

# Land off Boxworth Road, west of The Drift, Elsworth assessment



### A map of Land off Boxworth Road, west of The Drift, Elsworth

Site information	-
Site ID	115360
HELAA Site ID	40402
Suitable Site Area (ha)	0.48
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	27
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 is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This is small site located within the centre of the village of Elsworth. It is grass field bordered by ditches and hedgerow. The site is Protected Village Amenity Area. Development upon this site would have a significant adverse effect to the landscape character and the Protected Village Amenity Area. Development would infill the centre of the village and urbanise the rural characteristics. Even with limited / reduced residential units, development would have a significant adverse effect to this open and valued character within the centre of the village.
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. Site appears to have dense treelines/wooded boundaries which may qualify as Habitat of Principal Importance/be of high ecological value and include mature and veteran trees. May support protected and notable species. Grassland diversity will need to be assessed. 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 offsite compensation.
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 in close proximity to a Grade I listed Church. The impacts of development on that and the Conservation Area can be reasonably mitigated but depend on tree retention, scale, layout and landscaping. Not likely to have impact on other nearby Listed Buildings.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Red
Archaeology Officer Comment 2021	Site contains earthworks relating to the medieval village
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-

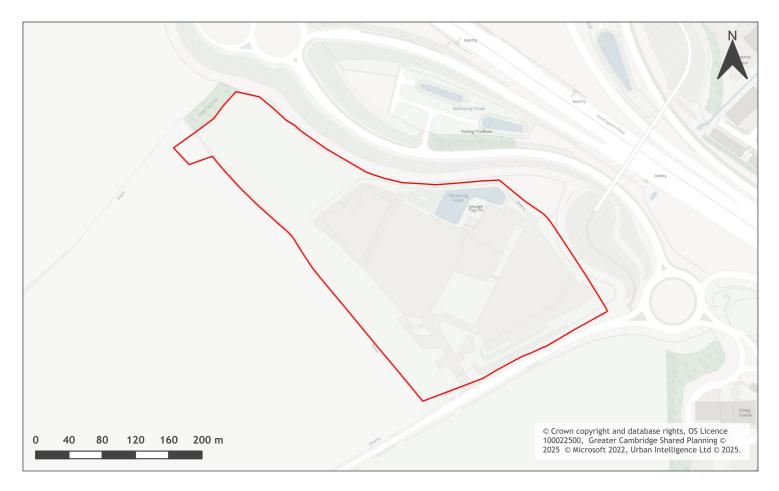
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads 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 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	-
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	Green
Contaminated Land Officer Comments 2021	No prior history of development.
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	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



# Temporary site compound, Land at Boxworth Road, Swavesey assessment



#### A map of Temporary site compound, Land at Boxworth Road, Swavesey

Site information	-
Site ID	115361
HELAA Site ID	40533
Suitable Site Area (ha)	8.17
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	45000
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: 43% lies in a 1 in 30 year event. 31% lies in a 1 in 1000 year event. 17% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site currently comprises temporary site compound for construction of the upgraded A14. Previously is was an arable field with a linear woodland to the northwest Although the area is further urbanised by the upgrading of the A14, it remains essentially rural arable farmland with wide open views in all directions. Development of the site would further and dramatically urbanise the area and have significant impact on the visual and landscape character. Landscape mitigation would produce very limited benefit. The site should be returned to arable farmland.
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	Amber
Geodiversity RAG	
Assessment 2021	
Biodiversity and	Any applications resulting in discharge to ground or surface water of
Geodiversity Officer	more than 20m³/day would require consultation with Natural England.
Comments 2021	Site likely to be of low ecological value (compound/arable). May have
	supported farmland bird populations but now likely to be disturbed.  Drains may have ecological value and support protected or notable
	species.
Biodiversity and	Development of the site may have a detrimental impact on a designated
Geodiversity Guideline	site, or those with a regional or local protection but the impact could be
Comments 2021	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	Green
Assessment 2021	
Historic Environment	Development of the site would have either a neutral or positive impact,
Comments 2021	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	Green
Assessment 2021	
Archaeology Officer	No significant archaeology anticipated
Comment 2021	Ambor
Accessibility RAG Assessment 2025 -	Amber
Automated	
Accessibility RAG	_
Assessment 2025 - Officer	
Verified	
Accessibility Comment	-
2025	

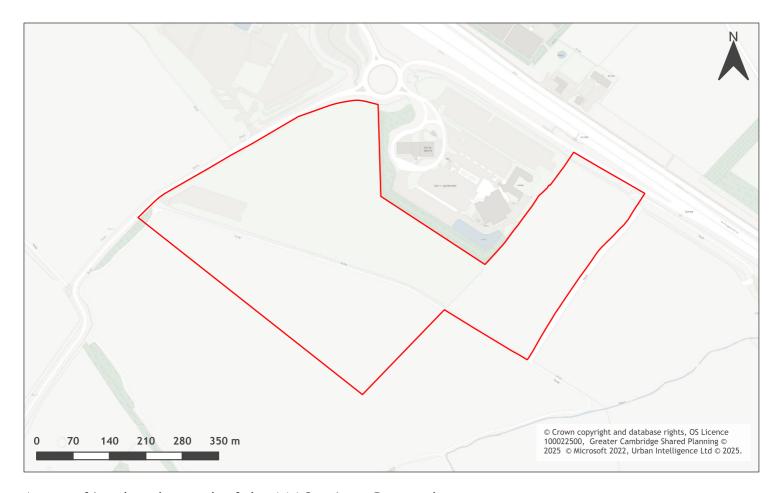
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads 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 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	-
Air Quality Officer Comment 2023	-

AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Not suggested for residential use therefore likely low 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	Green
Contaminated Land Officer Comments 2021	Non-residential use proposed and no prior history of development.
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	A14 West
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)	45000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



# Land to the south of the A14 Services, Boxworth assessment



#### A map of Land to the south of the A14 Services, Boxworth

Site information	-
Site ID	115365
HELAA Site ID	45107
Suitable Site Area (ha)	24.97
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
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)	87000
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: 13% lies in a 1 in 1000 year event. 7% lies in a 1 in 100 year event. 13% lies in a 1 in 30 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	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Whilst there is likely to be harm associated with the NCA, the significance of it and the sensitivity of receptors is low and not uncharacteristic of the highway intrusion in the area. The development should be compact in form and the layout landscape led to allow significant landscape buffering and new habitats to be created and biodiversity enhancements.
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	Further comments and an Arboricultural Assessment have been submitted. As noted in the comments, further studies will need to be undertaken and potentially necessary mitigation measures introduced. Therefore there is no change to the 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	Combustion, landfill or discharge to surface water of more than 20m³/day would require consultation with Natural England. Otherwise, site likely to be of low ecological value, although adjacent woodland may qualify as Habitat of Principal Importance/be of high ecological value and support protected or notable species. Great crested newt recorded within 1km, although may be dispersal barriers.
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	Green
Archaeology Officer Comment 2023	Based on the new information provided, the assessment for the site remains unchanged as Green as it is unlikely that an significant archaeology is likely to survive in this area.
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	Site previously investigated as part of the A14 programme of works
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

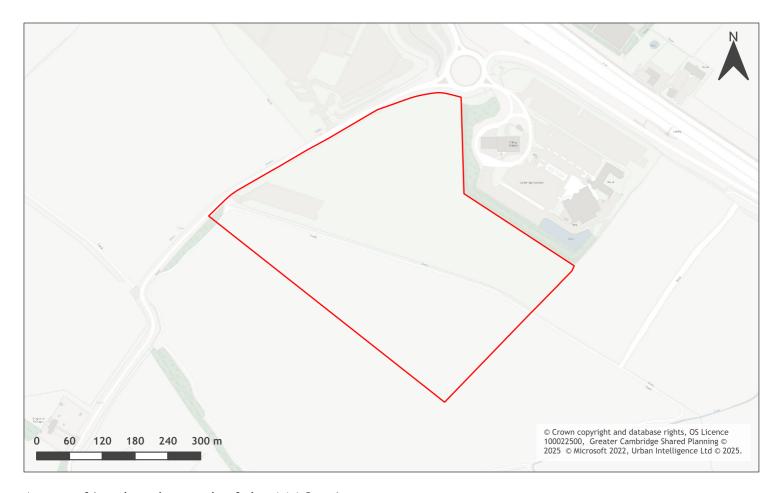
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and 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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	No further information provided related to envionmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as careful site layout, design and mitigation will be required to address road traffic noise.
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. 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	Not suggested for residential use therefore likely low 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	Green
Contaminated Land Officer Comments 2021	Non-residential use proposed and no prior history of development.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0.68
Agricultural Land Classification Grade 3	99.32
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 West
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)	87000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



### Land to the south of the A14 Services assessment



### A map of Land to the south of the A14 Services

Site information	-
Site ID	115366
HELAA Site ID	OS250
Suitable Site Area (ha)	18.62
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
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)	70000
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: 15% lies in a 1 in 30 year event. 7% lies in a 1 in 100 year event. 13% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Green
Landscape Comment 2021	The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important and so boundary treatment will be increasingly important. Appropriate screening along part of the northern boundary at the A14 is advised. Rural facing boundaries in the south and west are to be established/strengthened to limit views of the development. This site is an appropriate location for non-residential development as it is adjacent to an existing commercial site and benefits a robust screen to the north.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Assessment 2023	

Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Boundary habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 1km and bat roost records in close proximity.
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	Green
Archaeology Officer Comment 2021	Site previously investigated as part of the A14 programme of works
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-

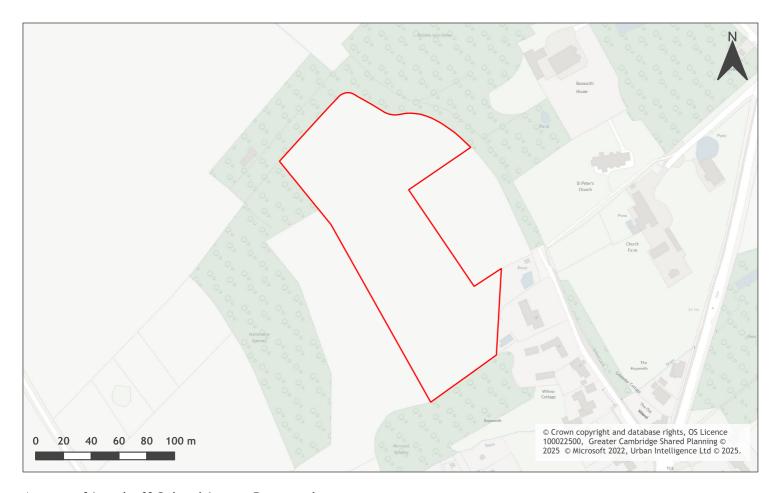
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads 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	Not suggested for residential use therefore likely low 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	Amber
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	A14 West
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 (part used for temporary A14 works depot)
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)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	70000
Estimated start date	0-5 years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



# Land off School Lane, Boxworth assessment



### A map of Land off School Lane, Boxworth

Site information	-
Site ID	115367
HELAA Site ID	40399
Suitable Site Area (ha)	1.67
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	42
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adamtado	
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	Amber
Landscape Comment 2021	The site is an irregularly shaped field surrounded on most sides by extensive woodland vegetation. The western boundary of the site is open with an intermittent line of trees, however the space beyond is densely vegetated creating a very enclosed area with little visibility in or out. Development of the site will likely have a negative impact on the retained rectangular field section excluded from the larger site area and mitigation will be needed to account for this impact.
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 development will require assessment of recreational impacts on nearby SSSIs. Boundary habitats including hedgerows, mature trees and woodlands may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Remainder of site is likely to be of low ecological value. Ponds within 20m may support great crested newt.
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	Red
Historic Environment Comments 2021	Development on the scale proposed would have an adverse impact on the setting of the historic rural settlement including the church and listed farms. This harm cannot 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 in the historic core of the village to the west of the medieval parish church.
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	-

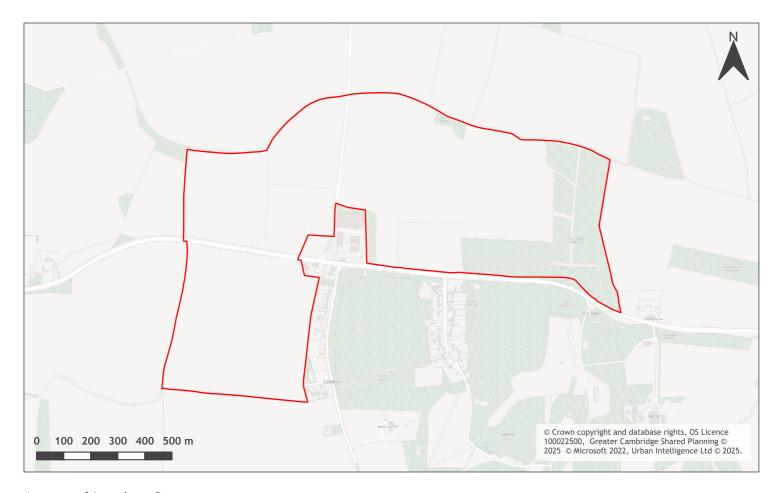
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
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	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	Green
Contaminated Land Officer Comments 2021	No prior history of development.
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	A14 West
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	45
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 Croxton assessment



### A map of Land at Croxton

Site information	-
Site ID	115579
HELAA Site ID	51598
Suitable Site Area (ha)	104.43
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield
Category of site	New Settlement
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Mixed use
Proposed employment floorspace (m2)	4000
Proposed residential capacity	1750
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: Partly in Flood Zone 2 (2%). Partly in Flood Zone 3 (3%) Surface Water Flooding: 5% lies in a 1 in 30 year event. 3% lies in a 1 in 100 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	Development upon this site would have a significant adverse impact upon the landscape character and the settlement of Croxton. Development would erode the rural characteristics of the landscape character area, encroach and urbanise the countryside and not respect the rural settlement characteristics of Croxton. Even with a reduction in residential numbers with landscape mitigation measures the impact would still be significant adverse and permanent.
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. Discharge to ground or surface water of more than 20m³/day will require consultation with Natural England. Woodland, boundary hedgerows and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. The site is adjacent to a large CWS cited for its parkland, veteran trees, and habitat mosaic. Arable habitats are likely to be of low ecological value, although may be suitable for farmland birds. Buildings may support roosting bats (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 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 wraps around and is within the setting of Croxton Grade II* Historic Park & Garden, the large area of Croxton Scheduled Monument, the Conservation Area, and multiple Grade II and Grade II* Listed Buildings. The location is highly sensitive, and any development must incorporate a very large buffer. The A428 does not provide a meaningful separation or buffer. A Landscape & Heritage Visual Impact Assessment would be required. It is likely that development would only be possible in the far north and west of the site, with appropriate landscape and screening to mitigate impact.
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	Extensive evidence of Iron Age and Roman activity is recorded in the area.
Accessibility RAG Assessment 2025 - Automated	Red

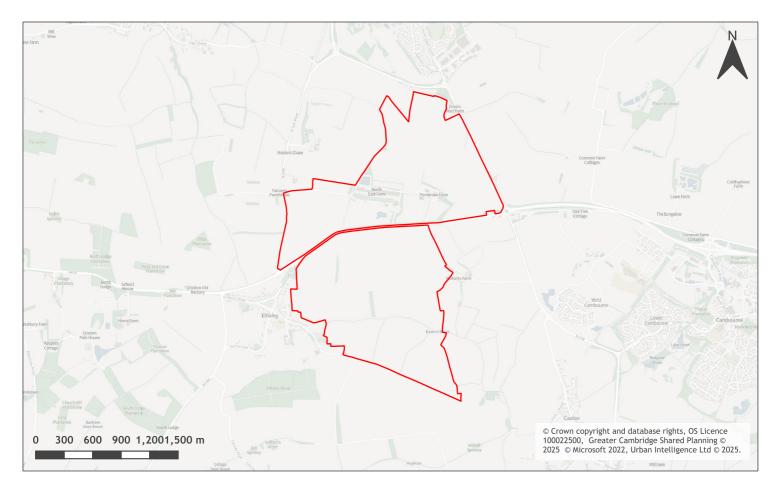
-
-
-
-
-
-
Amber
The proposed site is acceptable in principle subject to detailed design.
-
-
-
-
Amber
Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
-
-
-
-
Amber
The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
-
-

AGMA RAG Assessment 2023 AQMA RAG Assessment 2021 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 2021 Coreal Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Agricultural Land Classification Non Agricultural Agricultural Agricultural Agricultural Agricultural Cand Classification Non Agricultural Agricultural Conditions reduction Non Agricultural Agricultural Land Classification Non Agricultural Agricultural Conditions Red Adzes Available  Is the site controlled by a developer or landower who has expressed an intention to develop?  The site was submitted by the landowner and/or site promoter who has developer or landower who has expressed an intention to develop?		
Amber   Ambe		-
Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Sultability 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 Grade 4 Agricultural Land Classification Forde 5 Agricultural Land Classification Grade 4 Agricultural Land Classification Orade 4 Agricultural Land Classification Orade 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 ha confirmed that the site is available for development in the timescales indicated.		-
Comment 2021 impact without mitigation  Contaminated Land RAG Assessment 2025  Contaminated Land Officer Comments 2025  Contaminated Land RAG Assessment 2023  Contaminated Land RAG Assessment 2023  Contaminated Land RAG Assessment 2021  Contaminated Land RAG Assessment 2021  Contaminated Land RAG Assessment 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 Forade 4  Agricultural Land Classification In Forade 4  Agricultural Land Classification Urban Source Protection Zone Highways England Zones  Available The site was submitted by the landowner and/or site promoter who had eveloper or landowner who has expressed an offirmed that the site is available for development in the timescales indicated.		Amber
Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Assessment 2021 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 202	1	"
Officer Comments 2025 Contaminated Land RAG 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 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Winder Spring		-
Assessment 2023  Contaminated Land Officer Comments 2023  Contaminated Land RAG Assessment 2021  Contaminated Land Officer Comments 2021  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 Grade 4  Agricultural Land Classification Grade 4  Agricultural Land Classification Won Agricultural Cland Classification Urban  Source Protection Zone Highways England Zones  Available - In site was submitted by the landowner and/or site promoter who has expressed an indicated.		-
Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Cornaminated Land Cornamin		-
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 Viban  Source Protection Zone  Highways England Zones  Available  Is the site controlled by a developer or landowner who has expressed an  Previous agricultural land use. Potential for historic contamination, conditions required.  Previous agricultural land use. Potential for historic contamination, conditions required.  Previous agricultural land use. Potential for historic contamination, conditions required.  Ocupations required.  0  Classification Grade 1  0  Classification Grade 2  Agricultural Land Classification Grade 3  Ocupations required.  0  Classification Grade 1  Ocupations required.  0  Classification Grade 1  Ocupations required.  Ocupations require		-
Officer Comments 2021 conditions required.  Overall Suitability Score Red  Further constraints - Agricultural Land		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 Source Protection Zone  Highways England Zones  Available  Is the site controlled by a developer or landowner who has expressed an  Is the site is available for development in the timescales indicated.		· · · · · · · · · · · · · · · · · · ·
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	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 Non 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  Is the streen controlled by a confirmed that the site is available for development in the timescales indicated.	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  Is the site controlled by a developer or landowner who has expressed an  Classification Urban  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 Grade 3  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  Classification Urban  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.	•	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  Classification Vone  The site was submitted by the landowner and/or site promoter who has expressed an 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	•	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 indicated.  The site was submitted by the landowner and/or site promoter who has indicated.	Classification Non	0
Highways England Zones  Available  Is the site controlled by a developer or landowner who has expressed an  A428  The site was submitted by the landowner and/or site promoter who has indicated.	•	0
Available  Is the site controlled by a developer or landowner who has expressed an  - 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 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.	Highways England Zones	A428
developer or landowner who has expressed an confirmed that the site is available for development in the timescales indicated.	Available	-
	developer or landowner who has expressed an	•
Are there known legal or ownership impediments to development?	ownership impediments	No
Is there planning permission to develop the site?	permission to develop the	No relevant recent planning history
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	1566
Estimated employment space (m2)	4000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years



# Land north and south of Cambridge Rd, Eltisley assessment



### A map of Land north and south of Cambridge Rd, Eltisley

Site information	-
Site ID	115581
HELAA Site ID	51668
Suitable Site Area (ha)	402.08
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Within or adjacent to Group Village
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	6000
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: 6% lies in a 1 in 30 year event. 3% lies in a 1 in 100 year event. 8% 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	Whilst the site area has been significantly reduced in size, the proposed development will still have a substantial negative effect on the local landscape and landscape character. The development will link Eltisley in the south with Papworth Everard in the north and the proposals will continue ribbon development west of Cambourne along the A428 into the open countryside. Only the proposed Caxton Gibbet interchange will separate the site from Cambourne West. The majority of the site lies on a high, exposed plateau above 60m AOD and will form a new skyline to the landscape and villages to the north and south. The development will have an unacceptable impact on the local villages and landscape and the RAG assessment remains as Red. The proposed changes to the A428 corridor have been taken into account in the representations and vision document and do not impact the RAG rating due to the reasons set out above.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This is a large site divided into 4no. sites. Development across all sites would have a significant adverse impact upon the landscape character, views and visual amenity. It would be an encroachment into the countryside, urbanization of the rural landscape and amalgamate both the villages of Caxton with Papworth Everard. Even with a reduction in residential numbers and significant landscape mitigation measure the harm would not be reduced and appear incongruous within the landscape.
Biodiversity and Geodiversity RAG Assessment 2025	-

Diadivarsity and	
Biodiversity and Geodiversity Officer	
Comments 2025	
Biodiversity and	-
Geodiversity Guideline	
Comments 2025	
Biodiversity and	Amber
Geodiversity RAG Assessment 2023	
Biodiversity and	Additional information has been submitted which notes further studies
Geodiversity Officer	will need to be undertaken and potentially necessary mitigation
Comments 2023	measures introduced. Therefore there is no change to the assessment
	scoring.
Biodiversity and	Development of the site may have a detrimental impact on a designated
Geodiversity Guideline	site, or those with a regional or local protection but the impact could be
Comments 2023	reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG	Amber
Assessment 2021	
Biodiversity and	All residential developments will require consideration of impact on
Geodiversity Officer	nearby SSSIs. Any developments which could cause air pollution would
Comments 2021	require consultation with Natural England. Caxton Moats County Wildlife
	site is adjacent to the south-east boundary (would need to be buffered/protected). Wooded copses, grassland margins, boundary
	hedgerows and watercourses may qualify as Habitats of Principal
	Importance/be of high ecological value and support protected or notable
	species. Eastern Brook transects site and scheme would need to be
	carefully designed to accommodate the watercourse. Arable habitats
	likely to be of low ecological value, although may support farmland bird populations. Records for great crested newt and badger within site.
	Buildings and mature trees may support roosting bats (if suitable).
Biodiversity and	Development of the site may have a detrimental impact on a designated
Geodiversity Guideline	site, or those with a regional or local protection but the impact could be
Comments 2021	reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment	
Comments 2025	
Historic Environment RAG	Amber
Assessment 2023	
Historic Environment	The amended site boundary has removed Scheduled Monuments from
Comments 2023	within the boundary of the site, but their setting, and that of other heritage assets could still be impacted by the proposed development.
	However this could be mitigated by layout and appropriate buffers. The
	amber RAG remains appropriate.
Historic Environment RAG	Amber
Assessment 2021	

Historic Environment Comments 2021	Development of the site would impact on the setting of the heritage assets, however, this impact may be mitigated by layout, form and massing, keeping an appropriate buffer around the listed building and Scheduled Monuments close to the edges of the site.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the amended information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Extensive evidence for activity of prehistoric, Roman and medieval activity in the area. Potential impact on the setting of Scheduled medieval moats in the vicinity.
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.
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

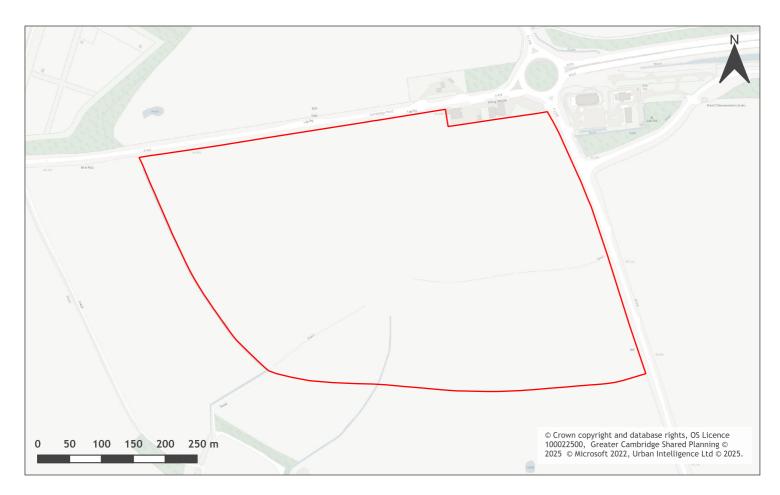
Transport and Roads Guideline Comments 2023	Based on the additional information provided, the assessment scoring remains amber as the site would be dependent on delivery of the proposed C2C route and potentially East-West rail or equivalent. As part of this, it will need to provide high quality non motorised user and enhanced Passenger Transport routes linking to Cambridge, St Neots and surrounding areas and must be considered in the context of the proposed A428 improvements scheme. The proposal would also 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. Further specific details and assessments will be required as detailed design information becomes available for noise, vibration, odour and lighting.
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 Comment 2023	The amended site boundary has been reviewed but the assessment remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-

Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The amended site boundary has been reviewed but the assessment is unchanged. This is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required.
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	99.55
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0.45
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?	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	6031
Estimated employment space (m2)	0
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



### Land south west of Caxton Gibbet assessment



### A map of Land south west of Caxton Gibbet

Site information	-
Site ID	115582
HELAA Site ID	40076
Suitable Site Area (ha)	26.12
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield
Category of site	Growth around transport nodes: Cambourne Area
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Mixed Use
Proposed employment floorspace (m2)	100000
Proposed residential capacity	1130
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: 3% 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	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	Amber
Landscape Comment 2021	A series of large open agricultural fields and blocks of plantation woodland. The site is well screened to the west and south but is very open to the north and east. The site would form a significant eastern extension of the Bourn Airfield - Cambourne-Cambourne West ribbon development along the A428. Such a large development would have significant landscape and visual impacts on the historic landscape to the south, the setting of the listed buildings and Croxton village and its conservation area.
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	Further comments and an Arboricultural Assessment have been submitted. It is noted the submitted information suggests further studies will need to be undertaken and potentially necessary mitigation measures introduced. Therefore there is no change to the 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 new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.
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 a Scheduled Monument site and care would be needed to protect the site. 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	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 on the route of the Roman Road Ermine street with extensive archaeology of late Iron Age and Roman date recorded to the east. The Scheduled moated site at Pastures Farm is to the south
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	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.
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 additional 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. As part of this, it will need to provide high quality non motorised user and enhanced Passenger Transport routes linking to Cambridge, St Neots and surrounding areas and must be considered in the context of the proposed A428 improvements scheme. The proposal would also 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. Further specific details and assessments will be required as detailed design information becomes available for noise, vibration, odour and lighting.
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. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.