Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0.01
Highways England Zones	M11 South
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6-10 Years
Available RAG	Green

Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	1581
Estimated employment space (m2)	0
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



Land north of A505 - Site B2 (north of Heathfield), Duxford assessment



A map of Land north of A505 - Site B2 (north of Heathfield), Duxford

Site information	-
Site ID	115862
HELAA Site ID	51665
Suitable Site Area (ha)	10.44
Ward/Parish	Whittlesford
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	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	180
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 3% lies in a 1 in 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	Amber
Landscape Comment 2021	Development throughout this site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment into the landscape, permanent, an urbanisation of the rural countryside and removal of small agricultural fields upon the settlement edge. However, with a reduction in residential units the harm could be reduced
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	Amber
Assessment 2021	
Biodiversity and Geodiversity Officer Comments 2021	All new residential developments will require an assessment of recreational impact on nearby SSSIs. Residential developments over 50 dwellings, or developments which may result in air pollution or any discharge to ground or surface water would require consultation with Natural England. Site is 650m from Thriplow Peat Holes SSSI. Hedgerows, marshland and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could impact on the setting of the Grade II listed buildings of the Duxford airfield camp to the south of the site 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	Red
Archaeology Officer Comment 2021	Site is located adjacent to the Scheduled Roman settlement Chronicle Hills. A possible prehistoric causewayed enclosure is also 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	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	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	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	77.98
Highways England Zones	M11 South
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	157
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 north of the A505 - Site A5 (north of Heathfield), Duxford assessment



A map of Land north of the A505 - Site A5 (north of Heathfield), Duxford

Site information	-
Site ID	115863
HELAA Site ID	51663
Suitable Site Area (ha)	13.83
Ward/Parish	Whittlesford
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	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	270
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: 1% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 10% 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 upon this site would have a significant adverse impact to both the local and wide landscape character and views. It would be an encroachment into the landscape, permanent and an urbanisation of the open rural countryside. Even with landscape mitigation measures the harm would still be significantly adverse and unacceptable.
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	Red
Biodiversity and Geodiversity Officer Comments 2021	All new residential developments will require an assessment of recreational impact on nearby SSSIs. Residential developments over 50 dwellings, or developments which may result in air pollution or any discharge to ground or surface water would require consultation with Natural England. Site is 311m from Thriplow Peat Holes SSSI. Drains within the site are connected to the SSSI so developing a suitable scheme with the proposed allocation would be very challenging. Hedgerows, wooded boundaries, trees, marshland and watercourses 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. 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 have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.
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	This site is on an Ancient Scheduled Monument, a Roman Settlement. A full archaeological assessment should be carried out to ascertain whether development on this land is possible.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Red
Archaeology Officer	The site is the Chronicle Hills Scheduled Monument and is protected by
Comment 2021	statutory designation
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	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	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	M11 South
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	208
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years



Land west of M11, Hill Farm Road, Whittlesford assessment



A map of Land west of M11, Hill Farm Road, Whittlesford

Site information	-
Site ID	115864
HELAA Site ID	40374
Suitable Site Area (ha)	16.13
Ward/Parish	Whittlesford
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)	160000
Proposed residential capacity	0
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	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site has a physically enclosed but visually open character making it clearly visible from most areas. Development in this location must reflect density, pattern and character of commercial development in the existing village. Development in this location is unable to retain the distinctive, settlement pattern along roads and maintain the rectilinear form of the settlement, development in this location is disconnected form the main village.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber

Biodiversity and Geodiversity Officer Comments 2021	Agricultural/industrial development that could cause air pollution, general combustion processes greater than 20 MW, and any infrastructure such as warehousing over 1000m² will 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 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	Any development on the site would need to mitigate any potential harm to the setting of the Scheduled Monument and the character and setting of Duxford Airfield conservation area. This 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	Red
Archaeology Officer Comment 2021	Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument
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 Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
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 and nearby airport activities (ground operations and airborne aircraft) 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.

developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Confirmed that the site is available for development in the timescales indicated. No Oo Oo Oo Oo Oo Oo Oo Oo Oo		
Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Contaminated Land Officer Comments 2021 Coreal Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification William Officer Comments 2021 Agricultural Land Classification William Officer Comments 2021 Agricultural Land Classification Grade 4 Agricultural Land Classification William Officer Comments 2021 Officer Comments 2021 No Conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Officer Comments 2021 No Comtantinal Manus 2021 No Comments 2021 Amber 2021 Ambe		-
Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Cornaminated 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 Hona Agricultural Land Classification Forade 4 Agricultural Land Classification Who Agricultural Land Classification Urban Source Protection Zone Highways England Zones M11 South, A11/M11 Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available RAG Green Amber		-
Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agricultural land use. Potential for historic contamination, conditions required. Previous agric		-
Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Forade 4 Agricultural Land Classification Won Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is the site be available for development? When will the site be available RAG Green Previous agricultural land use. Potential for historic contamination, conditions required. Ocultions re		-
Officer Comments 2021 conditions required. Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Ivban Source Protection Zone Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Oconditions required. Red Red Red Red Purther constraints - Red Red Red Purther constraints - Division Surver - Division Surv		Amber
Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Green 100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Agricultural Agricultural Agricultural Agricultural Ag	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 Urban Source Protection Zone Highways England Zones Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available - Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Green	Further constraints	-
Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Green O O O O O O O O O O O O O		0
Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural	5	100
Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Green O O And		0
Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available RAG Argicultural 0 Classification Non M11 South, A11/M11 The site was submitted by the landowner and/or site promoter who has development in the timescales indicated. No No No No O-5 Years Available RAG Green	•	0
Classification Urban Source Protection Zone 93.13 Highways England Zones M11 South, A11/M11 Available - Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Green M11 South, A11/M11 - The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No O-5 Years Green	Classification Non	0
Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG M11 South, A11/M11 - The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No No O-5 Years	5	0
Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No No No O-5 Years Green	Source Protection Zone	93.13
Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. No No O-5 Years	Highways England Zones	M11 South, A11/M11
developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Confirmed that the site is available for development in the timescales indicated. No No O-5 Years	Available	
ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Oreen No relevant recent planning history O-5 Years O-5 Years	developer or landowner who has expressed an	· ·
permission to develop the site? When will the site be available for development? Available RAG Green	ownership impediments	No
available for development? Available RAG Green	permission to develop the	No relevant recent planning history
	available for	0-5 Years
	Available RAG	Green
Achievable -	Achievable	-
	prospect that the site will be developed?	known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at
	Achievable RAG	Green

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	160000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land north of A505 - Site A1 (east of Hill Farm Road), Duxford assessment



A map of Land north of A505 - Site A1 (east of Hill Farm Road), Duxford

Site information	-
Site ID	115865
HELAA Site ID	51657
Suitable Site Area (ha)	16.86
Ward/Parish	Whittlesford
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	Mixed Use
Proposed employment floorspace (m2)	40000
Proposed residential capacity	495
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 throughout the site with both residential and commercial build would result in a significantly adverse impact to the wide and local landscape character. Development of the site would be inappropriate dues to the separation between the site and the village.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber

Biodiversity and Geodiversity Officer Comments 2021	Any warehousing/industrial developments over 1000m ² floorspace, or which may result in air pollution would require consultation with Natural England. Boundary habitats including wooded copses, hedgerows and trees 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. Building may support roosting bats (if suitable).
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	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 in a landscape of prehistoric and Roman archaeology
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 Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
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. 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	Amber

Air Quality Officer Comment 2021	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Site adjacent to industrial/contaminated land. Potential for contamination, conditions required. Phase II 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	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 or non-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	253
Estimated employment space (m2)	40000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford assessment



A map of Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford

Site information	-
Site ID	115866
HELAA Site ID	51660
Suitable Site Area (ha)	10.85
Ward/Parish	Whittlesford
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
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)	30000
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 30 year event. 1% lies in a 1 in 100 year event. 2% 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	Green
Landscape Comment 2021	Development throughout the site would have a significant adverse impact to the local and wide landscape character. it would be an encroachment into the landscape, permanent and urbanisation of the existing open rural countryside. However, the site could accommodate some development, particularly in the south and south west, subject to landscape mitigation measures.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
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 warehousing/industrial developments over 1000m² floorspace, or development which may result in air pollution or discharge to ground or surface water of more than 5m³/day would require consultation with Natural England. Boundary habitats including wooded copses, hedgerows and trees 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. Buildings may support roosting bats (if suitable).
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	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 in a landscape of prehistoric and Roman archaeology
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	-

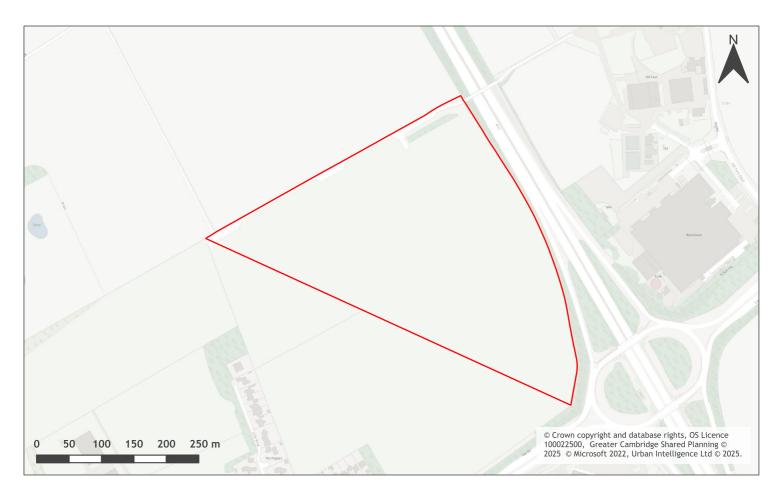
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
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. 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	Not suggested for residential use therefore likely law traffic impact on
Air Quality Officer Comment 2021	Not suggested for residential use therefore likely low traffic impact on AQMA
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	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 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)	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land north of A505 - Site A3 (west of M11 and north of A505), Duxford assessment



A map of Land north of A505 - Site A3 (west of M11 and north of A505), Duxford

Site information	-
Site ID	115867
HELAA Site ID	51661
Suitable Site Area (ha)	12.95
Ward/Parish	Whittlesford
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)	30000
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	The site has a visually open character making it clearly visible from areas. Development upon this site would have a significantly adverse impact to the wider and local landscape character and views. It would be an encroachment into the landscape, permanent and urbanisation of the open rural landscape. Even with landscape mitigation the harm would still be significant and unacceptable.
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 warehousing/industrial developments over 1000m² floorspace, or development which may result in air pollution or discharge to ground or surface water of more than 2m³/day would require consultation with Natural England. Site is 790m from Thriplow Peat Holes SSSI. Ability to mitigate will depend on the type of development. Hedgerows, wooded boundaries and trees 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 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	This site and site A4 are a single large field to the west and north of Duxford airfield. To the south are the Grade II* hangers and to the west are the Grade II camp complex buildings. Whilst the airfield is fairly industrial in nature any industrial development of this field needs to respect the form and scale of the Duxford airfield complex and provide appropriate mitigation.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Red
Archaeology Officer Comment 2021	Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument
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	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	-

Air Quality Officer Comment 2021 Contaminated Land RAG Assessment 2025 Site does not lie within an AQMA. Minimal for the comment of the comment and the comm	traffic impact on AQMA.
Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG - Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	
Contaminated Land Officer Comments 2021 Non-residential use proposed and no prior	history of development.
Overall Suitability Score Red	
Further constraints -	
Agricultural Land 0 Classification Grade 1	
Agricultural Land 100 Classification Grade 2	
Agricultural Land 0 Classification Grade 3	
Agricultural Land 0 Classification Grade 4	
Agricultural Land 0 Classification Non Agricultural	
Agricultural Land 0 Classification Urban	
Source Protection Zone 28.05	
Highways England Zones A11/M11, M11 South	
Available -	
Is the site controlled by a developer or landowner who has expressed an intention to develop? The site was submitted by the landowner a confirmed that the site is available for develop?	•
Are there known legal or ownership impediments to development?	
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)	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land south of Royston Road, Whittlesford assessment



A map of Land south of Royston Road, Whittlesford

Site information	-
Site ID	115868
HELAA Site ID	40349
Suitable Site Area (ha)	1.77
Ward/Parish	Whittlesford
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	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: 2% 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	Development throughout the site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment into the countryside, permanent and an urbanisation of the rural and open nature of the landscape. Even with a reduction in residential units the harm would be still be significantly adverse and unacceptable.
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 require consultation with Natural England. Boundary trees/hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value. Ponds within 100m may support great crested newt, although arable habitats likely to be of low ecological value. Impacts likely to be mitigated through appropriate scheme design.
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	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Cropmarks and Roman pottery is recorded to the south
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-

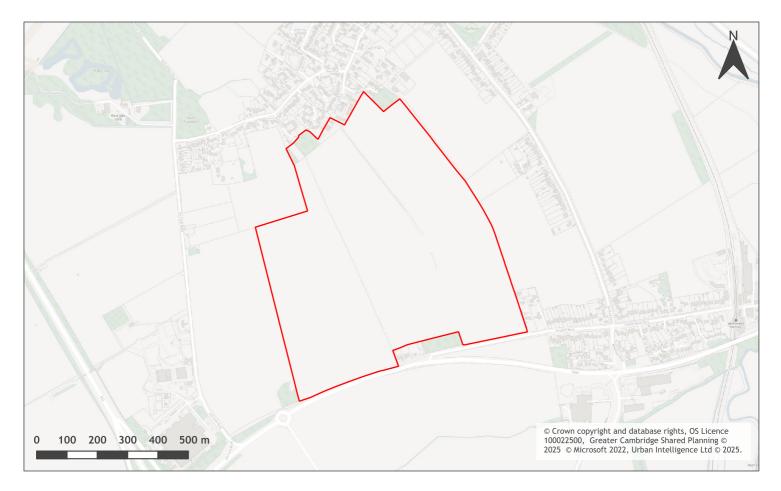
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 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
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	48
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 Parsonage Farm, West End, Whittlesford assessment



A map of Land at Parsonage Farm, West End, Whittlesford

Site information	-
Site ID	115869
HELAA Site ID	40144
Suitable Site Area (ha)	54.29
Ward/Parish	Whittlesford
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	1629
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site has a partially open character making it clearly visible from some areas. The sheer size of this site would merge the two clusters of development which form both ends of the village and result in an out of scale proposal. Intimate village character would therefore adversely be affected.
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 residential development above 100 units will require consultation with Natural England. Habitats mostly likely to be of relatively low ecological value (arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on the setting of Whittlesford Conservation Area. A buffer zone is recommended to mitigate and preserve the spatial identity of Whittlesford.
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 prehistoric archaeology
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-

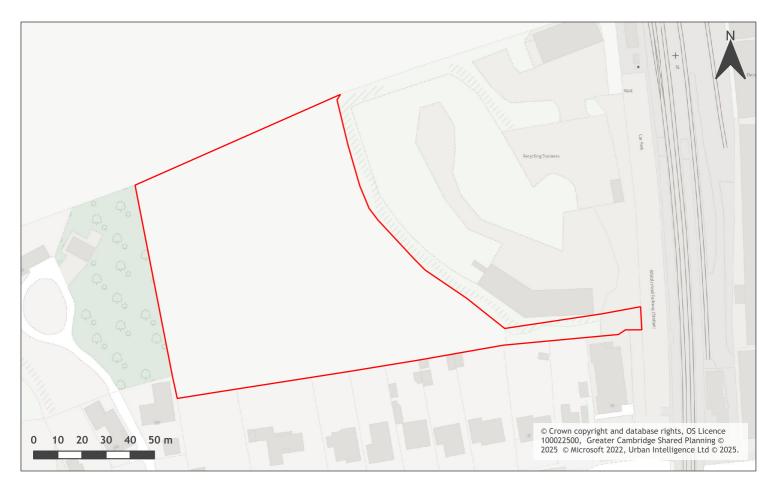
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to 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	Amber

Air Quality Officer Comment 2021	Large site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Infilled pit, contamination expected, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	96.26
Agricultural Land Classification Grade 3	3.74
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?	6-10 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	814
Estimated employment space (m2)	0
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 Years



Land west of 40 Station Road west, Whittlesford assessment



A map of Land west of 40 Station Road west, Whittlesford

Site information	-
Site ID	115870
HELAA Site ID	59391
Suitable Site Area (ha)	1.14
Ward/Parish	Whittlesford
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	25-35
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber