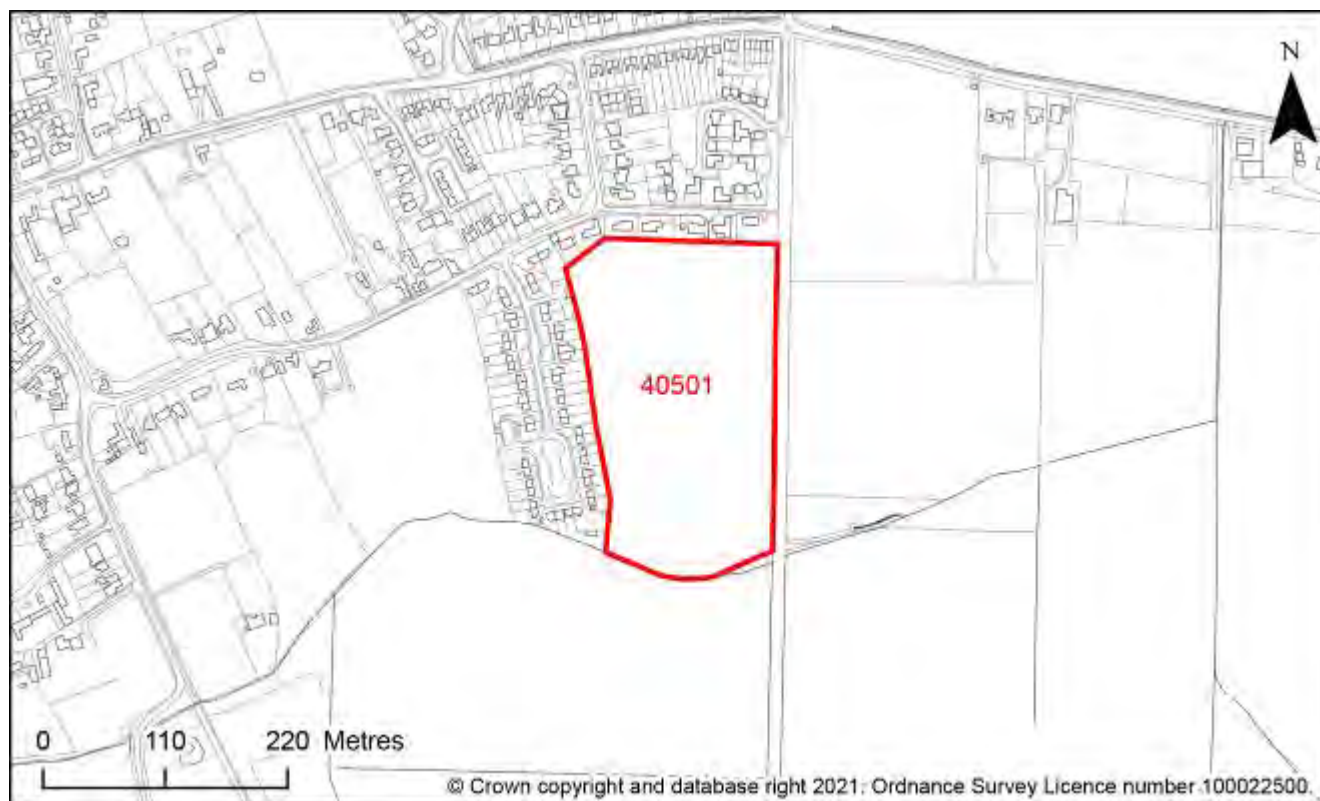
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	20
Estimated dwelling units	120
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Bush Close, Comberton, CB23 7AP

Site Reference: 40501

Map 148: Site description - Land at Bush Close, Comberton



Site Details

Criteria	Response
Site area (hectares)	4.82
Parish or Ward	Comberton CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	120

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	<p>Primarily outside Development Framework</p> <p>Partially within the Cambridge Greenbelt (98%)</p> <p>Wholly within the Lord's Bridge Restricted Zone</p>
Flood Risk	Amber	<p>Flood zone: Wholly in Flood Zone 1</p> <p>Surface water flooding: 2% lies in a 1 in 30 year event</p> <p>3% lies in a 1 in 100 year event</p> <p>17% lies in a 1 in 1000 year event</p>
Landscape and Townscape	Amber	<p>National Character Area 88 Bedfordshire and Cambridgeshire Claylands the site and its surroundings are a typical of the character area.</p> <p>District Character Area: Western Claylands the site is typical of the character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 3B: Bourn Tributaries Lowland Farmlands</p> <p>The site is within the perceived village envelope and capable of being developed as proposed with little negative landscape impact. Appropriate landscaped perimeter treatments should be included and retention of trees and hedgerows is encouraged.</p>

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. The Tit Brook runs adjacent to the southern boundary and will require surveys and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries, and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Conservation Area</p> <p>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.</p>
Archaeology	Amber	<p>Cropmarks recorded to the east show extensive remains of Roman date, including a Scheduled Monument.</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Less than or Equal to 450m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>The developer will have to consider cumulative impacts at local junctions as well as B1046, A603 and at M11 junction 12. Rat running is an issue in this area which the development risks intensifying. The site is in a location where sustainable travel into Cambridge and local services can be promoted. The applicant will have to ensure the site links to the Comberton and Barton Greenway proposals to provide a high quality walking/cycleway to Cambridge. The site will only be allowed if it can demonstrably deliver a high sustainable mode share.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	<p>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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: OA10; CO5; CO6; CO7 Very High; High; Moderate

Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

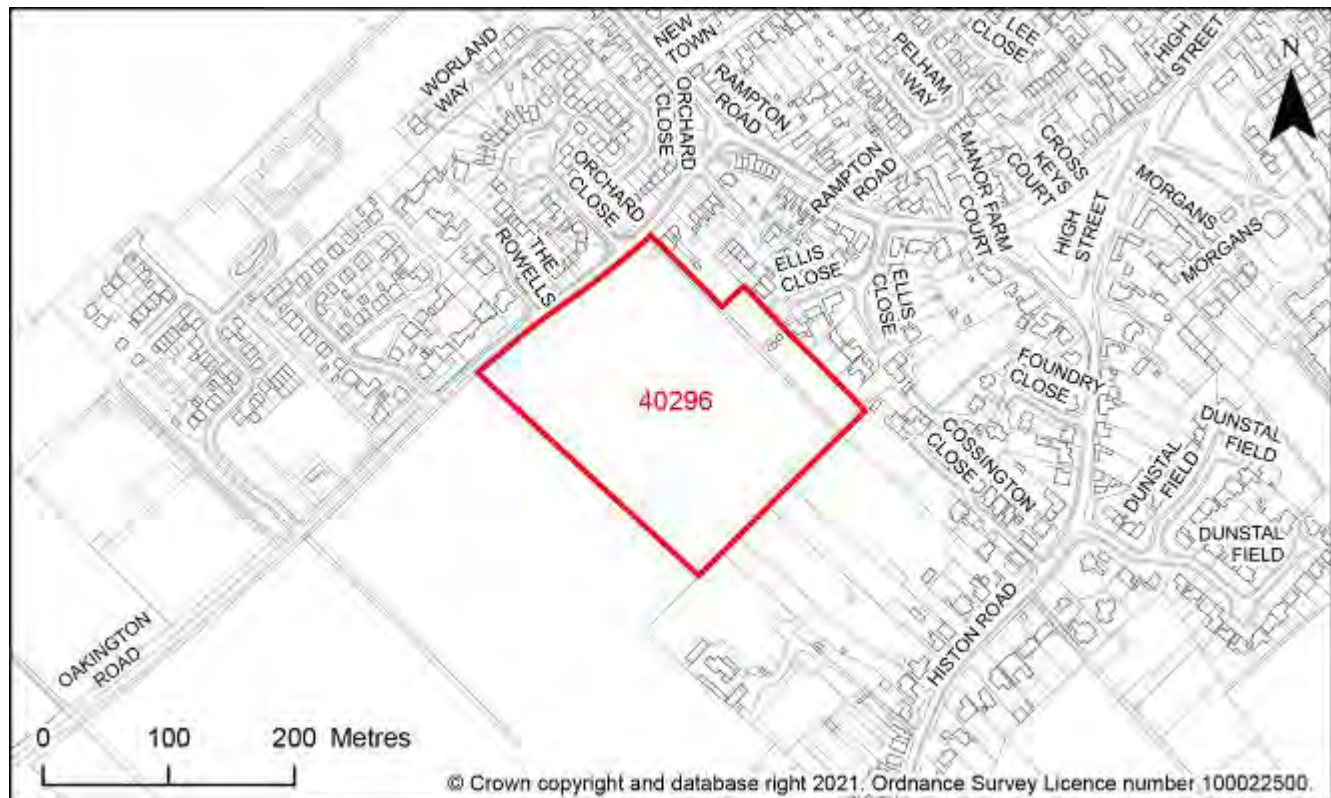
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	25
Estimated dwelling units	120
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the south of Oakington Road, Cottenham, CB24 8AD

Site Reference: 40296

Map 171: Site description - Land to the south of Oakington Road, Cottenham



Site Details

Criteria	Response
Site area (hectares)	4.18
Parish or Ward	Cottenham CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Custom or self build housing, Public open space, Recreation and leisure
Proposed employment floorspace (m ²)	-

Proposed housing units	70
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Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Inside or Partially within a Made Neighbourhood Plan Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Character Area 88 Bedfordshire and Cambridgeshire Claylands. District Character Area : Fen Edge. Cottenham is a typical example of an area of the Cambridgeshire Claylands where it starts to merge with The Fens (NCA Area 46). The village has an older linear settlement pattern along a sprawling High Street with a nucleus green area fronted by buildings at the southwestern end. More modern building additions to the village extend the linear settlement in all directions. This character area comprises a flat and open landscape with long, exposed views good quality arable farmland with, large fields divided by drainage ditches. Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands

Issue	Assessment	Comments
		<p>The site is inset into the urban edge of the village. It is open and level and not well screened. Extending the urban edge of the village to the southeast would infill the gap in the urban edge. Some development is possible on site subject to being of an appropriate scale and massing and a landscape buffer will be required.</p>
Biodiversity and Geodiversity	Green	<p>Application unlikely to require Natural England consultation.</p> <p>Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.</p>
Open Space / Green Infrastructure	Green	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>No built heritage constraints.</p>
Archaeology	Amber	<p>Located on the south western edge of the historic village core</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Rampton Road/Oakington Road mini roundabout has been previously identified as an area which requires improvement and is included within CCCs Transport Investment Plan. The development will have to consider capacity issues at that mini roundabout and other local junctions. Cycling from Cottenham to Cambridge via B1049 is a popular route, the Highway Authority will expect the development to promote walking and cycling with suitable infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

Further constraints

Issue		Comments
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Constraints to development	-	Agricultural Land Classification: 51% Grade 1; 49% Urban
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: CH10 Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	17
Estimated dwelling units	70
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Bird Farm, Cambridge Road, Fulbourn, CB21 5RH

Site Reference: 40286

Map 264: Site description - Bird Farm, Cambridge Road, Fulbourn



Site Details

Criteria	Response
Site area (hectares)	5.69
Parish or Ward	Fulbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	130

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1 Surface water flooding: None
Landscape and Townscape	Amber	National Character Area 87: East Anglian Chalk Generally described as visually simple and uninterrupted landscape of smooth, rolling chalkland hills with large regular fields enclosed by low hawthorn hedges, with few trees, straight roads and expansive views to the north. District Character Area: The Chalklands Generally described as a broad scale landscape of large fields, low-trimmed hedgerows and few trees. Mostly strong rural character, though this is disrupted immediately adjacent to major roads Landscape Character Assessment (2021) Landscape Character Area - 6B: Wilbraham Fen Edge Chalklands Development of the entirety of the site may have significant impact on those aspects mentioned above with respect to views and openness. In order to comply with the requirements of existing Policy, potentially only half of the site would be easily suitable for development. Any development would create a new village edge to Fulbourn and would need to ensure that

Issue	Assessment	Comments
		the character of the edge of the village is maintained.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Listed Asset</p> <p>Within 100m of a Conservation Area</p> <p>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.</p>
Archaeology	Amber	Cropmarks show enclosures and a ring ditch within the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

Further constraints

Issue		Comments

Constraints to development	-	Agricultural Land Classification: 72% Grade 2; 28% Urban 100% lies in an EA Source Protection Zone 1; 100% lies in an EA Source Protection Zone 2; 100% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Green	Within Highways England Zone 5 - A11 Capacity for growth
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: FU18 Very High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

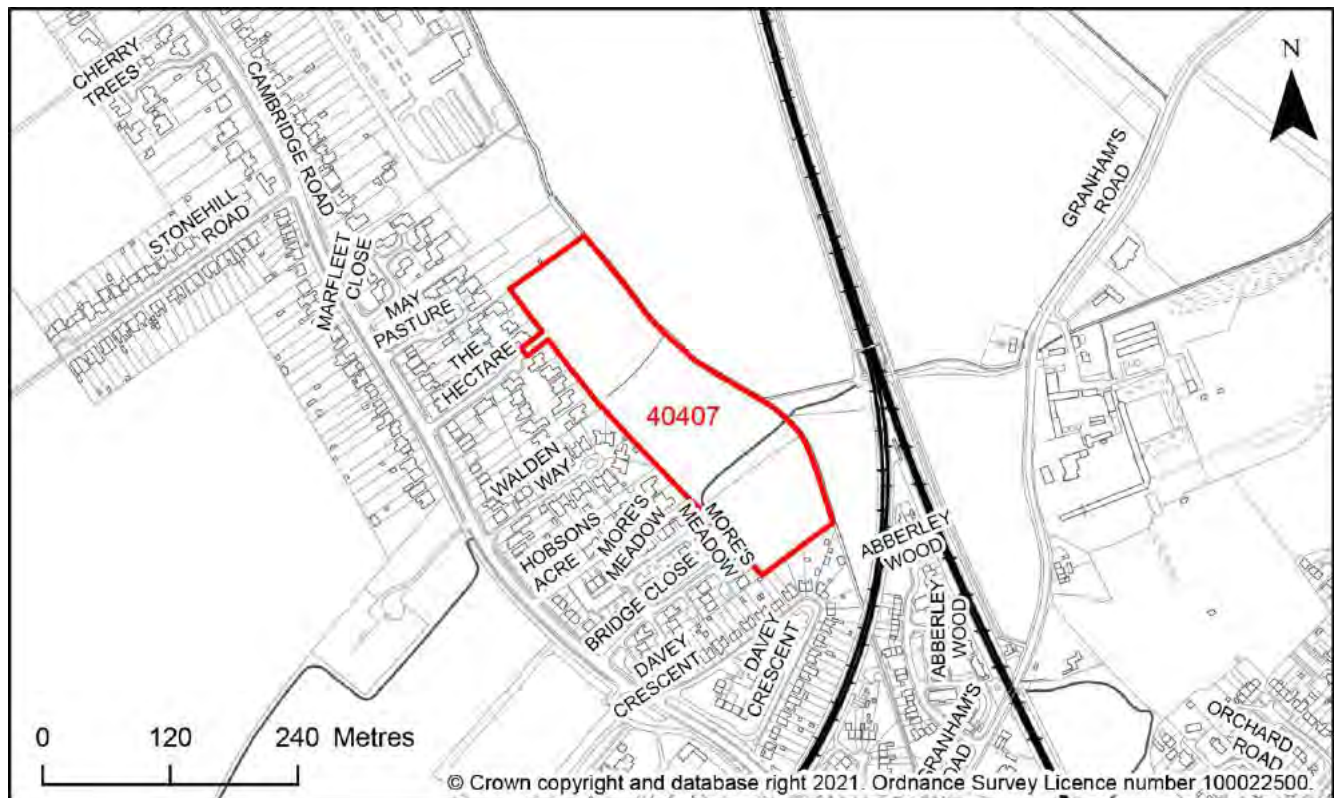
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	23
Estimated dwelling units	130
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land Northeast of More's Meadow, Great Shelford, CB22 5LS

Site Reference: 40407

Map 327: Site description - Land Northeast of More's Meadow, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	3.55
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	35
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Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (10%) Surface water flooding: 7% lies in a 1 in 100 year event 52% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	National Landscape Character Area (NCA) 87: East Anglian Chalk. Local Character: The Chalklands The site is typical of the broad scale landscape of large fields, low trimmed hedgerows and few trees giving it an open, spacious quality with a mostly strong rural character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development on this site would essentially form a new village edge and encroach closer to the railway line and further out into the countryside. Preservation of the rural countryside character is important.. Development here would see a loss of the current allotments and potential reprovision at the north end of the site. The

Issue	Assessment	Comments
		site of the current allotments would be transformed into housing and the land between the two proposed to be public open space/parkland. New developments must reflect the form, scale and proportions of the existing vernacular buildings of the area.
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The eastern boundary of the site lies adjacent to the Hobson Brook (award watercourse) which will require survey and probable mitigation. I am aware of a population of water voles in the area and that there has been a recent outbreak of a schedule 9 invasive species within the brook at this location which will require assessment. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of Informal Open Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Green	Archaeological evaluation has identified limited archaeological remains
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Green	<p>Potentially part of a cluster and, therefore, may require a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	<p>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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Public Right of Way is on or crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS4 High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

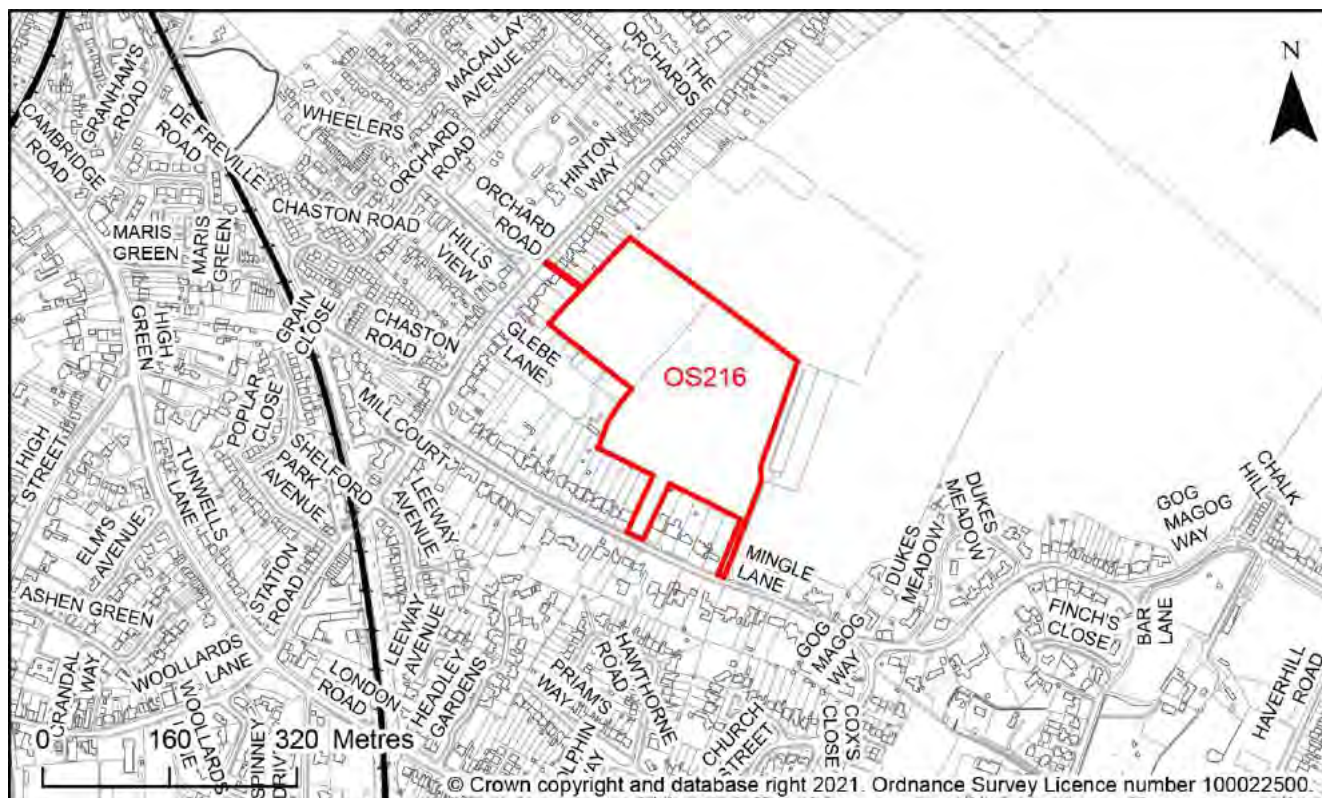
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	10
Estimated dwelling units	35
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land between Hinton Way and Mingle Lane, Great Shelford, CB22 5

Site Reference: OS216

Map 343: Site description - Land between Hinton Way and Mingle Lane, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	6.14
Parish or Ward	Great Shelford CP; Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-

Proposed housing units	Unknown
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Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Amber**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 13% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk Local Character: The Chalklands The site is generally typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a moderate adverse impact to the landscape settlement character.

Issue	Assessment	Comments
		<p>However, with landscape mitigation measures this impact would be reduced and even enhance the existing village edge. Principles include the following: a wide landscape buffer to be included upon the northern and eastern boundaries, units to be set back from the village edge, pattern to reflect existing rural characteristics and a well treed approach with open spaces to be included within the overall layout.</p>
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All residential developments will require consideration of recreational impacts on nearby SSSIs. Boundary habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 1km and bat roost records in close proximity.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact the conservation area but the impact could be reasonably mitigated. The SE sliver of the site is treed and within the conservation area and this should be discounted from development other than for pedestrian access.</p>
Archaeology	Amber	<p>Located on north side of historic village core</p>
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site and the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway.</p> <p>Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 57% Grade 2; 43% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS9 Moderate High

Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

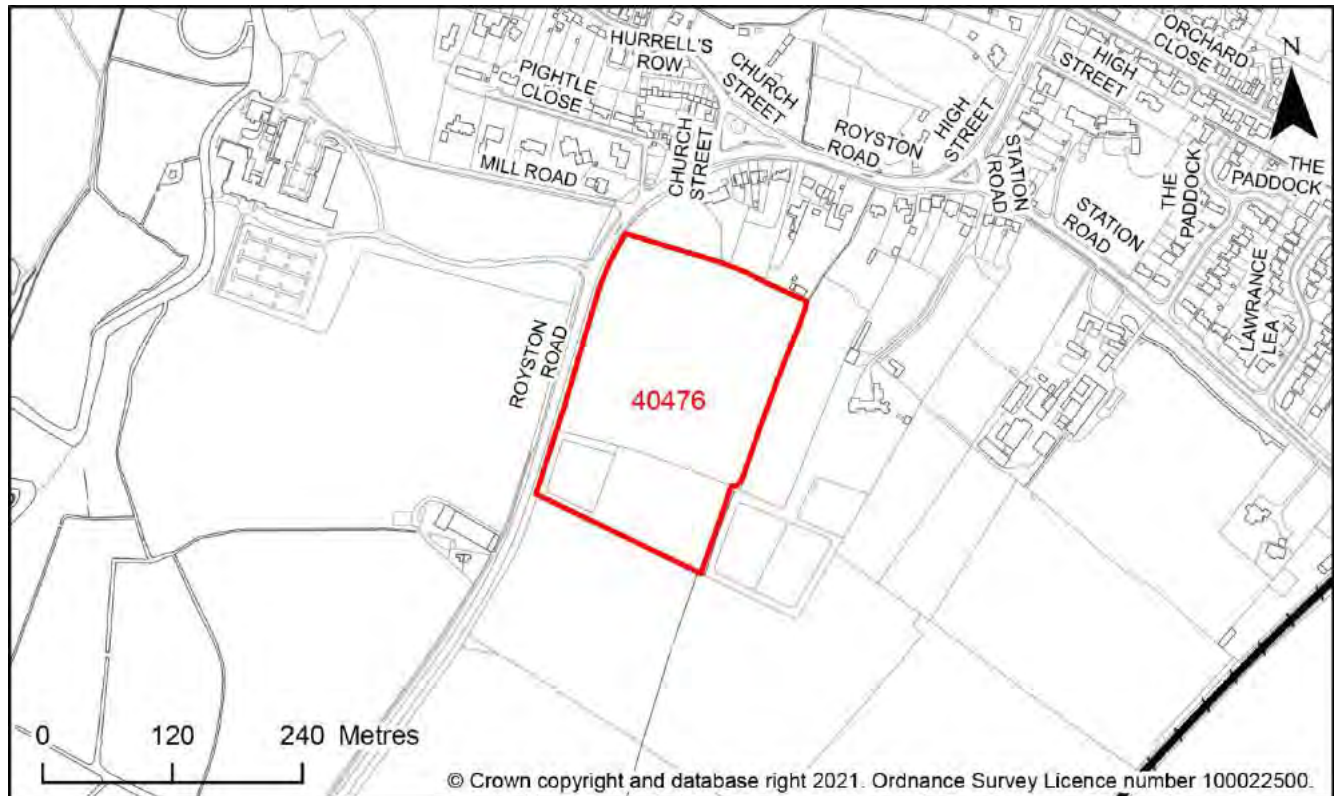
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Royston Road, Harston, CB22 7NH

Site Reference: 40476

Map 371: Site description - Land at Royston Road, Harston



Site Details

Criteria	Response
Site area (hectares)	4.70
Parish or Ward	Harston CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space, Healthcare
Proposed employment floorspace (m ²)	-
Proposed housing units	145

Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 3% lies in a 1 in 100 year event 25% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3C: Rhee Tributaries Lowland Farmlands Development upon this site would have a moderate adverse impact upon the settlement and local landscape character. However, with a sympathetic development reflecting the existing settlement characteristics this harm could be reduced significantly. Typical landscape mitigation measures would include the following: reduction in unit numbers, a significant landscape buffer to be included upon the southern and eastern boundary, the existing boundaries to be protected, retained and gaps infilled, the layout of the new development to reflect and respect the local

Issue	Assessment	Comments
		settlement characteristics, development to be offset from the eastern and southern boundaries to reduce harm to the adjacent landscape and a well treed approach to be included to filter the development from long distant views.
Biodiversity and Geodiversity	Amber	<p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	<p>Within 100m of a Scheduled Monument</p> <p>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.</p>
Archaeology	Amber	Cropmarks of enclosures and linear boundaries known in the area
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Less than or Equal to 720m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>A new vehicular access site will need to be provided for the proposed development. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be provided for the proposed development.</p> <p>The proposed site is acceptable in principle subject to detailed design.</p>
Transport and Roads	Amber	<p>Need to consider walking and cycling links into Harston and potential Passenger Transport infrastructure improvements.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The 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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Potential for historic contamination, conditions required.</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: HS9; HS10 High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

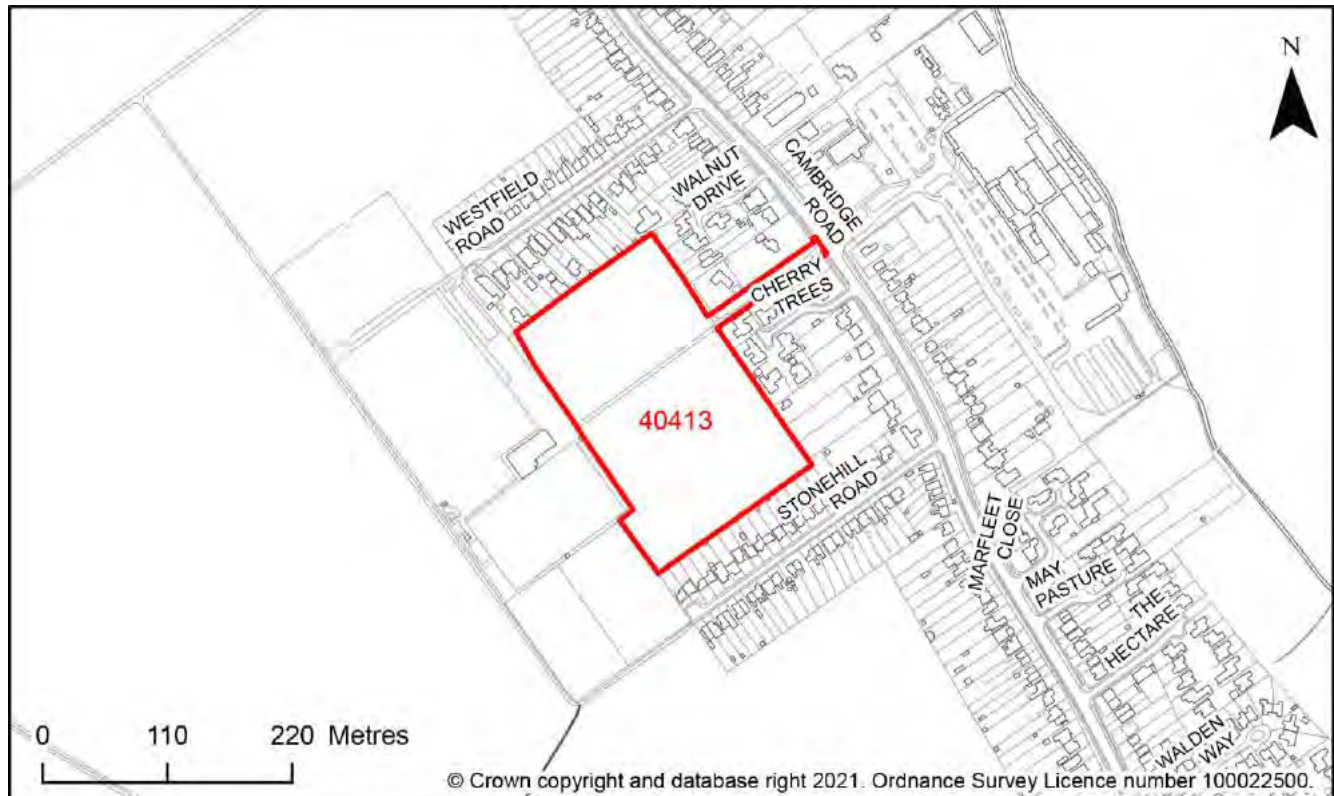
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	145
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Land off Cambridge Road, Gt Shelford, CB22 5JJ

Site Reference: 40413

Map 328: Site description - Land off Cambridge Road, Gt Shelford



Site Details

Criteria	Response
Site area (hectares)	3.99
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	120-150

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 4% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is a grass field, within the Green Belt and located outside, but adjacent to the settlement framework. To the north, east and south are residential dwellings with car parking and grass pitches to the west. Beyond the rugby club are large open agricultural fields. Wide and local views are restricted due to boundary planting to the west; however, local amenity views are high particularly to the north, east and south. High density development upon this site would be unsympathetic with the existing settlement pattern and have a significant adverse harm particularly on the

Issue	Assessment	Comments
		edge of the village; however, with a reduction in residential units the harm would be lessened, subject to appropriate landscape mitigation measures
Biodiversity and Geodiversity	Amber	<p>Within 40m of Improved Landscaping</p> <p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, site including arable habitats likely to be of low ecological value, although may support farmland birds.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Green	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology	Amber	Located to the south of the nationally important Roman settlement at White Hill Farm, designated as a Scheduled Monument
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p>
Transport and Roads	Amber	<p>Need to consider new walking, cycling and Passenger Transport Infrastructure and links into Cambridge (GCP schemes).</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Green	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.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Green	No prior history of development

Further constraints

Issue	Assessment	Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2

Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: TR5; GS25 Very High; Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	29
Estimated dwelling units	115
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the north of Mill Lane, Sawston, CB22 3BY

Site Reference: 40341

Map 574: Site description - Land to the north of Mill Lane, Sawston



Site Details

Criteria	Response
Site area (hectares)	7.16
Parish or Ward	Sawston CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Custom or self build housing, Specialist/other forms of housing, Public open space
Proposed employment floorspace (m ²)	-
Proposed housing units	225

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (93%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 1000 year event
Landscape and Townscape	Red	TPO on-site National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Fen Edge The site is generally typical of the character of mostly large-scale arable landscape of arable fields with an open, spacious quality and rural character, but atypical of the low hedges and few trees. The site benefits many trees and tall hedgerow. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development throughout this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside, urbanisation of the rural landscape and a significant increase in the settlement. The site is dissected north to south by a band of trees covered by a Tree Preservation Order.

Issue	Assessment	Comments
Biodiversity and Geodiversity	Amber	<p>Any residential development above 50 will require consultation with Natural England. No apparent priority habitat; however there are hedges and possibly a small copse within the boundary which will likely have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within or Partially within an Outdoor Sports Facility</p> <p>Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>There are no major heritage concerns with development of this site, however development would need to pay special regard to the setting of the Grade II village college and its surroundings to the east of the site.</p>
Archaeology	Amber	<p>Located on the western edge of the historic settlement with archaeology of medieval date recorded to the north</p>
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Greater than 1,800m</p>

Issue	Assessment	Comments
		<p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Red	<p>If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	Amber	<p>The site will need to consider sustainable transport links to access local services, Shelford Station, Sawston College and Cambridge. The site will need to provide high quality walking and cycling links to connect to the GCP Sawston Greenway and the proposed CAM route. The Highway Authority will require contributions towards committed sustainable schemes which the development will ultimately benefit from. In terms of highway capacity, the applicant will have to assess the sites impact on the A1301, local junctions including the Babraham Road/Cambridge Road/New Road/ Hillside junction which has been identified for improvements, and the A505. There is an ongoing transport study being produced for the A505 corridor, the development will have to consider the outcomes of the study.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	Amber	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 67% Grade 2; 2% Grade 3; 31% Urban 30% lies in an EA Source Protection Zone 2; 84% lies in an EA Source Protection Zone 3
Strategic Highways Impact	Amber	Within Highways England Zone 6 - A11/M11 Capacity for growth with mitigation to local road network
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: SA21; SA20; SA22 High; Moderate; Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	31
Estimated dwelling units	225
Estimated employment space (m ²)	-
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years

Land west of Haverhill Road, Stapleford, CB22 5BX

Site Reference: 51758

Map 595: Site description - Land west of Haverhill Road, Stapleford



Site Details

Criteria	Response
Site area (hectares)	4.08
Parish or Ward	Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Residential care home, Public open space, Community facilities
Proposed employment floorspace (m ²)	464

Proposed housing units	90-108
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Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = **Red**)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 100 year event 5% lies in a 1 in 1000 year event
Landscape and Townscape	Red	NCA 87 East Anglian Chalk District Area The Chalklands The site is atypical of the settlement character. It is a large agricultural field rather than a small field adjacent to the settlement framework. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands The site is outside and abutting the settlement framework. It is located within CSF/5 Countryside Enhancement Strategy. Wide, local and amenity views are high due to smooth rolling landscape and gappy boundary vegetation. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside and an urbanisation of the rural landscape.

Issue	Assessment	Comments
		Even with a reduction in residential units and landscape mitigation measures the impact would still be adverse appear incongruous with the existing rural characteristics
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All residential developments will require an assessment of recreational impacts on nearby SSSIs. Any warehousing/industrial developments over 1000m² or developments likely to result in air pollution would require consultation with Natural England. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value although may support farmland bird populations.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	The site is within the setting of the Magog Down Scheduled Monument, and potentially within the setting of the Grade II* Listed Building 'Middlefield'. The impact on the setting of these heritage assets could be reasonably mitigated through design, layout, and planting. The c.100 units proposed is considered to be high for the site, and it may not be possible to achieve these numbers with adequate mitigation.
Archaeology	Amber	Cropmarks relating to prehistoric activity known in the vicinity
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p>

Issue	Assessment	Comments
		<p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>Sustainable links will have to be provided to local services and to Cambridge. The applicant will have to consider the Linton Greenway proposals on the A1307 and how the site can link to it, as well as NCN route 11 and the Sawston Greenway. Capacity assessments will be expected in the local area especially along the A1307 and A1301. Special consideration for the A1301/Granhams Road junction which has already been identified for improvements.</p> <p>Transport Assessment and Travel Plan required.</p>
Noise, Vibration, Odour and Light Pollution	Green	<p>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.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

Issue	Assessment	Comments
Contamination and Ground Stability		Previous agricultural land use. Potential for historic contamination, conditions required.

Further constraints

Issue	Assessment	Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS10; GS9; GS8 Very High; Moderate High; Low

Available (Outcome = **Green**)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = **Green**)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

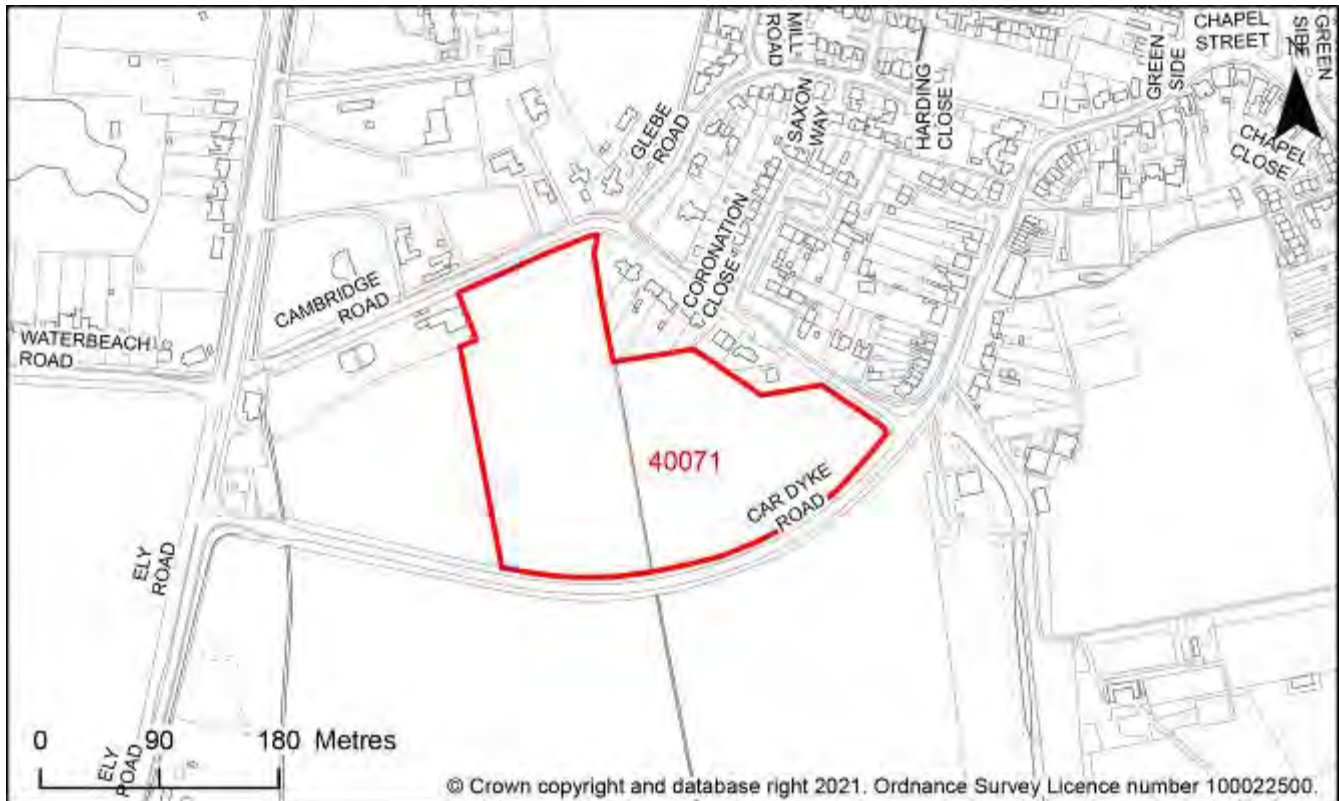
Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	26
Estimated dwelling units	108
Estimated employment space (m ²)	464
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land on the south side of Cambridge Road, Waterbeach, CB25 9NP

Site Reference: 40071

Map 652: Site description - Land on the south side of Cambridge Road, Waterbeach



Site Details

Criteria	Response
Site area (hectares)	4.74
Parish or Ward	Waterbeach CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Older persons housing, Residential care home, Custom or self build housing, Public open space
Proposed employment floorspace (m ²)	-

Proposed housing units	140
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Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Partially within the Cambridge Greenbelt (99%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 2% lies in a 1 in 100 year event 11% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	Junction of National Character Area 46 The Fens and NCA 88 Bedfordshire and Cambridgeshire Claylands. The Fenland landscape is a flat, open, largely agricultural landscape with rectilinear fields, wide horizons and huge skies. The area is low-lying and an extensive network drainage dykes and ditches and transport routes – often raised above the general ground level - are a prominent feature. The Bedfordshire and Cambridgeshire Claylands are a broad undulating plateau dissected by shallow river valleys. It is a predominantly an open arable landscape of planned and regular fields separated by open ditches and trimmed hedgerows, and variable scattered woodland cover. The site is more influenced by the Fen landscape than the Claylands

Issue	Assessment	Comments
		<p>District Character Area: Fen-Edge landscape character area.</p> <p>Landscape Character Assessment (2021) Landscape Character Area - 2B: Cottenham Fen Edge Claylands</p> <p>The site is essentially a large open regular field. Views to and from the site from the north are restricted. Intermittent views possible from the south. The site is mostly contained by existing development, strong road boundaries and established vegetation. Development could have an urbanising effect on the semi-rural character of the south-west entrance to the village but there is potential from some development on site along the Cambridge Road frontage with landscape mitigation.</p>
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Amenity Green Space</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Green	<p>Within 100m of a Scheduled Monument</p> <p>The northern plot already has planning permission and the development of this plot would result in no further detrimental impacts to the setting of the Grade II listed house.</p>
Archaeology	Amber	<p>Located adjacent to a Scheduled section of the Car Dyke Roman canal. Cropmarks to the south extend into the area</p>

Issue	Assessment	Comments
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Less than or Equal to 720m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Good accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>The A10 corridor is highly congested; CCC has a no net trip increase requirement for the area and this development would have to adhere to that. The site must create zero net additional vehicle trips onto the network by promoting and providing sustainable infrastructure. The applicant will need to consider whether this could be achieved by ensuring the site links to the Waterbeach to Cambridge Greenway, the Mereway, Rail facilities, the CAM/Mass Transit proposals and a restrictive approach to parking. Contributions towards the transport infrastructure package for the wider area will be expected, as will a cumulative assessment.</p> <p>Any potential impact on the functioning of trunk roads</p>

Issue	Assessment	Comments
		and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Amber	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.
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Grade 2 Watercourse crosses the site
Strategic Highways Impact	Red	Within Highways England Zone 3 - A14 CNB No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: WA12 High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Question	Response
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	30
Estimated dwelling units	140
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Annex 1: Site Assessment Methodology

Introduction

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, Planning Practice Guidance and good practice used elsewhere, to identify an approach that could be applied effectively in both rural and urban locations.

Standard approaches

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. 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 different parts of a site could be scored differently – for example in relation to flood risk, the final score has been determined by calculating the area of the site affected by each risk and scoring the site in accordance with the majority risk.
- 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.
- 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.

Reference Information

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

The following information has been captured for each site:

Site area (hectares)	Parish or Ward	Greenfield or Previously Developed Land	Category of site	Category of Settlement	Current or Last Use
-	-	Greenfield / Brownfield / Both	-	-	-

Proposed development	Employment (m ²)	Housing units
Market and affordable housing, Office, etc.	-	-

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.

Each site has been assigned a category appropriate to the location and the nature of the proposal.

- 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

The category of settlement has also been captured:

- Cambridge
- Town
- Rural Centre
- Minor Rural Centre
- Group Village

- Infill Village
- New Settlement

The proposed development, housing units and/or employment space reflects the proposal as submitted through the Call for Sites process. An updated estimate has been provided at the end of the proforma where an assessment has been made reflecting constraints identified.

Site Assessment Summary

Each proforma starts with a summary of the outcome against each of the key criteria.

Criteria	Outcome
Suitable	-
Available	-
Achievable	-

Site Assessment

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	Assessment Criteria
Red	Development of the site would be in fundamental conflict an adopted Development Plan policy or allocation
Amber	Development of the site would be incompatible/ inconsistent with an adopted Development Plan policy or allocation
Green	Development of the site would not be inconsistent with an adopted Development Plan policy or allocation

This criterion provides an assessment of the site against adopted policies in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, Cambridgeshire and Peterborough Minerals and Waste Local Plan 2021 and 'made' (adopted) Neighbourhood Plans. This is primarily a review against policies map designations.

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

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.

A site has been scored 'Red' where there are fundamental conflicts with an adopted policy, such as developing on a minerals or waste allocation.

Flood Risk

Score	Assessment Criteria
Red	The site is wholly or largely within Flood Zones 2 or 3 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 or 3.
Amber	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Green	The site is at low risk of flooding (within flood zone 1) and no / limited areas identified as at risk surface water flooding.

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).

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).

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 development needs to take into account the effects of climate change. Climate change modelling is not available across the area reflecting the latest predictions. The updated Greater Cambridge Strategic Flood Risk Assessment 2021 advocates taking a precautionary approach and applying Flood Zone 2 as the Flood Zone 3 plus climate change scenario.

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.

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 ¹².

Sites wholly or largely within Flood Zone 2 and 3 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 Zone 2 and 3 for a development to take place outside, and whether safe access could be achieved to and from the development without crossing significant areas of Flood Zones 2 or 3.

Landscape and Townscape

Score	Assessment Criteria
Red	Development of the site would have a significant negative impact which cannot be mitigated.
Amber	Development of the site would have a detrimental impact which could be satisfactorily mitigated.
Green	Development of the site would have either a neutral or positive impact.

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

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.

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 Conservation Areas, 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.

The site assessment was informed by the relevant Council's 2018 Local Plan policies, the SCDC Design Guide, Village Design Guides, Neighbourhood Plans, and

¹² See NPPF paragraphs 155 to 159

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.

Based on the constraints of the site, the scope of the intended proposals 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.

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 to 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 site 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	Assessment Criteria
Red	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.
Amber	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.
Green	Development of the site would not have a detrimental impact on any designated site or those with a regional or local protection.

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 Specific Scientific Interest; and
- National Nature Reserves.

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

- Regionally Important Geological Sites;
- Local Nature Reserves; and
- County Wildlife Sites.

The Greater Shared Planning Service Natural Environment team and Cambridge City Council Ecology 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 assessment 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 values and species presence.

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 top three designations, as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.

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 impact¹³.

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).

Open Space/Green Infrastructure

Score	Assessment Criteria
Red	Development of the site would result in a loss of open space which could not be replaced locally.
Amber	Development of the site would result in a loss of open space which could be replaced locally.
Green	Development of the site would not result in the loss of any open space.

¹³ See paragraphs 174-176 of the NPPF.

Open space includes play space, amenity space, playing fields, sports pitches, sports facilities, semi-natural space, parks, green corridors/infrastructure and land designated as Local Green Space. It also includes areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as visual amenity.

Sites for development on open spaces will only be suitable if the open space could be replaced by a better or equivalent open space in terms of size and quality¹⁴. 'Replaced locally' is defined as within the same community.

Historic Environment

Score	Assessment Criteria
Red	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 ¹⁵ .
Amber	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.
Green	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.

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

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

The Greater Cambridge Shared Planning Service Historic Environment team reviewed each site. This was informed by identification of relevant constraints such as listed buildings and scheduled monuments. Conservation 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, 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

¹⁴ See paragraph 97 of the NPPF.

¹⁵ See paragraphs 193-195 of the NPPF.

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	Assessment Criteria
Red	Known archaeology of significance which could not be mitigated through design or conditions
Amber	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
Green	Development of the site would have either a neutral or positive impact to archaeology

The County Archaeology Team were consulted on each of the sites, and assessments have been informed by the Cambridgeshire Historic Environment Record (HER)¹⁶. 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 containing Scheduled Ancient Monuments.

Accessibility to Local Services and Facilities

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.

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 Sustainability Appraisal. The distances are set out in the table below.

Category	Green	Amber	Red
Health	<720m	720-2000m	>2000m
City, District or Rural Centre	<720m	720-2000m	>2000m
Local, Neighbourhood or Minor Rural centre	<720m	720-2000m	>2000m
Rapid Public Transport	<1800m	>1800m	-

¹⁶ See paragraph 196 of the NPPF.

Future Rapid Public Transport	<1800m	>1800m	-
Public Transport	<450m	450-1000m	>1000m
Primary School	<450m	450-1000m	>1000m
Secondary School	<900m	900-2000m	>2000m
Major employment sites	<1800m	>1800m	-
Cycle network	<800m	800-1600m	>1600m

Employment 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

South Cambridgeshire:

- Babraham Research Campus
- Buckingway Business Park, Swavesey;
- Bourn Airfield (Bourn Quarter Location)
- Granta Park, Great Abington;
- Bar Hill (Trafalgar Way)
- Cambourne Business Park, Cambourne;
- Northstowe (town centre location)
- 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

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

However, where a site was assessed as being able to deliver a significant number of new homes based on our capacity calculations, specific RAGs were amended to Green 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.

Infrastructure/Facility	Catchment population	Number of dwellings
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	Assessment Criteria
Red	No possibility of creating a safe access.
Amber	There are potential access constraints, but these could be overcome through development.
Green	Access by all means is possible.

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.

Transport and Roads

Score	Assessment Criteria
Red	Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated.
Amber	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Green	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.

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. Internal workshops were run to review and moderate the individual site assessments.

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 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 included:

- 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 sustainable
- 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.

The assessments reflect the current Local Transport Plan (LTP) which include references to the Cambridgeshire Autonomous Metro (CAM). The LTP is due to be updated in late 2021/early 2022 by the Cambridgeshire and Peterborough Combined Authority and any changes to the LTP will be reviewed and reflected as necessary in the HELAA as well as the draft Local Plan

Noise, Vibration, Odour and Light Pollution

Score	Assessment Criteria
Red	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).
Amber	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.
Green	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.

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.

Each Local Planning Authority's Environmental Health team had been consulted. Sites were then assessed using a range of evidence. This included published studies and reports such as DEFRA's [Strategic noise mapping \(2017\) - GOV.UK \(www.gov.uk\)](http://www.gov.uk) 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.

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.

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	Assessment Criteria
Red	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.
Amber	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.
Green	The site is at low risk in regard to air quality.

Each Local Planning Authority's Environmental Health team had been 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.

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	Assessment Criteria
Red	The site is likely to be incapable of being developed due to significant contamination / ground stability issues incapable of appropriate mitigation or remediation.
Amber	The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Green	The site is capable of being developed as there are unlikely to be any contamination / ground stability issues.

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.

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 prone to collapse.

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.

Each Local Planning Authority's Environmental Health team was consulted to provide this assessment.

Further constraints

Constraints to development

Score	Assessment Criteria
Red	Constraints to development that would seriously constrain development potential
Amber	There are potential constraints, but these could be overcome
Green	Development of the site would be unconstrained

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.

Strategic Highways Impact

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

Work with Highways England (now named National Highways) 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 Highways England 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

[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).

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

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. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans.

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.

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.

A Greater Cambridge Green Belt Study (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. Please see the Green Belt study itself for information on how the study was carried out and how it should be interpreted.

The HELAA identifies the name of the parcel in the study, and the harm rating. This has not been used to identify whether 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

Following the testing against individual criteria each site is given an overall suitability assessment.

Score	Assessment Criteria
Unsuitable	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.
Potentially Suitable	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.
Suitable	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

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.

If there is evidence available that a site is not available for development, it will fail this element of the assessment.

Score	Assessment Criteria
Red	There is no evidence that the site is available, or alternatively, there is evidence that the site is unavailable.
Amber	There is evidence of legal or land ownership constraints that may impact on the availability of the site.
Green	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	Assessment Criteria
Red	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.
Amber	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.
Green	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 (m ²)	
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)	0-5 years 6-10 years 11-15 years Sites not currently deliverable or developable

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 produced a range of density assumptions for different typologies of sites as set out in the Typologies Study and summarised below. A ‘low-medium’ density was applied to each site based on the typology it fell within to produce a comparative capacity estimate. Where the capacity cited by the site promoter was within the upper 25% of this comparative estimate the original estimate by the landowner/promotor was retained. Similarly, for mixed use and employment sites as well as those of 1,000 units or more, the landowner/promotors estimate was used based on the majority of sites having been submitted following a masterplan led approach. Where there was a difference of more than 25% in the estimates, the comparative estimate capacity was used.

Figure 1: Site typology applied density overview

Site typology	Low (DPH)	Medium (DPH)	High (DPH)	V high (DPH)
Central Cambridge	75	125	175	225
Suburban Cambridge	40	60	90	120
Rural connected	30	40	60	80
Rural minor centre / group	n/a	30	40	N/A
Rural infill	15	n/a	n/a	N/A
City edge	50	70	100	150
New settlement	40	50	60	N/A

Estimates of start dates and build out rates have been guided by the findings of the Greater Cambridge Housing Delivery Study (2021). An extract from the study detailing the findings regarding build out rates can be found below.

Extract from Greater Cambridge Housing Delivery Study (AECOM 2021)

Table 2: Strategic site lead-in time and build-out rate assumptions

Site Size	Plan adoption to submission*	Submission to Approval**	Approval to first Completion	Average build-out rate	Average outlets	Peak build-out rate	Peak outlets
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

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.