| Biodiversity and Geodiversity RAG Assessment 2023 | Amber |
|---|---|
| Biodiversity and Geodiversity Officer Comments 2023 | The supporting information indicates that an Ecological Report has been prepared by Applied Ecology Ltd. This indicates that impacts upon nearby SSSI's are considered unlikely, but potential impacts from increased visitor pressure upon nearby SSSIs will need to be considered in more detail. Based on the proposed masterplan, it is now considered likely that a 10% net gain in biodiversity can be achieved. |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are areas registered on the 2014 National Forest Inventory and identified as priority habitat. There is a watercourse which runs both adjacent to the eastern boundary and through the eastern section of the site which will require survey and probably mitigation. There are several ponds on site and records of GCN in the close vicinity to the site. There are no other apparent priority habitats within the site; however, there are grasslands, woodland 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. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | Amber |
| Historic Environment Comments 2023 | The additional information does not explicitly address heritage issues but indicates that landscape and townscape mitigation is relevant. There remains potential for harmful heritage impacts and therefore the RAG rating remains amber. |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | Site A falls within part of the Papworth Everard Conservation Area and is adjacent to a Grade II* listed building. Site B is on the approach to Conservation Area boundary and there are possible impact to wider setting and approach. |
| Archaeology RAG Assessment 2025 | - |

| Archaeology Officer Comment 2025 | - |
|--|---|
| Archaeology RAG Assessment 2023 | Amber |
| Archaeology Officer Comment 2023 | Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation. |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located in a landscape of extensive Bronze Age, Iron Age and Roman activity. Evidence for the medieval settlement can also be anticipated in the vicinity of the medieval parish church. |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | Amber |
| Site Access Officer Comment 2023 | Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage. |
| Site Access RAG Assessment 2021 | Amber |
| Site Access Officer Comment 2021 | The proposed site is acceptable in principle subject to detailed design. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | Amber |
| Transport and Roads Guideline Comments 2023 | Based on the new information provided, the assessment scoring remains Amber as the site would be dependent on delivery of the proposed C2C route and potentially East-West rail or equivalent. Will need to provide high quality non-motorised user and enhanced Passenger Transport routes linking to Cambridge, St Neots and surrounding areas. Must be considered in the context of the proposed A428 improvements scheme and will require a robust Travel Plan. |
| Transport and Roads RAG Assessment 2021 | Amber |
| Transport and Roads Guideline Comments 2021 | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |

| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 | - |
|---|--|
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. 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. Detailed site specific assessments will be required for any future planning applications at this location. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The 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. |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | Amber |
| Air Quality Officer | The additional information provided decreate similar action of the contract of |
| Air Quality Officer Comment 2023 | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. |
| | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will |
| Comment 2023 AQMA RAG Assessment | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. |
| AQMA RAG Assessment 2021 Air Quality Officer | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. Amber Reasonably large site and lots of residential units - potential for AQMA |
| AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. Amber Reasonably large site and lots of residential units - potential for AQMA |
| AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. Amber Reasonably large site and lots of residential units - potential for AQMA |
| AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. Amber Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation - |
| AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. Amber Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation - Amber The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic |
| AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Contaminated Land Contaminated Land Contaminated Land Contaminated Land Contaminated Land RAG | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. Amber Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation - - Amber The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required. |
| AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Contaminated Land RAG Assessment 2021 Contaminated Land Contaminated Land Contaminated Land | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. Amber Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation - Amber The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required. Amber Previous agricultural land use. Potential for historic contamination, |
| AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 | quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. Amber Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation - Amber The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required. Amber Previous agricultural land use. Potential for historic contamination, conditions required. |

| Agricultural Land Classification Grade 1 | 0 |
|---|---|
| Agricultural Land Classification Grade 2 | 100 |
| Agricultural Land Classification Grade 3 | 0 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A428 |
| Available | - |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | Yes - part of site covered by S106 Agreement attached to planning permission S/2476/03/O (dated 29.09.05). |
| Is there planning permission to develop the site? | No, Permission S/2476/03/O dated 30/09/2005 part overlaps with the planning application boundary for this application, but does not address the proposals for this site. |
| When will the site be available for development? | 6-10 Years |
| Available RAG | Amber |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 668 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 6-10 Years |
| Estimated annual build-out rate (pa) | 86 |
| Development completion | 11-15 Years |



Land to the west of Stirling Way, Papworth Everard (Parcel C) assessment



A map of Land to the west of Stirling Way, Papworth Everard (Parcel C)

| Site information | - |
|---|--|
| Site ID | 115353 |
| HELAA Site ID | 40429 |
| Suitable Site Area (ha) | 13.49 |
| Ward/Parish | Caxton & Papworth |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages |
| Category of settlement | Not within or adjacent to an existing settlement |
| Current use(s) | - |
| Proposed development | Non-Residential |
| Proposed employment floorspace (m2) | 65000 |
| Proposed residential capacity | 0 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|---|
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 5% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Red |
| Landscape Comment 2023 | New information updated Vision and Delivery study and a response to the previous HELAA assessment is provided. The site is open and exposed, visually prominent and forms the south east edge of Papworth. It is outside the development framework and proposed development extends significantly further east than any existing or consented development in Papworth. Development could impact on views to Papworth Wood SSSI from the south and east. Whilst the proposed landscape measures would provide a limited degree of mitigation, it is not considered that this would be adequate to fully mitigate the adverse impacts on landscape character and views given the scale and type of development proposed. Additionally and as previously noted, the development would irreversibly lead to encroachment into the countryside through further expansion of the village to the east. Therefore the assessment remains red. |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The site lies outside the settlement framework and comprises a hard-standing car park with large open agricultural fields. Wide and local views are high due to lack of intervening vegetation particularly from the east of the site. Development upon this site would have a significant adverse impact to the landscape character and views. It would be an encroachment into the countryside and an urbanisation of the rural landscape. With a significant reduction in employment footprint the harm would be reduced subject to landscape mitigation measures. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |

| Biodiversity and Geodiversity Officer | - |
|---|--|
| Comments 2025 | |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | Amber |
| Biodiversity and Geodiversity Officer Comments 2023 | The supporting information indicates that an Ecological Report has been prepared by Applied Ecology Ltd. This highlights that any impacts upon nearby Papworth Wood could be mitigated via a suitable buffer and green space provision, to avoid any impacts upon the designated site. Therefore, there is no change to the site assessment scoring. |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | All non-householder planning applications will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | Amber |
| Historic Environment Comments 2023 | The additional information has not altered the assessment scoring because there is no additional information on how and conservation area setting impacts would be mitigated. |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | The site is to the south of the Conservation Area boundary and development of the site may result in harm to the setting of the Conservation Area. This impact could be reasonably mitigated. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | Amber |

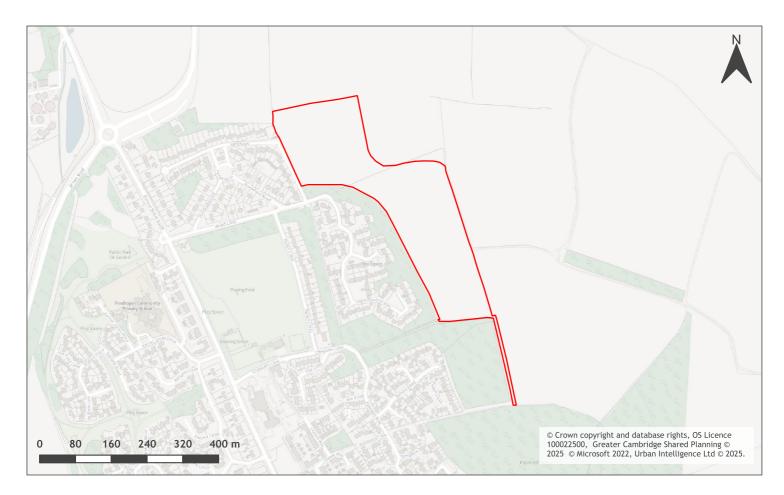
| Archaeology Officer Comment 2023 | Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation. |
|---|---|
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Iron Age and Roman archaeology recorded in the vicinity and within the site |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | Red |
| Site Access Officer Comment 2023 | Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. The proposed site does not to have a direct link to the adopted public highway. |
| Site Access RAG Assessment 2021 | Red |
| Site Access Officer Comment 2021 | The proposed site does not to have a direct link to the adopted public highway. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | Amber |
| Transport and Roads Guideline Comments 2023 | Based on the new information provided, the assessment scoring remains Amber as the site would potentially be dependent on delivery of the proposed C2C route. Will need to provide high quality non-motorised user and enhanced Passenger Transport routes linking to Cambridge. It must be considered in the context of the proposed A428 improvements scheme and will require a robust Travel Plan. |
| Transport and Roads RAG Assessment 2021 | Amber |
| Transport and Roads Guideline Comments 2021 | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | - |

| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 | Amber |
|---|---|
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. 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. Detailed site specific assessments will be required for any future planning applications at this location. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2025 | |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | Green |
| Air Quality Officer Comment 2023 | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA. |
| AQMA RAG Assessment 2021 | Green |
| Air Quality Officer Comment 2021 | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | Green |
| Contaminated Land Officer Comments 2023 | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. This site is considered suitable for non residential use as there is no history of development. |
| Contaminated Land RAG Assessment 2021 | Green |
| Contaminated Land Officer Comments 2021 | Non-residential use proposed. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 100 |
| Agricultural Land Classification Grade 3 | 0 |

| Agricultural Land Classification Grade 4 | 0 |
|---|---|
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A428 |
| Available | - |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | No |
| Is there planning permission to develop the site? | No relevant recent planning history |
| When will the site be available for development? | 0-5 Years |
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | |
| Prevailing Density (weighted) (dwellings per ha) | - |
| Residential capacity at prevailing density | - |
| Estimated employment space (m2) | 65000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | - |
| Development completion timescales (years) | 0-5 Years |



Land to the east of Ridgeway and Old Pinewood Way, Papworth Everard assessment



A map of Land to the east of Ridgeway and Old Pinewood Way, Papworth Everard

| Site information | - |
|---|--|
| Site ID | 115354 |
| HELAA Site ID | 40439 |
| Suitable Site Area (ha) | 8.9 |
| Ward/Parish | Caxton & Papworth |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Minor Rural Centre |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 175 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|--|
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Red |
| Landscape Comment 2023 | New supporting information has been submitted but there is no change to the site boundary, number of homes or supporting landscape information and so the assessment remains red. |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | Development upon this site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Wide, local and amenity views are high due to undulating nature of topography and lack or gappy intervening vegetation. Even with a reduction in residential numbers with landscape mitigation measures the harm would still be adverse, permanent, and incongruous with the rural landscape characteristics |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |
| Biodiversity and Geodiversity Officer Comments 2023 | - |

| Biodiversity and Geodiversity Guideline | - |
|---|---|
| Comments 2023 | |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder planning applications will require consultation with Natural England. The southern tip of the site lies adjacent to the Papworth Wood SSSI and, therefore, assessment will be required and Natural England consultation sought. There are GCN records in the northeast of the sight which will require survey and probable mitigation. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Green |
| Historic Environment Comments 2021 | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Bronze Age, Iron Age and Roman settlement is recorded in the area. |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |

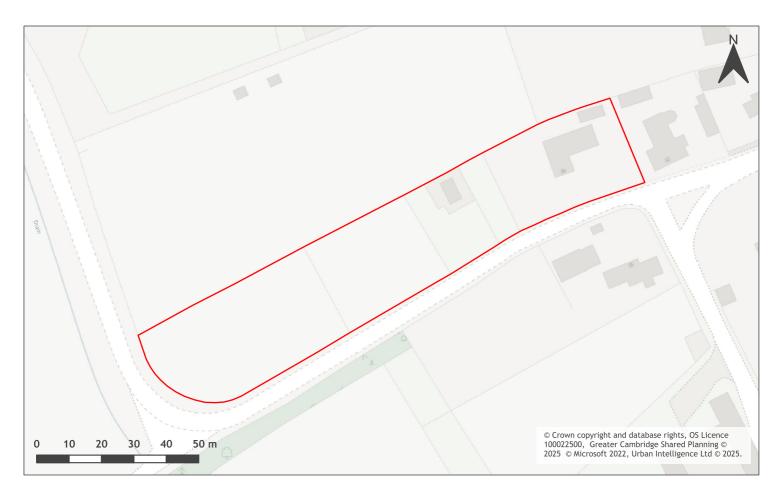
| Accessibility Comment 2025 | - |
|---|---|
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | Red |
| Site Access Officer Comment 2023 | Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. The access link to the public highway is unsuitable to serve the number of units that are being proposed. |
| Site Access RAG Assessment 2021 | Red |
| Site Access Officer Comment 2021 | The proposed site does not to have a direct link to the adopted public highway. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | Amber |
| Transport and Roads Guideline Comments 2023 | Based on the new information provided, the assessment scoring remains Amber as the site would potentially be dependent on delivery of the proposed C2C route. Will need to provide high quality non-motorised user and enhanced Passenger Transport routes linking to Cambridge. Must be considered in the context of the proposed A428 improvements scheme. Will require a robust Travel Plan. |
| Transport and Roads RAG Assessment 2021 | Amber |
| Transport and Roads Guideline Comments 2021 | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 | |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Green |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |

| AQMA RAG Assessment 2025 | - |
|---|--|
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | - |
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | Green |
| Air Quality Officer Comment 2021 | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | - |
| Contaminated Land Officer Comments 2023 | - |
| Contaminated Land RAG Assessment 2021 | Amber |
| Contaminated Land Officer Comments 2021 | Previous agricultural land use. Potential for historic contamination, conditions required. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 100 |
| Agricultural Land Classification Grade 3 | 0 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A428 |
| Available | |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | No |

| Is there planning permission to develop the site? | No relevant recent planning history |
|---|---|
| When will the site be available for development? | 0-5 Years |
| Available RAG | Green |
| Achievable | |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 187 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 6-10 Years |



36 Smith Street, Elsworth assessment



A map of 36 Smith Street, Elsworth

| Site information | - |
|---|--|
| Site ID | 115355 |
| HELAA Site ID | 40135 |
| Suitable Site Area (ha) | 0.47 |
| Ward/Parish | Caxton & Papworth |
| Greenfield or Previously Developed? | Greenfield and Previously Developed Land |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 5-7 |
| Suitability | |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|---|
| Flood Risk RAG Assessment 2025 | Green |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Green |
| Flood Risk Officer Comment 2021 | The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Green |
| Landscape Comment 2021 | Development upon this site would have negligible effect to the landscape character. Enhancement landscape measures; a green space preserved upon the western edge, boundary planting and layout pattern to reflect adjacent properties. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |
| Biodiversity and Geodiversity Officer Comments 2023 | - |
| Biodiversity and Geodiversity Guideline Comments 2023 | - |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value. |

| Riodiversity and | Dovolopment of the site may have a detrimental impact on a designated |
|---|---|
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | The site is adjacent to the Conservation Area, but careful design and appropriate density may be able to mitigate the impact. 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. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located on the west side of the historic village core |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |

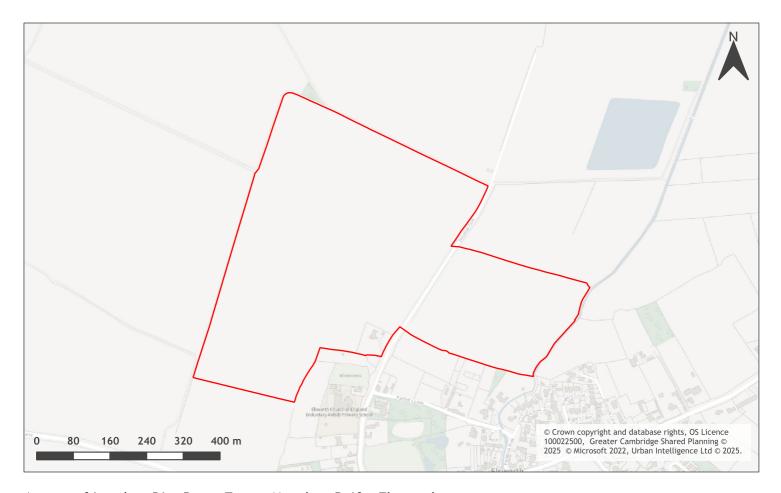
| Site Access RAG Assessment 2021 | Amber |
|---|---|
| Site Access Officer Comment 2021 | The proposed site is acceptable in principle subject to detailed design. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | - |
| Transport and Roads Guideline Comments 2023 | - |
| Transport and Roads RAG Assessment 2021 | Green |
| Transport and Roads Guideline Comments 2021 | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | - |
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | Green |
| Air Quality Officer Comment 2021 | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |

| Contaminated Land RAG Assessment 2023 | - |
|---|---|
| Contaminated Land Officer Comments 2023 | - |
| Contaminated Land RAG Assessment 2021 | Amber |
| Contaminated Land Officer Comments 2021 | Potential for historic contamination, conditions required. |
| Overall Suitability Score | Amber |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 100 |
| Agricultural Land Classification Grade 3 | 0 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A428 |
| Available | - |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | No |
| Is there planning permission to develop the site? | No relevant recent planning history |
| When will the site be available for development? | 0-5 Years |
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |

| Residential capacity at prevailing density | 14 |
|--|-----------|
| Estimated employment space (m2) | 0 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 0-5 Years |



Land at Pitt Dene Farm, Meadow Drift, Elsworth assessment



A map of Land at Pitt Dene Farm, Meadow Drift, Elsworth

| Site information | - |
|---|--|
| Site ID | 115356 |
| HELAA Site ID | 40351 |
| Suitable Site Area (ha) | 31.38 |
| Ward/Parish | Caxton & Papworth |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages |
| Category of settlement | Not within or adjacent to an existing settlement |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 600 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|--|
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 5% lies in a 1 in 30 year event. 3% lies in a 1 in 100 year event. 7% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site is within flood zones 3a or 3b. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The site is located to the north west of Elsworth, outside the Development Framework Boundary and is divided into 2no. medium sized agricultural fields separated by Meadow Drift Road. The land is gently sloping west to east and whilst wide views are negligible, local views are high. Development would have a significant adverse effect upon the landscape character and be an encroachment into the countryside. There is limited scope to reduce residential units inclusive of landscape mitigation measures without causing a detrimental effect to the local landscape character. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |
| Biodiversity and Geodiversity Officer Comments 2023 | - |
| Biodiversity and Geodiversity Guideline Comments 2023 | - |

| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
|---|--|
| Biodiversity and Geodiversity Officer Comments 2021 | All residential developments will require an assessment of recreational impacts on nearby SSSIs. Developments with potential to cause air pollution will also require consultation with Natural England. Boundary hedgerows, drains and mature trees may qualify as Habitats of Principal Importance/be of ecological value and support protected or notable species e.g. water vole. Arable habitats likely to be of low ecological value but may support farmland bird populations. Building may support roosting bats (if suitable). Ponds within 100m may support great crested newt - records of this species in close proximity. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | The site is close to Conservation Area and Listed Buildings in centre of Elsworth. Potential harmful impact depending on scale, layout, access points and landscaping. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located to the north of the historic village core with evidence for middle Saxon activity recorded to the south. Cropmarks of Iron Age to Roman date recorded within the area. |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |

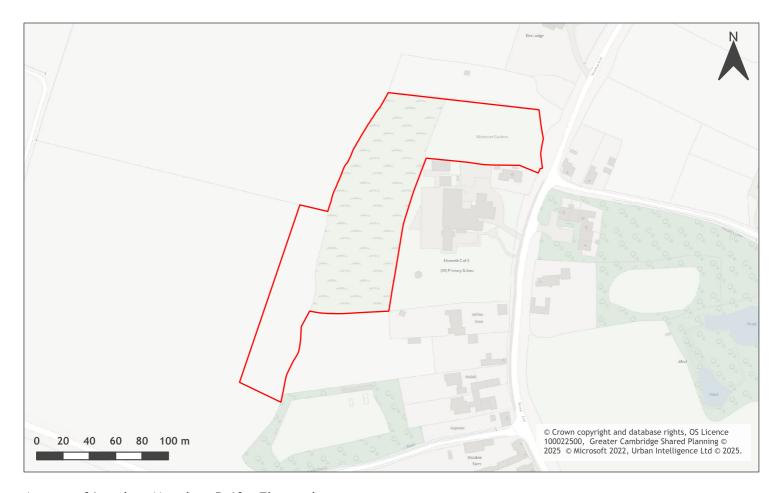
| - |
|---|
| - |
| - |
| - |
| - |
| Red |
| If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. |
| - |
| - |
| - |
| - |
| Amber |
| Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| - |
| |
| - |
| - |
| 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 Officer Comment 2021 AQMA RAG Assessment Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Conficer Comments 2023 Contaminated Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Forade 4 Agricultural Land Classification Forade 4 Agricultural Land Classification Forade 4 Agricultural Land Classification Urban Ource Protection Zone Delighways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? No relevant recent planning history Protection Zone Delighways England Zones Available For development? No relevant recent planning history Protection Zone Delighways England Zones Available For development? No relevant recent planning history | | |
|--|---|--|
| Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land RAG - Assessment 2025 Contaminated Land RAG - Assessment 2025 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Contaminated Land Officer Comments 2021 Contaminated Land Contaminated Land Contaminated Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Forde 5 Agricultural Land Classification Forde 5 Agricultural Land Classification Forde 6 Classification Forde 7 Agricultural Land Classification Forde 8 Agricultural Land Classification Forde 8 Agricultural Land Classification Forde 9 Classification Forde 9 Classification Forde 9 Agricultural Land Classification Forde 9 Classification Forde 9 Classification Forde 9 Agricultural Land Classification Forde 9 Classification Forde 9 Classification Forde 9 Agricultural Land Classification Forde 9 Classificatio | | - |
| Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Contaminated Land Contaminated Land Officer Comments 2021 Overall Suitability Score Red Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification IDran Classification William Officer Comments 2021 Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? No relevant recent planning history permission to develop the site? When will the site be available for development? | 1 - | Amber |
| Assessment 2025 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Coreall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Conditions required. Agricultural Land Classification Without Survival Classification Without Survival Classification Non Agricultural Conditions required. Agricultural Land Classification Grade 4 Agricultural Land Classification Without Survival Survi | | , , , |
| Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2021 Cortaminated Land Officer Comments 2021 Contaminated Land Officer | | - |
| Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Forade 4 Agricultural Land Classification Forade 5 Agricultural Land Classification Grade 6 Agricultural Land Classification Grade 7 Agricultural Land Classification Forade 8 Agricultural Land Classification Forade 9 Agricultural Land Classification Forade 9 Agricultural Land Classification Word Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? | | - |
| Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Coreal Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Hona Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? When will the site be available for development? Amber Ageth Classification Or develope Advantal Land O Classification Grade 1 O Classification Or develop Agricultural Land O Classification Non | | - |
| Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? No relevant recent planning history Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural use. Potential for historic contamination, conditions required. Outlier Score Puther constraints - Red - Puther constraints - Quantification Crade 1 Agricultural Land Outlier Score Advance 4 Agricultural Land Outlier Score Advance | | - |
| Officer Comments 2021 conditions required. Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Conditions required. Red Red Paricultural Land Classification Urban 0 0 17.19 0 0 18.10 19.21 10.2 | | Amber |
| Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Ivban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? 6-10 Years | | · · · · · · · · · · · · · · · · · · · |
| Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? O 7.19 7.19 0 Agricultural Land 0 Classification Urban 0 A428 A428 | Overall Suitability Score | Red |
| Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available | Further constraints | - |
| Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available | • | 0 |
| Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricu | | 92.81 |
| Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Classification Grade 4 0 10 Classification Non A428 A428 Available - If site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No No No relevant recent planning history 6-10 Years | , 5 | 7.19 |
| Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Classification Non 0 A428 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. No No No No No relevant recent planning history Figure 1 O Classification Non A428 Available - 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. No No O Figure 2 Figure 2 Figure 3 Figure 3 Figure 3 Figure 4 Figure 3 Figure 4 Figure 4 | | 0 |
| Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Classification Urban 0 A428 Available - 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. No No No Felevant recent planning history 6-10 Years available for development? | Classification Non | 0 |
| Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? A428 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. No No No No relevant recent planning history 6-10 Years 6-10 Years | , 5 | 0 |
| Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? - 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. No No No Figure 4 No Figure 4 No Figure 4 No Figure 4 Figure 5 Figure 5 Figure 6 Figure 6 Figure 6 Figure 6 Figure 6 Figure 6 Figure 7 Figure 6 Figure 6 Figure 6 Figure 6 Figure 6 Figure 7 Figure | Source Protection Zone | 0 |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? 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. No No No Foreign Are there known legal or ownership impediments to development? No relevant recent planning history Foreign Are there known legal or ownership impediments to development? No relevant recent planning history Foreign Are there is available for development in the timescales indicated. | Highways England Zones | A428 |
| developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development in the timescales indicated. No No No No No relevant recent planning history 6-10 Years 6-10 Years | Available | - |
| ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? No relevant recent planning history 6-10 Years | developer or landowner who has expressed an | confirmed that the site is available for development in the timescales |
| permission to develop the site? When will the site be available for development? 6-10 Years | ownership impediments | No |
| available for development? | permission to develop the | No relevant recent planning history |
| Available RAG Green | available for | 6-10 Years |
| · · · · · · · · · · · · · · · · · · · | Available RAG | Green |

| Achievable | - |
|---|---|
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 471 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 6-10 Years |
| Estimated annual build-out rate (pa) | 86 |
| Development completion timescales (years) | 11-15 Years |



Land at Meadow Drift, Elsworth assessment



A map of Land at Meadow Drift, Elsworth

| Site information | - |
|---|-------------------------------------|
| Site ID | 115357 |
| HELAA Site ID | 40514 |
| Suitable Site Area (ha) | 1.76 |
| Ward/Parish | Caxton & Papworth |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 16 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|--|
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 10% lies in a 1 in 30 year event. 6% lies in a 1 in 100 year event. 24% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Amber |
| Landscape Comment 2023 | The additional information provides some quotations from an appeal lodged for this site with PINS in 2018. The decision of the inspector contains consideration of the impacts on landscape character and only the incursion into the agricultural field would be reasonable to consider due to existing vegetative screening. Ultimately, due to the location outside the development framework, it is not suitable for development but Landscape withdraw objection on landscape character grounds. |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | This site is located to the north west of the village of Elsworth abutting the village settlement. It is divided into 3 no plots, an allotment, a small paddock and part of an existing large open agricultural field. Wider and local views are high to the west of the site. Development upon the whole site would have a significant adverse impact to the landscape character. Development within the open agricultural field to the west of the site would be visible from the wider landscape and encroach into the countryside. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |

| Biodiversity and Geodiversity Officer Comments 2023 | - |
|---|---|
| Biodiversity and Geodiversity Guideline Comments 2023 | - |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, scrub, allotments, 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. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Policy RAG Rating 2025 | _ |
| Policy Officer Comment 2025 | - |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | Development of the site could have a very limited impact on setting of nearby Listed Buildings. Development is more likely to affect the character of conservation area. This impact would depend on layout and design. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located on the west side of the historic village core |
| Accessibility RAG Assessment 2025 - Automated | Amber |

| - |
|---|
| - |
| - |
| - |
| - |
| - |
| Amber |
| The proposed site is acceptable in principle subject to detailed design. |
| - |
| - |
| - |
| - |
| Amber |
| Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| - |
| - |
| - |
| |
| 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. |
| - |
| - |
| |

| AQMA RAG Assessment 2023 AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Air Quality Officer Comment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land Aga Assessment 2023 Contaminated Land Conteminated Land Officer Comments 2023 Contaminated Land Aga Assessment 2023 Contaminated Land Conteminated Land Officer Comments 2023 Contaminated Land Contaminated Land Officer Comments 2021 Contaminated Land Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Urban Class | | |
|--|---|---|
| Comment 2023 AQMA RAG Assessment 2021 Site does not lie within an AQMA. Minimal traffic impact on AQMA. Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 2025 Contaminated Land Contaminated Land RAG Assessment 2023 Contaminated Land Cofficer Comments 2023 Contaminated Land RAG Assessment 2023 Contaminated Land Cofficer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Contaminated Land RAG Assessment 2021 Contaminated Land Contaminated Land Contaminated Land RAG Assessment 2021 Contaminated Land Cont | | - |
| Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Classification Grade 1 Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Agricultural Cland Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Site does not lie within an AQMA. Minimal traffic impact on AQMA. On AGMA. On AGMA. In Minimal traffic impact on AQMA. On AQMA. On AGMA. In Minimal traffic impact on AQMA. On AGMA. On AGMA. In Minimal traffic impact on AQMA. On AGMA. On AGMA. In Minimal traffic impact on AQMA. In AGMA. On AGMA. In Minimal traffic impact on AQMA. In AGMA. | | - |
| Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Hono Agricultural Agricultural Contaminated Agricultural Contaminated Classification Urban Source Protection Zone Highways England Zones Available The site was submitted by the landowner and/or site promoter who ha developer or landowner who has expressed an intention to develop? | | Green |
| Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? | | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
| Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints | | - |
| Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Amber Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Cland Classification Orace 4 Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Amber Asmidale - Otherwise Contamination, conditions required. O Classification Grade A | | - |
| Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Cornaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Agricultural Cand Classification Orabe 4 Agricultural Land Classification Viban Source Protection Zone Highways England Zones Available - Is the site controlled by a developer or landowner who has expressed an intention to develop? Amber Potential for historic contamination, conditions required. 0 Outsification Frade 3 0 0 0 0 100 100 100 100 100 | | - |
| Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Consumption of the properties | | - |
| Officer Comments 2021 Overall Suitability Score | | Amber |
| Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Agricultural Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Further constraints 0 0 100 0 100 100 100 100 10 | | Potential for historic contamination, conditions required. |
| Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Is the site is available for development in the timescales indicated. | Overall Suitability Score | Amber |
| Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Von Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Is the site control develop? | Further constraints | - |
| Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Agricultural Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Is agricultural O Classification Urban O 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. | 9 | 0 |
| Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? To be site is available for development in the timescales indicated. | | 100 |
| Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? I Agricultural Land O Classification Non Adricultural Land O Classification Vrban The site was submitted by the landowner and/or site promoter who had confirmed that the site is available for development in the timescales indicated. | | 0 |
| Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Is the site controlled by a confirmed that the site is available for development in the timescales indicated. | | 0 |
| Classification Urban Source Protection Zone 0 Highways England Zones A428 Available - Is the site controlled by a developer or landowner who has expressed an intention to develop? The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. | Classification Non | 0 |
| Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? A428 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. | | 0 |
| Available Is the site controlled by a developer or landowner who has expressed an intention to develop? - The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. | Source Protection Zone | 0 |
| 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. | Highways England Zones | A428 |
| developer or landowner who has expressed an intention to develop? confirmed that the site is available for development in the timescales indicated. | Available | - |
| Are there known legal or No | developer or landowner who has expressed an | · |
| ownership impediments to development? | ownership impediments | No |
| Is there planning permission to develop the site? | permission to develop the | No Appeal dismissed |
| When will the site be available for development? 0-5 Years | available for | 0-5 Years |

| Available RAG | Green |
|---|---|
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 47 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 0-5 Years |



Fardells Lane, Elsworth assessment



A map of Fardells Lane, Elsworth

| Site information | - |
|---|-------------------------------------|
| Site ID | 115358 |
| HELAA Site ID | 52693 |
| Suitable Site Area (ha) | 2.19 |
| Ward/Parish | Caxton & Papworth |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 5-80 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|--|
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 33% lies in a 1 in 30 year event. 13% lies in a 1 in 100 year event. 20% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | A large site outside and abutting the settlement framework. Wide views are limited due to surrounding mature vegetation. However, local views are high particularly upon its southern boundary. Development throughout the site would have a significant adverse impact to the landscape character and Important Countryside Frontage. It would be an encroachment into the countryside, detached from the existing built form of the village, permanent and erode the rural linkage with the landscape. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |
| Biodiversity and Geodiversity Officer Comments 2023 | - |

| Amber |
|---|
| All new residential developments will require an assessment of recreational impact on nearby SSSIs. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grasslands likely to be of low ecological value. Records for great crested newt within 250m and birds of conservation concern including turtle dove nearby. Buildings may support roosting bats. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. |
| 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. |
| - |
| - |
| - |
| - |
| - |
| - |
| Red |
| The site forms part of the rural setting of the conservation area. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to the setting of Grade II Dears Farmhouse which cannot be reasonably mitigated. Development of number proposed would erode the rural character of area and setting of listed buildings |
| - |
| - |
| - |
| - |
| Amber |
| Located on the north western edge of the historic village core. Previous archaeological investigations to the east have identified evidence for settlement of Saxon and Medieval date |
| |

| Accessibility RAG Assessment 2025 - Automated | Amber |
|---|---|
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |
| Site Access RAG Assessment 2021 | Amber |
| Site Access Officer Comment 2021 | The proposed site is acceptable in principle subject to detailed design. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | - |
| Transport and Roads Guideline Comments 2023 | - |
| Transport and Roads RAG Assessment 2021 | Amber |
| Transport and Roads Guideline Comments 2021 | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |

| AQMA RAG Assessment 2025 | - |
|---|--|
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | - |
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | Green |
| Air Quality Officer Comment 2021 | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | - |
| Contaminated Land Officer Comments 2023 | - |
| Contaminated Land RAG Assessment 2021 | Amber |
| Contaminated Land Officer Comments 2021 | Potential for historic contamination, conditions required. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 87.37 |
| Agricultural Land Classification Grade 3 | 12.63 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A428 |
| Available | - |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | No |

| Is there planning permission to develop the site? | No relevant recent planning history |
|---|---|
| When will the site be available for development? | 0-5 Years |
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 53 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 0-5 Years |



Martins Farm, 53, Boxworth Road, Elsworth assessment



A map of Martins Farm, 53, Boxworth Road, Elsworth

| Site information | - |
|---|-------------------------------------|
| Site ID | 115359 |
| HELAA Site ID | 51061 |
| Suitable Site Area (ha) | 0.34 |
| Ward/Parish | Caxton & Papworth |
| Greenfield or Previously Developed? | Previously Developed Land |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 10 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development | Development of the site has some potential policy constraints, but these |
|---|---|
| Plan Policies Comment 2025 | could be overcome through the planning application process. |
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 14% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer | _ |
| Comment 2023 | |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The site is in a rural location within the settlement framework. Wide views are negligible and local views are limited due to building form and boundary vegetation. Development upon this site would have a medium adverse impact upon the settlement character. It would be incongruous with the existing pattern of the village of Dry Drayton and not reflect the street facing linear layout of residential properties upon Boxworth Road. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |
| Biodiversity and Geodiversity Officer Comments 2023 | - |
| Biodiversity and Geodiversity Guideline Comments 2023 | - |

| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
|---|--|
| Biodiversity and Geodiversity Officer Comments 2021 | All new housing will require assessment of increased visitor pressure on nearby SSSIs. Habitats likely to be of low ecological value although mature trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Buildings and trees may support roosting bats and ponds within 100m may support great crested newt (if suitable). |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Policy RAG Rating 2025 Policy Officer Comment | - |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | Although there is room for some development on this site, a recent application for 10 houses as proposed now was submitted earlier in 2020 and was not supported by the Conservation Officer. Development could have a detrimental impact on the site and historic buildings close by. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located on the eastern side of the village adjacent to an area of medieval village earthworks |
| Accessibility RAG Assessment 2025 - Automated | Red |
| Accessibility RAG Assessment 2025 - Officer Verified | |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |

| Site Access Officer Comment 2025 | - |
|---|---|
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |
| Site Access RAG Assessment 2021 | Amber |
| Site Access Officer Comment 2021 | The proposed site is acceptable in principle subject to detailed design. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | - |
| Transport and Roads Guideline Comments 2023 | - |
| Transport and Roads RAG Assessment 2021 | Green |
| Transport and Roads Guideline Comments 2021 | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | - |
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | Green |

| Air Quality Officer Comment 2021 | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
|---|---|
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | - |
| Contaminated Land Officer Comments 2023 | - |
| Contaminated Land RAG Assessment 2021 | Amber |
| Contaminated Land Officer Comments 2021 | Brownfield site, contamination expected, conditions required. Phase II likely. |
| Overall Suitability Score | Red |
| Further constraints | |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 0 |
| Agricultural Land Classification Grade 3 | 100 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A428 |
| Available | - |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | No |
| Is there planning permission to develop the site? | No relevant recent planning history |
| When will the site be available for development? | 0-5 Years |
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| | |

| Achievable RAG | Green |
|--|-----------|
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 10 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 0-5 Years |