

Land off Hall Lane, Great Chishill assessment



A map of Land off Hall Lane, Great Chishill

| Site information | - |
|---|--------------------------------------|
| Site ID | 116055 |
| HELAA Site ID | 47879 |
| Suitable Site Area (ha) | 0.68 |
| Ward/Parish | Foxton |
| 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 | 21 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|---|
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 9% lies in a 1 in 100 year event. 11% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Amber |
| Landscape Comment 2023 | New information submitted includes an updated site boundary which reduced the area being proposed for development (0.69ha - Land South of Hall Lane). However this change does not change the previous assessment as the existing landscape is still sensitive to change. |
| Landscape RAG Assessment 2021 | Amber |
| Landscape Comment 2021 | The site comprises three parcels of agricultural land outside of the Development Framework Boundary which are generally well contained character, becoming highly visible in the middle of the eastern boundary and some areas in the west. Preservation of the rural countryside character is important. Development of the entire site would change the linear character of the existing village. Development of the third parcel would infill and retain this existing character, parcel two may have development focussed along Hall Lane, and Parcel one may appropriately be developed behind residential development along Heydon Road. Buildings should be arranged in loose knit patterns facing the street Landscape mitigation required. |
| 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 | The further supporting information acknowledges that an ecological assessment is required to inform any subsequent planning application. It is recommended that the RAG scoring is amended, as the site will not have any detrimental impact on any designated site. |
|---|--|
| 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 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | No likely impact on sites designated for nature conservation. Grassland, trees and boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Nearby pond may support great crested newt (if suitable). 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 | Green |
| Historic Environment Comments 2023 | The amended site boundary is now focussed on the smaller southern site. This does not have any heritage constraints and this rating can be changed to green. |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | The smaller southern site has no heritage constraints. Development of the larger two sites could adversely impact the setting of the conservation area. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | Amber |
| Archaeology Officer Comment 2023 | Based on the amended information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation. |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located in historic village core adjacent to a medieval moat |

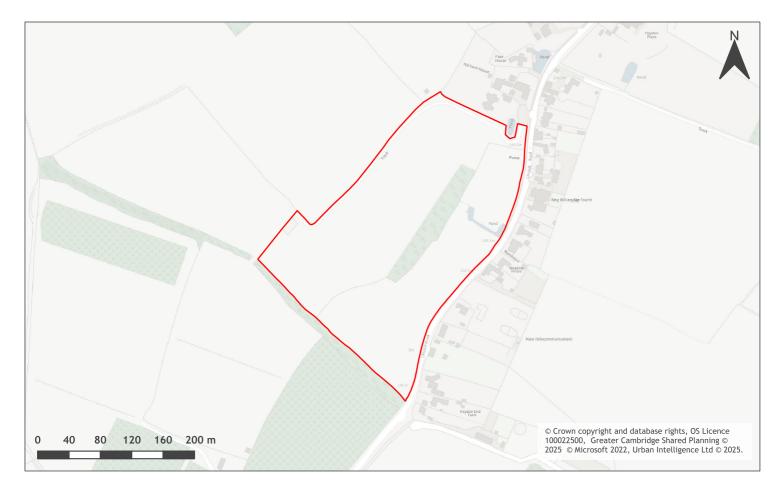
| | I |
|---|--|
| Accessibility RAG Assessment 2025 - Automated | Red |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | Amber |
| Site Access Officer Comment 2023 | Based on the new information provided, the site access assessment has been changed to Amber. The proposed site is acceptable in principle, subject to detailed design at a planning application stage. |
| Site Access RAG Assessment 2021 | Red |
| Site Access Officer Comment 2021 | 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 | Green |
| Transport and Roads Guideline Comments 2023 | Based on the new information provided the assessment has been changed from Amber to Green. Given the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage. |
| 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 | Green |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Green |

| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
|---|--|
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | Green |
| Air Quality Officer Comment 2023 | The amended site boundary has been reviewed but the assessment remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA. |
| AQMA RAG Assessment 2021 | Green |
| Air Quality Officer Comment 2021 | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | Amber |
| Contaminated Land Officer Comments 2023 | The amended site boundary has been reviewed but 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 including a desk top study. |
| Contaminated Land RAG Assessment 2021 | Amber |
| Contaminated Land Officer Comments 2021 | Site adjacent to contaminated land. Potential for contamination, conditions required. Phase I likely. |
| 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 | South West |
| Available | - |

| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
|---|---|
| Are there known legal or ownership impediments to development? | No |
| Is there planning permission to develop the site? | No relevant recent planning history |
| When will the site be available for development? | 0-5 Years |
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 19 |
| 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 west of Chishill Road, Heydon assessment



A map of Land west of Chishill Road, Heydon

| Site information | - |
|---|--------------------------------------|
| Site ID | 116056 |
| HELAA Site ID | 40255 |
| Suitable Site Area (ha) | 6.58 |
| Ward/Parish | Foxton |
| 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 | 31 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|--|
| 2025 | |
| 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. 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 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 | Amber |
| Assessment 2021 | |
| Landscape Comment 2021 | The site comprises three parcels of agricultural and pastureland. It is partly inside the Conservation Area and outside of the Development Framework Boundary, therefore in the countryside. Preservation of the rural countryside character is important. Developing the entire site would alter and change the existing character of Heydon. New development must reflect the form, scale, density and proportions of the existing vernacular with landscape mitigation. |
| 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 | Consultation with Natural England is unlikely to be required. No other designated sites nearby. Adjacent and boundary habitats including hedgerows, mature trees, woodland and ponds may qualify as Habitats of Principal Importance/priority habitat, may be of high ecological value and/or support protected or notable species. Ponds within or adjacent to the site may support great crested newt (if suitable). |
|---|--|
| 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 | Red |
| Historic Environment Comments 2021 | Site includes open field on opposite side of road which forms key element of setting of five listed buildings. Development would have major impact on this 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 | Amber |
| Archaeology Officer Comment 2021 | A possible medieval moated site is located in the area. |
| Accessibility RAG Assessment 2025 - Automated | Red |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | - |

| Site Access Officer Comment 2023 | - |
|---|--|
| Site Access RAG Assessment 2021 | Amber |
| Site Access Officer Comment 2021 | The proposed site is acceptable in principle subject to detailed design. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | - |
| Transport and Roads Guideline Comments 2023 | - |
| Transport and Roads RAG Assessment 2021 | Green |
| Transport and Roads Guideline Comments 2021 | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The 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 | 10.59 |
| Agricultural Land Classification Grade 3 | 89.41 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 100 |
| Highways England Zones | South West |
| Available | - |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | No |
| Is there planning permission to develop the site? | No relevant recent planning history |
| When will the site be available for development? | 0-5 Years |
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| | |

| Prevailing Density (weighted) (dwellings per ha) | 30 |
|--|-----------|
| Residential capacity at prevailing density | 138 |
| 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 Heydon Lane, Heydon assessment



A map of Land South of Heydon Lane, Heydon

| Site information | - |
|---|--------------------------------------|
| Site ID | 116057 |
| HELAA Site ID | 40249 |
| Suitable Site Area (ha) | 2.72 |
| Ward/Parish | Foxton |
| 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 | 31 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|---|
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | 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 | The site, on the eastern edge of the village would also extend the village along Heydon Lane and would alter the form of the village from a very linear north-south pattern into on which adds an east-west arm. The site is also a typical form of the NCA and LCA and considered therefore to be important to the countryside/setting of the village. It is considered that the site is not appropriate for 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 | Consultation with Natural England unlikely to be required. No other designated sites nearby. Boundary habitats including hedgerows and mature trees and woodland to east may qualify as Habitats of Principal Importance/priority habitat. Otherwise site likely to be of low ecological value (arable). Pond within 10m may support great crested newt (if suitable). Trees may support roosting bats (if suitable). |
|---|---|
| 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 | Red |
| Historic Environment Comments 2021 | Would severely impact on settings of several Heritage assets. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located in the historic village core to the south east of the medieval parish church. |
| Accessibility RAG Assessment 2025 - Automated | Red |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |

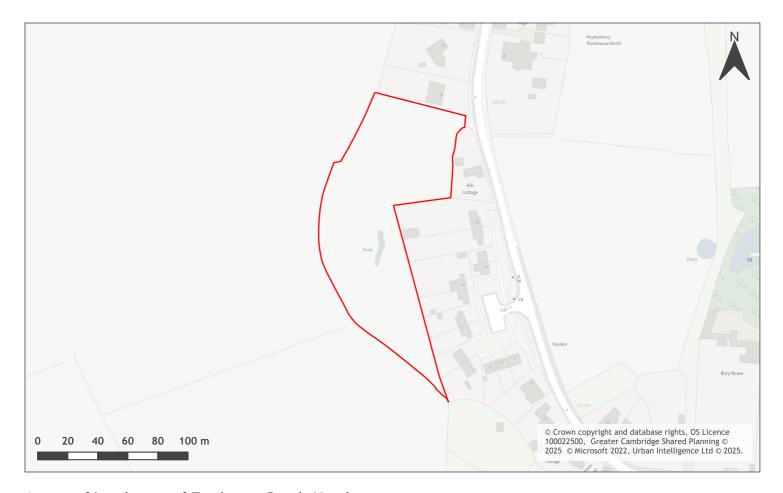
| - |
|---|
| - |
| Amber |
| The proposed site is acceptable in principle subject to detailed design. |
| - |
| - |
| - |
| - |
| Amber |
| Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| - |
| - |
| - |
| - |
| Green |
| The site is capable 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. |
| - |
| - |
| - |
| - |
| 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 Gr Assessment 2021 | reen |
| Contaminated Land No Officer Comments 2021 | o prior history of development. |
| Overall Suitability Score Re | ed |
| Further constraints - | |
| Agricultural Land 0 Classification Grade 1 | |
| Agricultural Land 10 Classification Grade 2 | 00 |
| Agricultural Land 0 Classification Grade 3 | |
| Agricultural Land 0 Classification Grade 4 | |
| Agricultural Land Classification Non Agricultural | |
| Agricultural Land 0 Classification Urban | |
| Source Protection Zone 10 | 00 |
| Highways England Zones So | outh West |
| Available - | |
| developer or landowner co | he site was submitted by the landowner and/or site promoter who has onfirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | 0 |
| Is there planning permission to develop the site? | o relevant recent planning history |
| When will the site be available for development? | -5 Years |
| Available RAG Gr | reen |
| Achievable - | |
| , | |
| Is there a reasonable prospect that the site will be developed? | he land has been promoted by the landowner and or developer and is nown to be available for development. The site has a low existing use alue and residential development is likely to be economically viable at appropriate density. |

| Capacity | - |
|--|-----------|
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 65 |
| 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 west of Fowlmere Road, Heydon assessment



A map of Land west of Fowlmere Road, Heydon

| Site information | - |
|---|--------------------------------------|
| Site ID | 116058 |
| HELAA Site ID | 40245 |
| Suitable Site Area (ha) | 1.02 |
| Ward/Parish | Foxton |
| 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 | 16 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
|---|--|
| Flood Risk RAG Assessment 2025 | Green |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Green |
| Flood Risk Officer Comment 2021 | The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Amber |
| Landscape Comment 2021 | The site is adjacent to the Conservation Area. There is Important Countryside Frontage along Fowlmere road (facing away from the site) which protects the significant connection between the street scene and the surrounding rural area, in this case the triangular village green in the centre. This area will not be compromised nor impacted by this site or development in this location. The site is edged by curving field boundary which forms the edge of the development framework both north and south of the site. The site has direct access to the Fowlmere Road and therefore would continue the frontage along this road which forms the very linear heart of the village. Development in this location must reflect density and pattern of the existing village. Retention of trees and hedgerows is required. Site boundaries are to be strengthened for mitigation purposes. |
| 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 habitats including hedgerows and mature trees may qualify as Habitats of Principal Importance/priority habitat. Grassland may be of ecological value. Pond within the site may support great crested newt. Mature trees may support roosting bats (if suitable). |
| 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 | Red |
| Historic Environment Comments 2021 | Would affect the setting of the Conservation Area and a Listed Building (White Cottage), with a possible impact on setting of the Listed Church. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located on the north western edge of the historic village core. |
| Accessibility RAG Assessment 2025 - Automated | Red |
| Accessibility RAG Assessment 2025 - Officer Verified | - |

| Accessibility Comment 2025 | - |
|---|---|
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |
| Site Access RAG Assessment 2021 | Red |
| Site Access Officer Comment 2021 | The proposed site does not to have a direct link to the adopted public highway. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | - |
| Transport and Roads Guideline Comments 2023 | - |
| Transport and Roads RAG Assessment 2021 | Amber |
| Transport and Roads Guideline Comments 2021 | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | - |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Green |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | - |

| Air Quality Officer Comment 2023 | - |
|---|--|
| AQMA RAG Assessment 2021 | Green |
| Air Quality Officer Comment 2021 | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | - |
| Contaminated Land Officer Comments 2023 | _ |
| Contaminated Land RAG Assessment 2021 | Green |
| Contaminated Land Officer Comments 2021 | No prior history of development. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 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 | South West |
| Available | - |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | No |
| Is there planning permission to develop the site? | No relevant recent planning history |
| When will the site be available for development? | 0-5 Years |
| Available RAG | Green |
| | |

| Achievable | - |
|---|---|
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 28 |
| 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 |