-
-
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.
-
-
-
-
Green
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
	Site adjacent to a railway and filled land. 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	100
Highways England Zones	A11/M11
Available	-
developer or landowner	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	-
	The land has been promoted by the landowner and or developer and is
- I	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.

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	60
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 Maarnford Farm, Hunts Road, Duxford assessment



A map of Land at Maarnford Farm, Hunts Road, Duxford

Site information	-
Site ID	115857
HELAA Site ID	40558
Suitable Site Area (ha)	1.66
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	45-60
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 100 year event. 1% 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	This is a high density development on the edge of Duxford which could have an adverse effect on the character of the village, however, with a reduction in the number of units and landscape mitigation measures the adverse effects to the settlement character could be minimised. Typical landscape measures would include a landscape buffer upon the western edge with a rural approach to development.
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	Green

Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
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	Amber
Archaeology Officer Comment 2023	Based on the new 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 close to 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	-

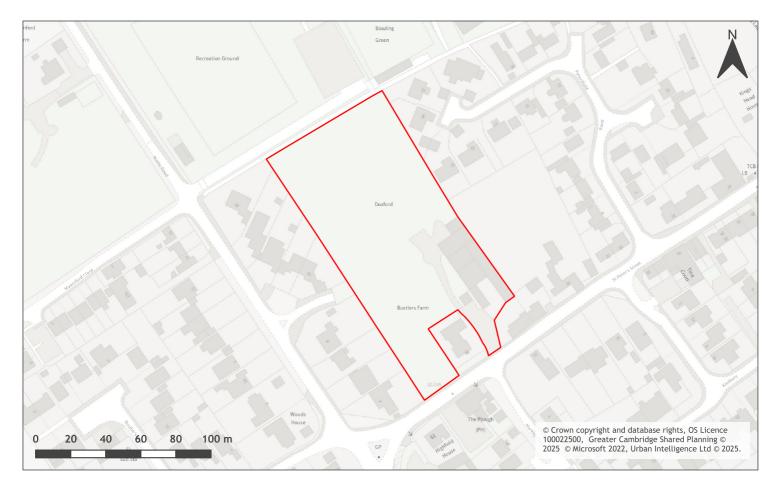
Site Access RAG	Amber
Assessment 2023	
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The propsed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Amber
Site 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	-
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	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 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	Amber
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 as this is a brownfield site where contamination is expected and planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected, 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	100
Highways England Zones	A11/M11
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



Busters Farm, 32 St Peters Street, Duxford assessment



A map of Busters Farm, 32 St Peters Street, Duxford

Site information	-
Site ID	115858
HELAA Site ID	40126
Suitable Site Area (ha)	1.11
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	20
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: 4% lies in a 1 in 30 year event. 3% 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 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	Development upon this site would have a significant adverse effect to the settlement character and the Protected Village Amenity Area. Development would infill an open space within the village and urbanise its rural 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	Green

Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. 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 would not have a detrimental impact on any designated site, or those with a regional or local protection.
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	Any development would have to consider the impact on the character and appearance of the Conservation Area. 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 close to 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	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	100
Highways England Zones	A11/M11
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	30
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 east of Whittlesford Highways Depot assessment



A map of Land east of Whittlesford Highways Depot

Site information	-
Site ID	115873
HELAA Site ID	59406
Suitable Site Area (ha)	2.87
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-residential
Proposed employment floorspace (m2)	13,000-16,000
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	Red
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (34%). Partly in Flood Zone 3 (57%) Surface Water Flooding: 1% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	Red
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The site is a large open agricultural field surrounded by a native hedgerow and trees. The site is immediately adjacent the Whittlesford Highways Depot to the west. The River Cam runs adjacent the eastern boundary of the site. To the north there are irregular sized agricultural fields. Long distant, local and amenity views are limited due to low lying land and mature vegetation around the site. Well outside the development framework the site serves as a buffer between the River Cam and the Highways Depot/Train Station complexes. Any proposed development would be an encroachment into the countryside and would have a detrimental effect on the landscape character and sensitivities around the River. Therefore it is considered that the site is not suitable for development.
Landscape RAG Assessment 2021	_
Landscape Comment 2021	-
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 site would require consultation with Natural England, as it would contain large infrastructure where the total net additional gross internal floorspace would be 1,000m² or more. The site is also situated adjacent to the River Cam County Wildlife Site and measures would be required to avoid impact during construction and operation phases upon this valuable ecological network. Considerations would also be required for Otter and Water Vole. The site appears to be arable land with limited ecological value, albeit the boundary hedgerows may be classified as Priority habitat.
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	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
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	This site is close to the Grade II* St John the Baptist chapel. The setting of the chapel has been severely compromised by previous development and any further commercial development would need to provide detailed design and mitigation to ensure the chapels setting is not further eroded. 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.
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Archaeological investigations to the east have identified remains of prehistoric and Roman date.
Archaeology RAG Assessment 2021	-

Archaeology Officer Comment 2021	-
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	The proposed site is unacceptable. The proposed site does not have a direct link to the adopted public highway.
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
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 information provided the site assessment scoring is Amber as the site appears to be remote from the highway so access will be an issue. Site is relatively close to Whittlesford Parkway Station. Will need to provide high quality local non-motorised user routes to the station and into Cambridge. Will impact the already congested A505. May be dependent on infrastructure delivered as part of any A505 corridor scheme. Will require a robust Travel Plan.
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
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	The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation to protect proposed nearby residential development.

Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 AIr Quality Officer Comment 2025 AIR Quality Officer Comment 2023 AIr Quality Officer Comment 2023 AQMA RAG Assessment 2023 AQMA RAG Assessment 2023 AQMA RAG Assessment 2023 AIR Quality Officer Comment 2023 AQMA RAG Assessment 2021 AIR Quality Officer Comment 2025 Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 2025 Contaminated Land Contaminated Land Officer Comments 2025 Contaminated Land Contamin		
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 AQMA RAG Assessment 2023 Air Quality Officer - Comment 2023 Air Quality Officer Comment 2021 AQMA RAG Assessment 2021 Air Quality Officer - Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land RAG - Assessment 2025 Contaminated Land Contaminated Land Contaminated Land Nofficer Comments 2025 Contaminated Land RAG - Assessment 2021 Contaminated Land RAG - Assessment 2021 Contaminated Land RAG - Assessment 2021 Contaminated Land Contaminated Land Officer Comments 2023 Contaminated Land RAG - Assessment 2021 Contaminated Land Contaminated Land Officer Comments 2023 Contaminated Land Contaminated Land Officer Comments 2023 Contaminated Land Contaminated Land Contaminated Land Officer Comments 2021 Contaminated Land Co	and Light Pollution RAG	-
Air Quality Officer Comment 2025 AQMA RAG Assessment 2023 AQMA RAG Assessment 2023 Alir Quality Officer Comment 2023 AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Contamination and, therefore, planning conditions will be required. 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 Source Protection Zone Highways England Zones	and Light Pollution	-
Comment 2025 AQMA RAG Assessment 2023 Air Quality Officer Comment 2023 AQMA RAG Assessment 2021 Air Quality Officer Comment 2025 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Contaminated Lan	AQMA RAG Assessment	-
Air Quality Officer Comment 2023 AQMA RAG Assessment 2021 Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural And Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones The site does not lie within an AQMA and there will be minimal traffic impact on AQMA. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA The site does not lie within an AQMA and there will be minimal traffic impact on AQMA The site does not lie within an AQMA and there will be required. The site does not lie within an AQMA and there will be required. The site does not lie within an AQMA and there will be required. The site does not lie within an AQMA and there will be required. This site is adjacent to contaminated Land and the required. This site is adjacent to contaminated land with the potential for contaminated Land and the required. This site is adjacent to contaminated Land and the required. This site is adjacent to contaminated Land and the required. This site is adjacent to contaminated Land and the required. This site is adjacent to contaminated Land and the required. This site is adjacent		-
Comment 2023 impact on AQMA. AQMA RAG Assessment 2021 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 2021 Contaminated Land Contaminated Land Officer Comments 2021 Cortaminated Land Red - Red		Green
Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2021 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 Non Agricultural Land Classification Non Agricultural Score Red Classification Non Agricultural Cland Classification Non Agricultural Cland Classification Urban Source Protection Zone 100 Highways England Zones		
Comment 2021 Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 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 Coverall 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 Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Amber	1 -	-
Assessment 2025 Contaminated Land Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG 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 Land Classification Urban Source Protection Zone Highways England Zones Amber		-
Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Coverall 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 Non Agricultural Land Classification Non Agricultural Land Officer Sification Urban Source Protection Zone 100 Highways England Zones Amber Amb		-
Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 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 Forade 4 Agricultural Land Classification Non Agricultural Agricultural And Classification Urban Source Protection Zone H00 Highways England Zones This site is adjacent to contaminated land with the potential for contaminated Land contamination and, therefore, planning conditions will be required.		-
Officer Comments 2023 contamination and, therefore, planning conditions will be required. Contaminated Land RAG Assessment 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 Officer Comments 20.95 Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Comments 20 Agricultural Land Classification Non Agricultural Comments 20 Agricultural Land Classification Urban Source Protection Zone 100 Highways England Zones A11/M11		Amber
Assessment 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 Non Agricultural Land Classification Non Agricultural Cland Classification Urban Source Protection Zone A11/M11		
Officer Comments 2021 Overall Suitability Score Red Further constraints - Agricultural Land Classification Grade 1 Agricultural Land Z0.95 Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Cland Classification Non Agricultural Classification Urban Source Protection Zone 100 Highways England Zones A11/M11		-
Further constraints - Agricultural Land 0 Classification Grade 1 Agricultural Land 20.95 Classification Grade 2 Agricultural Land 79.05 Classification Grade 3 Agricultural Land 0 Classification Grade 4 Agricultural Land 0 Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone 100 Highways England Zones A11/M11		-
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 Land Classification Von Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones O 20.95 0 0 Classification Grade 2 0 Classification Grade 4 0 Classification Von Agricultural Agricultural Land Classification Urban Source Protection Zone A11/M11	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 Agricultural Agricultural Agricultural Land Classification Urban Agricultural Land Agricultural Land Classification Urban Agricultural Land Agricultural Land Agricultural Land Classification Urban Agricultural Land Agricultu	Further constraints	-
Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones 79.05 0 0 Classification Grade 3 0 Classification Hon Agricultural		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 O O Agricultural A		20.95
Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Agricultural Agricultural Land Classification Urban		79.05
Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones A11/M11		0
Classification Urban Source Protection Zone 100 Highways England Zones A11/M11	Classification Non	0
Highways England Zones A11/M11		0
	Source Protection Zone	100
Available -	Highways England Zones	A11/M11
	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)	13,000-16,000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	6-10 Years



Land north of Hinxton Court, Hinxton assessment



A map of Land north of Hinxton Court, Hinxton

Site information	-
Site ID	115929
HELAA Site ID	40080
Suitable Site Area (ha)	8.33
Ward/Parish	Duxford
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	150
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	Red
Landscape Comment 2021	Development upon this site would be incongruous with the landscape character. Residential units would appear isolated and an urbanisation into the countryside. It would have a significant adverse impact upon the landscape character. Even with a reduction in residential numbers and with landscape mitigation works the site would site have a significant adverse impact and an encroachment into 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	Green

Biodiversity and Geodiversity Officer Comments 2021	Consultation with Natural England unlikely to be required. Boundary hedgerows may qualify as Habitats of Principal Importance/priority habitat but could be retained. Arable habitats likely to be of low ecological value, although may support farmland bird populations.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
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	Potential impact on wider setting of listed buildings at Hinxton Grange. 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 in a landscape of extensive prehistoric and Roman activity. The site encroaches on an enclosure of probable Iron Age date.
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	-

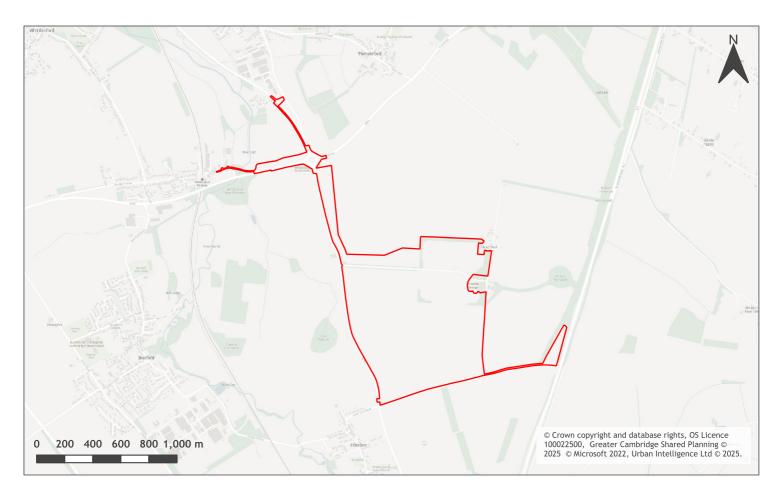
-
-
Red
The proposed site does not to have a direct link to the adopted public highway.
-
-
-
-
Red
Transport Assessment and Travel Plan required.
-
-
-
-
Amber
The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
-
-
-
-
Green
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
1	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	100
Highways England Zones	A11/M11
Available	-
developer or landowner	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	-
prospect that the site will	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.

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	175
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



Land to east of A1301, Hinxton and north of A505, near Whittlesford assessment



A map of Land to east of A1301, Hinxton and north of A505, near Whittlesford

Site information	-
Site ID	115932
HELAA Site ID	40441
Suitable Site Area (ha)	106.64
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	112000
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: 1% lies in a 1 in 100 year event. 3% 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	Red
Assessment 2021	
Landscape Comment 2021	Development upon this site would have a significant adverse impact upon the landscape character. Wide and local views are high due to rolling landscape and lack of intervening planting. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing 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	Any agricultural/industrial development that could cause air pollution, and any infrastructure such as warehousing over 1000m² will require Natural England consultation. The site boundary crosses the River Cam CWS, which is designated for not being grossly modified through canalisation or pollution and for regular stands of pollard willows. There are areas or priority woodland registered on the 2014 National Forestry Inventory within the site boundaries that will likely require survey and mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.
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 masterplan as submitted shows that the built form of the units will be away from the listed buildings and care should be taken that the heights of the units would not negatively impact on the setting of the listed buildings.
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 for prehistoric and Roman activity is recorded in the area.
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-

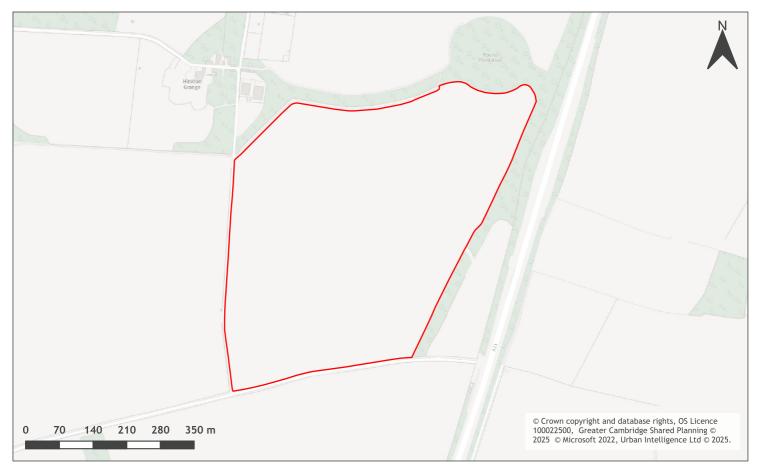
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed 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 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.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	97.96
Agricultural Land Classification Grade 3	2.04
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	A11/M11
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, Appeal dismissed
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)	112000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2) assessment



A map of Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2)

Site information	-
Site ID	115933
HELAA Site ID	52058
Suitable Site Area (ha)	27.91
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	186450
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	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	Red
Landscape Comment 2021	This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing 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	Green
Geodiversity RAG	dicen
Assessment 2021	
Biodiversity and Geodiversity Officer Comments 2021	Unlikely to impact on designated sites. Boundary hedgerows and woodland adjacent to and within site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained where at all possible. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within 1km, although potential barrier between pond and site.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
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 to the south-east and within the setting of the Grade II Listed Hinxton Grange, the setting of which makes a large contribution to its significance. The location of this site in relation to the designated heritage asset and relationship to existing intervening wooded areas mean that development could be reasonably mitigated through a large buffer zone, appropriate planting and landscaping, and a consideration for the impact of height and scale on views.
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	Known sites in the area include ring ditch remains of Bronze Age burial mounds and a cropmark complex of probable Iron Age enclosures.
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	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 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	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	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	100
Highways England Zones	A11/M11
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, Appeal dismissed
When will the site be available for development?	0-5 Years
Available RAG	Green
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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)	186450
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3) assessment



A map of Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3)

Site information	-
Site ID	115934
HELAA Site ID	52059
Suitable Site Area (ha)	65.2
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	326000
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	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	Red
Landscape Comment 2021	This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing 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	Green
Biodiversity and Geodiversity Officer Comments 2021	Unlikely to impact on designated sites. Boundary hedgerows and woodland adjacent to and within site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained where at all possible. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within 1km, although potential barrier between pond and site.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
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	A combination of sites 52057 & 52058. Development across the site should be limited to the south-eastern part of the site to allow for adequate mitigation of possible detrimental impact on designated or non-designated heritage assets or the setting of 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	Extensive evidence for prehistoric archaeology in the area includes ring ditch remains of Bronze Age burial mounds and cropmarks of probable Iron Age enclosures.
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	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	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 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	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	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	100
Highways England Zones	A11/M11
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, Appeal dismissed
When will the site be available for development?	0-5 Years
Available RAG	Green
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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)	326000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1) assessment



A map of Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1)

Site information	-
Site ID	115935
HELAA Site ID	52057
Suitable Site Area (ha)	37.29
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	139550
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	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	Red
Landscape Comment 2021	This is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing 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	Green
Biodiversity and Geodiversity Officer Comments 2021	Unlikely to impact on designated sites. Boundary hedgerows and adjacent woodland 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.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
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 lies directly south and within the setting of the Grade II Listed Buildings and the grounds of Hinxton Grange, the setting of which makes a large contribution to its significance. Some development may be possible in the south-eastern corner of the site, with appropriate landscaping to mitigate the 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	Ring ditch remains of Bronze Age burial mounds survive 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	-
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	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	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	100
Highways England Zones	A11/M11
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, Appeal dismissed
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)	139550
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years