

Land to the rear of No. 24 Brookhampton Street, Ickleton assessment



A map of Land to the rear of No. 24 Brookhampton Street, Ickleton

Site information	-
Site ID	115965
HELAA Site ID	40536
Suitable Site Area (ha)	1.1
Ward/Parish	Duxford
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	20
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development	Development of the site has some potential policy constraints, but these
Plan Policies Comment 2025	could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	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	Amber
Landscape Comment 2023	Additional information replies to previous assessment scoring. As previously noted, mitigation measures would need to be introduced to ensure development of the site does not have an adverse impact on the landscape character of the area. Therefore no change the RAG assessment of this site is proposed as additional landscape enhancements would be required to overcome development impacts.
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is in a rural location bordered by native hedgerows outside and abutting the village settlement framework Wide and local views are limited due to built form and boundary vegetation. Development upon this site would have limited impact upon the settlement character. With a sensitive approach and landscape mitigation measures the site would be enhanced.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Green
Biodiversity and Geodiversity Officer Comments 2023	No detailed information has been provided in relation to ecology impacts and mitigation. However, we still agree that the site is unlikely to result in a detrimental impact upon designated sites and further ecological surveys can be secured at the planning application stage. Therefore, there is no change to the site assessment scoring.

Biodiversity and Geodiversity Guideline Comments 2023	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	No potential impacts on designated sites. Grassland, hedges and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Green, providing grassland is not a priority habitat.
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 of the site would need to take into consideration the character of the village which is low density housing in good sized plots.
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	Evidence for Saxon activity recorded to east
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-

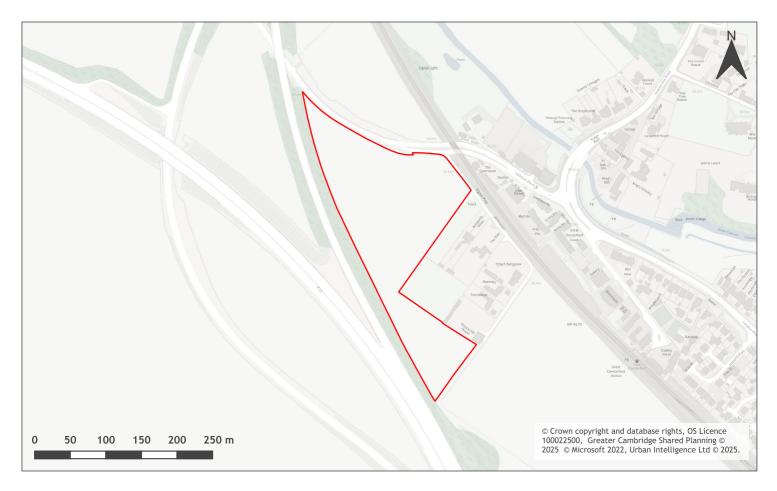
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design. The proposed development is lacking in pedestrian connectivity and improvements will be required to make the development acceptable to the Local Highway Authority.
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	New information provided has not changed the assessment. The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by railway noise (and possibly vibration) 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	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 site with the potential for historic contamination and planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	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	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 south of Ickleton Road, Great Chesterford assessment



A map of Land south of Ickleton Road, Great Chesterford

Site information	-
Site ID	115966
HELAA Site ID	47934
Suitable Site Area (ha)	3.92
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	100
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 30 year event. 2% lies in a 1 in 100 year event. 7% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site 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 of residential units upon this site would be detached from the existing settlement framework. It would have a significant adverse impact upon the landscape and settlement character. Development would urbanise the urbanise the rural landscape and encroach into the countryside. Even with a reduction in residential numbers and landscape mitigation measures there would still be a significant adverse impact to the settlement and landscape character. Residential units within this site would appear incongruous and not reflect nor respect the rural landscape characteristics.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG	-
Assessment 2023 Biodiversity and	

Biodiversity and Geodiversity Guideline Comments 2023 Biodiversity RAG Assessment 2021 Biodiversity and Geodiversity RAG Assessment 2021 Biodiversity and Geodiversity Officer Comments 2021 Biodiversity and Geodiversity Officer Comments 2021 Biodiversity and Geodiversity Officer Comments 2021 Biodiversity and Geodiversity Guideline Comments 2025 Biodiversity and Geodiversity Guideline Comments 2025 Biodiversity and Geodiversity Guideline Comments 2025 Biodiversity Guideline Comment 2025 Archaeology RAG Assessment 2025 Archaeology Gricer Comment 2025 Archaeology Gricer Comment 2025 Archaeology Gricer Comment 2021 Archaeology Gricer Comment 2025 Archaeology Gricer Comment 2025 Archaeology Gricer Comment 2026 Archaeology Gricer Comment 2027 Archaeology Gricer Comment 202		
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Geodiversity Officer Comments 2021	Geodiversity RAG	Green
Geodiversity Guideline Comments 2025 Policy Officer Comment 2025 Historic Environment RAG Assessment 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2021 Historic Environment Comments 2021 Historic Environment Comments 2021 Historic Environment Comments 2021 Archaeology RAG Assessment 2021 Archaeology RAG Assessment 2025 Archaeology RAG Assessment 2025 Archaeology RAG Assessment 2025 Archaeology RAG Assessment 2023 Archaeology Gfficer Comment 2023 Archaeology Gfficer Comment 2023 Archaeology Gfficer Comment 2021 Archaeology Cofficer Comment 202	Geodiversity Officer	may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable field likely to be of low ecological value although may support farmland bird populations.
Policy Officer Comment 2025 Historic Environment RAG Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment RAG Assessment 2023 Historic Environment RAG Assessment 2021 Historic Environment RAG Assessment 2021 Historic Environment RAG Red Assessment 2021 Historic Environment RAG Assessment 2021 Archaeology RAG Assessment 2025 Archaeology RAG Assessment 2025 Archaeology Officer Comment 2025 Archaeology Gricer Comment 2023 Archaeology RAG Assessment 2023 Archaeology Gricer Comment 2023 Archaeology Gricer Comment 2023 Archaeology Officer Comment 2021 Archaeology Officer Com	Geodiversity Guideline	
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Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment Comments 2023 Historic Environment Comments 2021 Historic Environment RAG Assessment 2021 The site is in close proximity to a Scheduled Ancient Monument across the County boundary. Development of the site would cause substantial harm, or severe or significant "less than substantial harm" to this designated heritage asset or its setting, which cannot be reasonably mitigated. Archaeology RAG Assessment 2025 Archaeology Officer Comment 2023 Archaeology Qfficer Comment 2023 Archaeology Officer Comment 2021 Ar	1	-
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Assessment 2021 Historic Environment Comments 2021 The site is in close proximity to a Scheduled Ancient Monument across the County boundary. Development of the site would cause substantial harm, or severe or significant "less than substantial harm" to this designated heritage asset or its setting, which cannot be reasonably mitigated. Archaeology RAG Assessment 2025 Archaeology Officer Comment 2025 Archaeology RAG Assessment 2023 Archaeology Officer Comment 2023 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2023 Archaeology Officer Comment 2021 Archaeology Officer Comment 2023 Archaeology Officer Comment 2025 Archaeology Officer Comment 2025 Archaeology Officer Comment 2021 Archaeology Officer Comment 2025 Archaeol		-
the County boundary. Development of the site would cause substantial harm, or severe or significant "less than substantial harm" to this designated heritage asset or its setting, which cannot be reasonably mitigated. Archaeology RAG Assessment 2025 Archaeology Officer Comment 2023 Archaeology Officer Comment 2023 Archaeology Officer Comment 2021 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2021 Archaeology Officer Comment 2021 Archaeology Officer Comment 2021 Archaeology Officer Comment 2021 Accessibility RAG Assessment 2025 - Automated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment -		Red
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Comment 2025 Archaeology RAG Assessment 2023 Archaeology Officer Comment 2023 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2021 Archaeology RAG Assessment 2021 Archaeology RAG Amber - Located in a landscape of extensive Roman activity in the hinterland of the Roman town at Great Chesterford. Red Accessibility RAG Assessment 2025 - Automated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment -		-
Archaeology Officer Comment 2023 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2021 Archaeology Officer Comment 2021 Archaeology Officer Comment 2021 Archaeology Officer Comment 2021 Accessibility RAG Assessment 2025 - Automated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment		-
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Assessment 2021 Archaeology Officer Comment 2021 Accessibility RAG Assessment 2025 - Automated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment -		-
Comment 2021 the Roman town at Great Chesterford. Accessibility RAG Assessment 2025 - Automated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment -		Amber
Assessment 2025 - Automated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment -	<u> </u>	·
Assessment 2025 - Officer Verified Accessibility Comment -	Assessment 2025 -	Red
	Assessment 2025 - Officer	-
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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 Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
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	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	0
Classification Grade 3	
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	-
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	94
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 Coploe Road, Grange Road, Ickleton assessment



A map of Land at Coploe Road, Grange Road, Ickleton

Site information	-
Site ID	115967
HELAA Site ID	40502
Suitable Site Area (ha)	1.25
Ward/Parish	Duxford
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	30
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 3 (2%). Surface Water Flooding: None
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 grass field outside and abutting the settlement framework bordered by gappy hedgerows with a small stream running through the site. Wide views are negligible and local views are filtered through existing gappy hedgerows Development would have a limited impact upon the settlement character. With a sensitive approach inclusive of landscape mitigation measures the site would be enhanced.
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	Application unlikely to require Natural England consultation. There is a ditch which divides the site in two and will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located to the south of the medieval priory
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	_

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-
-
-
Red
The proposed site (Grange Rd) does not to have a direct link to the adopted public highway.
-
-
-
-
Green
Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
-
-
-
-
Green
The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
-
-
-
-

Air Quality Officer S 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 R	Red
Further constraints -	
Agricultural Land Classification Grade 1	0
Agricultural Land 1 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 1	100
Highways England Zones 🛮 🗚	A11/M11
Available -	-
developer or landowner c	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
	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	34
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