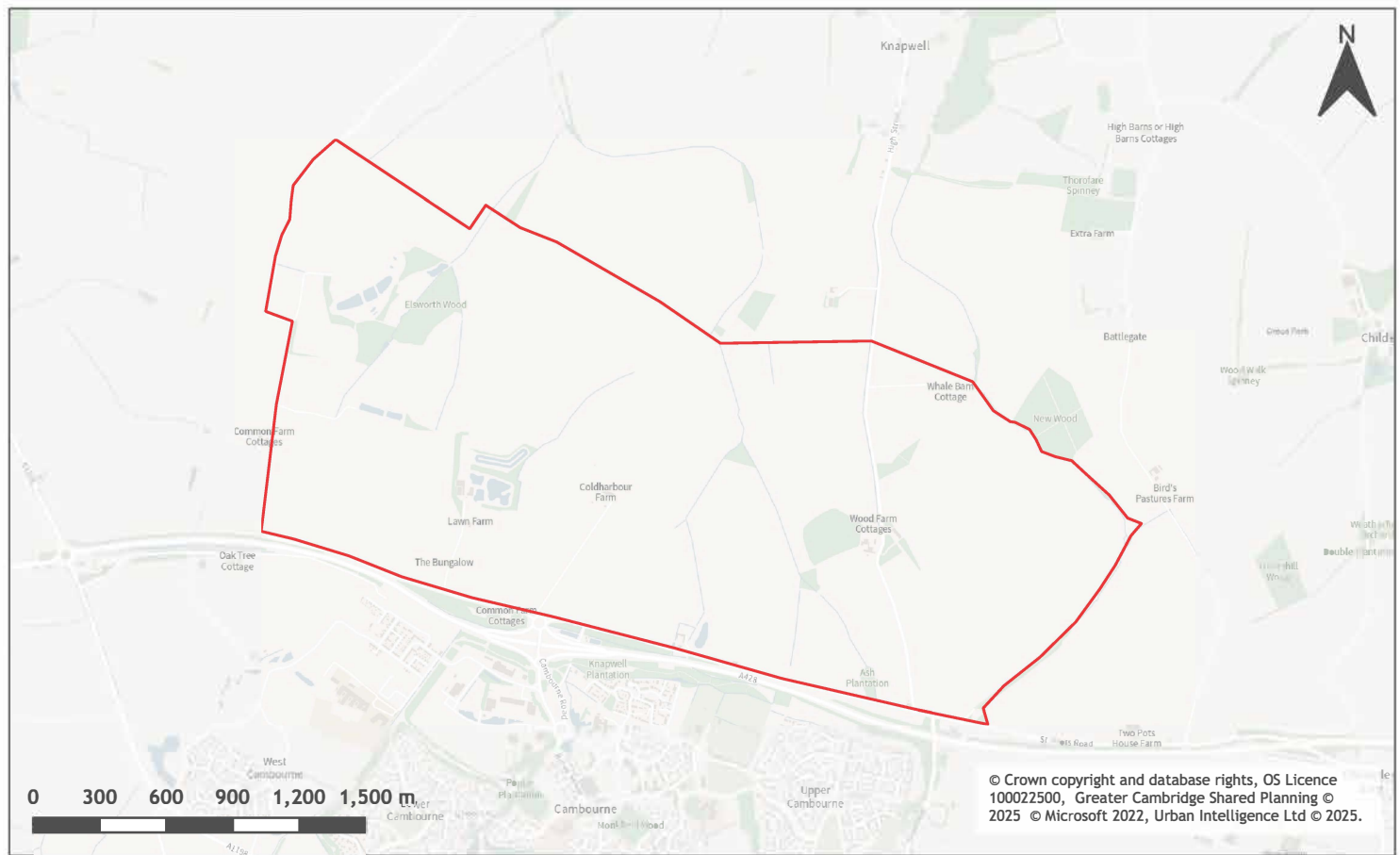


Land north of Cambourne, Knapwell assessment



A map of Land north of Cambourne, Knapwell

Site information	-
Site ID	115059
HELAA Site ID	40114
Suitable Site Area (ha)	573.01756855463
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield, Previously developed land
Category of site	Growth Around Transport Nodes: Cambourne Area
Category of settlement	Within or adjacent to an existing settlement
Current use(s)	Agricultural Land / Building, Paddock / Scrub, Residential, Woodland / Orchard
Proposed development	Mixed Use
Proposed employment floorspace (m2)	120000-200000
Proposed residential capacity	10,000
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, 1% lies in a 1 in 100 year event and 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	Red
Landscape Comment 2025	Based on the new information provided, the assessment score has not changed. The revised boundary and masterplan do not alter the previous assessments for impact on landscape character.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	New information provided does not alter the previous assessment of a permanent change to the landscape and an encroachment into the rural countryside.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This is a large site located to the north of the village of Cambourne. Wide, local views and amenity views are high due to gentle open nature of fields and low-lying boundary hedgerows. Large scale development upon this site would have a significant adverse effect on the landscape as a resource in its own right and effects on views and visual amenity. Development would be permanent and an encroachment into the rural countryside.
Biodiversity and Geodiversity RAG Assessment 2025	Red
Biodiversity and Geodiversity Officer Comments 2025	Based on the new information provided, the assessment score has not changed. A development of the size and scale described has the potential to significantly impact statutory and non-statutory protected sites, their cited attributes, and functionally linked habitats or protected species. Mitigation measures may not be possible therefore the site is unacceptable. The updated masterplan does not provide any certainty that impacts to both statutory and non-statutory protected sites, or to rare protected species can be mitigated.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site would have a detrimental impact on designated sites, or sites with a regional or local protection. There is limited evidence that harm may be reasonably mitigated or compensated, as appropriate.

Biodiversity and Geodiversity RAG Assessment 2023	Red
Biodiversity and Geodiversity Officer Comments 2023	A Preliminary Ecological Appraisal has been submitted. This has not changed the scoring of the site because the new information submitted does not remove concerns regarding increased visitor pressure on the statutory and non-statutory protected areas within and adjacent to the redline boundary. For example, a SANGS assessment and analysis of how increased visitors would be discouraged from entering the SSSI. Without information regarding bat roosting, commuting, and foraging data from the ancient woodlands present within the redline boundary, it is not possible to assess the masterplan as commuting and foraging routes would need to be maintained through dark corridors away from dense development and protected from any increases in lighting. No such primary ecological information has been presented; therefore, the assessment must remain RED until further survey work has been undertaken.
Biodiversity and Geodiversity Guideline Comments 2023	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.
Biodiversity and Geodiversity RAG Assessment 2021	Red
Biodiversity and Geodiversity Officer Comments 2021	The site contains Elsworth Wood SSSI which is cited as an ancient woodland (13th century). The site also contains Knapwell Wood which is also registered as ancient woodland but holds no statutory designation. Knapwell Wood was flagged as important to male barbastelle bats during the Bourn Airfield Bat Surveys and may be linked to the Eversden and Wimpole SAC. All new housing developments will require assessment of increased visitor pressure on SSSI. All planning applications will require consultation with Natural England. The northern boundary of the site lies adjacent to the Brockley End Meadow CWS which is cited for is habitat mosaic. The site contains numerous areas of deciduous woodland which has been classed as priority woodland, along with ditches, watercourses, grasslands, hedges and wooded boundaries that are also likely to have ecological value.
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	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. The site is wholly outside an open space designation
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	Red

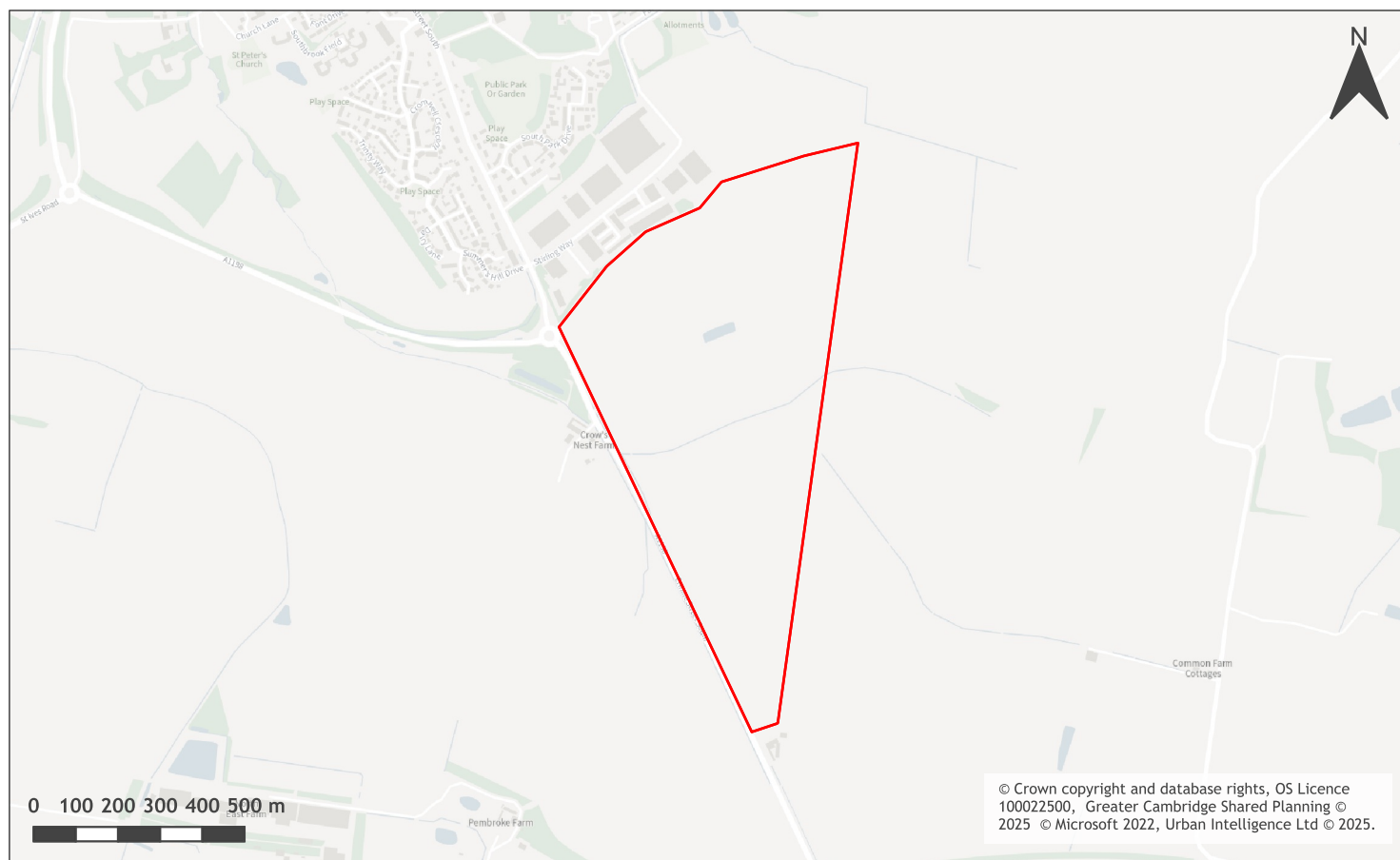
Historic Environment Comments 2025	Based on the amended boundary and illustrative masterplan, the assessment score remains red. The site includes two grade II listed buildings, (New Inn Farmhouse and Barns, which the masterplan shows being severed from the countryside, surrounded by development and transport corridors. It is therefore likely that much of the site could not be developed without causing substantial harm to the significance and setting of listed buildings.
Historic Environment RAG Assessment 2023	Red
Historic Environment Comments 2023	While the heritage assets have been acknowledged in the new information it is still considered that the development will have a significant adverse impact on their setting. Response document proposes reducing risk through no built development adjacent to the listed buildings however the Masterplan does not appear to show this. RAG remains the same.
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	It is likely that much of the site could not be developed without causing substantial harm to the significance and setting of heritage assets. Significant scope for presence of NDHA's within and adjacent to the site as well as being within the setting of two designated heritage assets (New Inn Farmhouse and Barns). 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	Based on the additional information provided, the assessment for the site remains unchanged as Red as there is evidence of significant archaeology in the area including extensive cropmarkings which will be adversely impacted by development and which may not be possible to mitigate.
Archaeology RAG Assessment 2023	Red
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Red as there is evidence of significant archaeology in the area including extensive cropmarkings which will be adversely impacted by development which will not be possible to mitigate.
Archaeology RAG Assessment 2021	Red
Archaeology Officer Comment 2021	Extensive cropmarks in the area indicative of a complex, multi period landscape
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services

Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The assessment score remains as Amber based on the additional information. The site is acceptable in principle, although a significant level of infrastructure would be required to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints.
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	Amber
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the additional information provided, the assessment scoring remains amber as the site would be dependent on delivery of the proposed C2C route and potentially East-West rail or equivalent. As part of this, it will need to provide high quality non motorised user and enhanced Passenger Transport routes linking to Cambridge, St Neots and surrounding areas and must be considered in the context of the proposed A428 improvements scheme. The proposal would also require a robust Travel Plan.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The assessment score has not changed and remains Amber. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
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	Amber
Air Quality Officer Comment 2025	Based on the additional information, the assessment of the site remains unchanged as Amber. The site does not fall within an Air Quality Management Area (AQMA). Given the scale of the scheme, traffic mitigation measures may be necessary to offset impacts on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Very large site and lots of residential units - potential for significant AQMA traffic impact without mitigation.
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Previous agricultural land use. Potential for historic contamination, conditions required.
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	92.92
Agricultural Land Classification Grade 3	7.08
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for erection of new drinking water reservoir. (20/04907/FUL)
When will the site be available for development?	6 to 10 years
Available RAG	Amber
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 development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	8595
Estimated employment space (m2)	120000-200000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	6-10 Years

Land at Crow's Nest Farm Papworth Everard assessment



A map of Land at Crow's Nest Farm Papworth Everard

Site information	-
Site ID	115102
HELAA Site ID	48096
Suitable Site Area (ha)	52.7269530991959
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield
Category of site	Growth Around Transport Nodes: Cambourne Area
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Mixed use
Proposed employment floorspace (m2)	0
Proposed residential capacity	1500
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 Zones: Site is wholly within Flood Zone 1. Surface Water Flooding: 3% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 3% lies in a 1 in 1000 year event.
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Based on the additional information provided, the assessment score remains red. Development upon this site would have a significant and irreversible adverse impact on landscape character. The mitigation measures would not overcome the considerable encroachment development would have on the countryside and significant expansion of the village to the south.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	<p>Additional information has been submitted to support the representation which respond to initial concerns of harm to existing landscape character.</p> <p>The proposals have been adjusted with development restricted to the north of the site. They include a buffer between development and the adjacent countryside in keeping with the LCA.</p> <p>Nevertheless, it is considered that the mitigation measures would not overcome the considerable encroachment development would have on the countryside and significant expansion of the village to the south. The assessment score therefore remains red.</p>
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This is large site located to the south east of the village of Papworth Everard outside and abutting the settlement framework. Wide and local views are medium due to gappy vegetation particularly to the east of the site. Development upon this site would have a significant adverse impact to the landscape character. It would be an encroachment into the landscape and incongruous with the rural landscape characteristics. A significantly reduced scheme to the north west of the site may be acceptable 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	Amber
Biodiversity and Geodiversity Officer Comments 2023	Additional information has been submitted which notes further studies will need to be undertaken and potentially necessary mitigation measures introduced. Therefore there is no change to the assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All residential developments will require consideration of recreational impact on nearby SSSIs. Consultation with Natural England required for schemes which may cause air pollution. Habitats including mature trees, hedgerows and watercourses/waterbodies may qualify as Habitats of Principal Importance/be of ecological value and support protected or notable species. There is an otter record nearby, but great crested newt have been found to be absent from on-site pond previously. 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	-
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	The additional information submitted does not change the RAG rating in heritage terms
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	The changes do not affect our previous assessment. There is evidence of archaeology in the area that will require investigation in advance of development.
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Cropmarks of probable Iron Age/Roman enclosures are recorded in the area
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle subject to detailed design.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Amber

Transport and Roads Guideline Comments 2023	Based on the additional information provided, the assessment scoring has been amended to amber. The site would be dependent on delivery of the proposed C2C route and potentially East-West rail or equivalent. As part of this, it will need to provide high quality non motorised user and enhanced Passenger Transport routes linking to Cambridge, St Neots and surrounding areas and must be considered in the context of the proposed A428 improvements scheme. The proposal would also require a robust Travel Plan.
Transport and Roads RAG Assessment 2021	Red
Transport and Roads Guideline Comments 2021	Development of the site would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot 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	New information provided has not changed the assessment. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. Further specific details and assessments will be required as detailed design information becomes available for noise, vibration, odour and lighting.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed 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	Amber
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Large site and lots of residential units - potential for AQMA traffic impact without mitigation

Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site adjacent to industrial/ contaminated land with the potential for contamination and planning conditions will be required including a site investigation.
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	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
Available RAG	Amber
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 development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	791
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 years

Land to the south and east of the A14 Services, Boxworth assessment



A map of Land to the south and east of the A14 Services, Boxworth

Site information	-
Site ID	115132
HELAA Site ID	45107
Suitable Site Area (ha)	16.7517253507474
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield, Previously developed land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	Agricultural Land / Building
Proposed development	Non-Residential
Proposed employment floorspace (m2)	7000
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: 14% lies in a 1 in 30 year event, 7% lies in a 1 in 100 year event and 14% 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	Amber
Landscape Comment 2025	Having considered the additional information, the assessment score remains amber. It is noted that additional HGV parking south-east of the Cambridge Services. Some harm to landscape and views is likely to arise from the proposed development but local receptors are of low sensitivity, particularly around the A14. Development should be landscape-led, with strong screening, biodiversity gains, and context-appropriate height and massing.
Landscape RAG Assessment 2023	Amber
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Whilst there is likely to be harm associated with the NCA, the significance of it and the sensitivity of receptors is low and not uncharacteristic of the highway intrusion in the area. The development should be compact in form and the layout landscape led to allow significant landscape buffering and new habitats to be created and biodiversity enhancements.
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Having considered the additional information submitted, the overall assessment score has not changed. A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts on statutory protected sites.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, protected habitats, priority species, or ecological assets with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	Amber

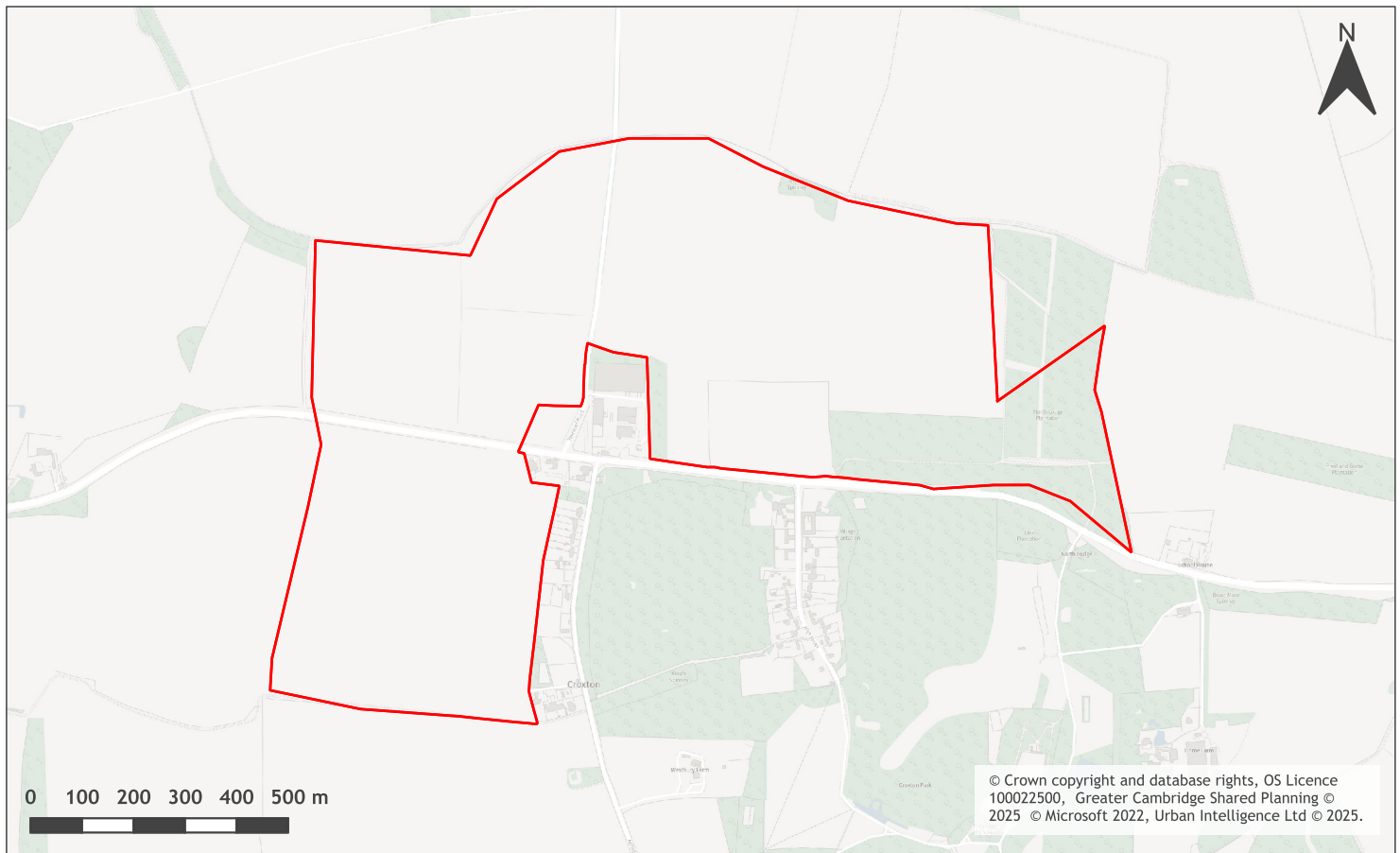
Biodiversity and Geodiversity Officer Comments 2023	Further comments and an Arboricultural Assessment have been submitted. As noted in the comments, further studies will need to be undertaken and potentially necessary mitigation measures introduced. Therefore there is no change to the assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Combustion, landfill or discharge to surface water of more than 20m ³ /day would require consultation with Natural England. Otherwise, site likely to be of low ecological value, although adjacent woodland may qualify as Habitat of Principal Importance/be of high ecological value and support protected or notable species. Great crested newt recorded within 1km, although may be dispersal barriers.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	Green
Historic Environment Comments 2025	Based on the additional information provided, the assessment score remains green. 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.
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	Based on the new information provided, the assessment for the site remains unchanged as Green. Significant archaeology is unlikely to survive in the area.
Archaeology RAG Assessment 2023	Green

Archaeology Officer Comment 2023	Based on the new information provided, the assessment for the site remains unchanged as Green as it is unlikely that an significant archaeology is likely to survive in this area.
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	Site previously investigated as part of the A14 programme of works
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	Based on the additional information provided, assessment of the site remains unchanged as Amber. The site is acceptable in principle, subject to greater detail and consultation.
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	Amber
Transport and Roads Guideline Comments 2025	<p>Based on the updated information, the overall score has been changed from green to amber due to potential increase in HGV trips generated by the proposed development. There are some concerns relating to how the increase in HGV traffic would impact the Swavesey Interchange, which is now known to suffer from capacity issues on the A1307 approach. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use.</p> <p>A Transport Assessment and a Travel Plan will be required.</p> <p>A vehicle trip budget for the development of this site is expected to be required.</p>
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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The assessment of the site remains unchanged as Amber. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	No further information provided related to environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as careful site layout, design and mitigation will be required to address road traffic noise.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	The assessment score remains at Green based on the additional information. Given the site would have a non-residential use, it is unlikely to have a significant traffic impact on designated Air Quality Management Areas (AQMA).
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Not suggested for residential use therefore likely low traffic impact on AQMA
Contaminated Land RAG Assessment 2025	Green
Contaminated Land Officer Comments 2025	The assessment score has not changed and remains Green. Non-residential use proposed and no prior history of development.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	Non-residential use proposed and no prior history of development.
Overall Suitability Score	Amber
Further constraints	-

Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0.97
Agricultural Land Classification Grade 3	99.03
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for installation of six electric vehicle charging points. (20/04053/FUL), Outline planning permission granted for the erection of a Drive-Thru Coffee Shop. (21/04025/OUT), Planning permission granted for reserved matters of outline planning permission 21/04025/OUT (erection of a Drive-Thru Coffee Shop). (24/04390/REM)
When will the site be available for development?	0 to 5 years
Available RAG	Amber
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 development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	251
Estimated employment space (m2)	7000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

Land at Croxton assessment



A map of Land at Croxton

Site information	-
Site ID	115144
HELAA Site ID	40288
Suitable Site Area (ha)	95.7307856289087
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield
Category of site	New settlement
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	1500
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 Zones: Partially in Flood Zone 2 (2%). Partially in Flood Zone 3 (2%). Surface Water Flooding: 4% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 6% 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	Red
Landscape Comment 2025	Having considered the additional information submitted, the assessment score remains red. The proposed site is in a sensitive and historic landscape, characterised by small, contained villages, between which there are extensive views over undulating fields, framed by woodland blocks. Development of this scale in this landscape would alter this character irreversibly and significantly and could not be reasonably mitigated.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	<p>The new information provided is a response to the original assessment and queried what landscape considerations had been made in relation to proposed regional and local infrastructure projects related to the A428, CAM and C2C. At the time of the first HELAA assessment, none of these had any certainty. Currently only the A428 has been consented and therefore this infrastructure project has been considered as part of the landscape and townscape reassessment of this site.</p> <p>Given no additional landscape technical information has been provided, the assessment rating remains red.</p> <p>It is also noted that an adjoining site outside of the Greater Cambridge area is being promoted for development as part of a larger development. Given the land within the Greater Cambridge area will have irreversible adverse landscape impacts that can not be reasonably mitigated, it is therefore unlikely that extending the site beyond the Greater Cambridge boundary, and in turn generate additional development, will address this fundamental issue.</p>
Landscape RAG Assessment 2021	Red

Landscape Comment 2021	Such a large development would have significant landscape and visual impacts on the historic landscape to the south. The east and north of the site are very exposed with clear entirely open views available from the B1040 to the east, and from the local PROWs Development would form a new skyline in views from the east. Overall, the site has potential to produce significant negative landscape impacts to the Historic landscape to the south. However, it is possible that part of the site could be sensitively developed with suitable landscape mitigation.
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Having considered the submitted information, the former assessments are still considered relevant. The proposed development lies adjacent to a non-statutory designated site and would likely require bespoke mitigation or compensation to remove any risk of harm. The proposed site may contain priority habitat, which will require assessment and possible compensation if removed.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Site contains extensive deciduous woodland which has been classified as priority habitat. The site is adjacent to a large CWS cited for its parkland, veteran trees, and habitat mosaic.
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	-
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
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 may impact on the registered park & garden and listed buildings to the south including in Croxton. A Historic Impact Assessment should be undertaken to avoid/minimise impacts.
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	Recent archaeological investigations undertaken in advance of the A428 construction programme indicate that the site is located in a landscape of extensive Iron Age settlement. Cropmarks in the area indicate that this extends into the proposed area. Furthermore, the nationally important site of Croxton deserved medieval village is located to the immediate south. Further information would be necessary to determine the suitability of this site for development.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Extensive evidence of Iron Age and Roman activity is recorded in the area.
Accessibility RAG Assessment 2025 - Automated	Red
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	Based on the additional information provided, assessment of the site remains unchanged as Amber. The site is acceptable in principle, subject to further detail and consultation with National Highways as the highways authority for the A428 trunk road and Cambridgeshire County Council.
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	Amber
Transport and Roads Guideline Comments 2025	Having considered the updated information, the overall assessment score has not changed. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	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
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for the necessary works for the cable route to facilitate permission 24/00295/FUL. (25/01657/FUL)
When will the site be available for development?	0 to 5 years
Available RAG	Amber
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 development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	1436

Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	145
Development completion timescales (years)	11-15 years

Brickyard Farm, Boxworth assessment



A map of Brickyard Farm, Boxworth

Site information	-
Site ID	115237
HELAA Site ID	47353
Suitable Site Area (ha)	85.5553959099926
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield, Previously developed land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	Agricultural Land / Building, Car Park, Infrastructure
Proposed development	Non-Residential
Proposed employment floorspace (m2)	150000
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: 8% lies in a 1 in 30 year event, 6% lies in a 1 in 100 year event and 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	Amber
Landscape Comment 2025	The site area has been reduced by approx 1.2Ha. A preliminary Landscape and Visual Assessment (LVA) has been submitted alongside a Vision Document. The additional information establishes broad landscape principles for the site's development and indicates that the scale of development could be integrated into the site if reasonably mitigated. However, further mitigation details and a full LVIA will be required to support the development.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	the new information seeks to draw out similarities between this site and a nearby site on the opposite side of Boxworth Road. Despite the adjacency, the sites are in different character areas and are affected differently by development. However, it is considered that the additional information does not alter the initial assessment.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This is a very large and exposed site with minimal boundary treatment and is subsequently likely going to have an adverse impact on the rural landscape and NCA. Partial development is advisable in order to not detract from the existing village character of Boxworth. Appropriate screening along the northern boundary in particular from the new road and the A14 would be required. Rural facing boundaries in the south and west would need to be established/strengthened to limit views of the development. The size of the site adversely impacts existing Landscape Character Area.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-

Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Amber
Biodiversity and Geodiversity Officer Comments 2023	The further supporting information indicates that further ecological assessments are in the process of being completed. However, as no detailed information has been provided in relation to ecology impacts and mitigation, there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Any applications resulting in discharge to ground or surface water of more than 20m ³ /day, landfill or development likely to cause air pollution would require consultation with Natural England. Site likely to be of low ecological value (compound/arable), although may support farmland bird populations. Drains may have ecological value and support protected or notable species. Adjacent woodland may qualify as Habitat of Principal Importance.
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	-
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	The additional information does not relate to heritage matters and therefore the rating remains green.
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	Red

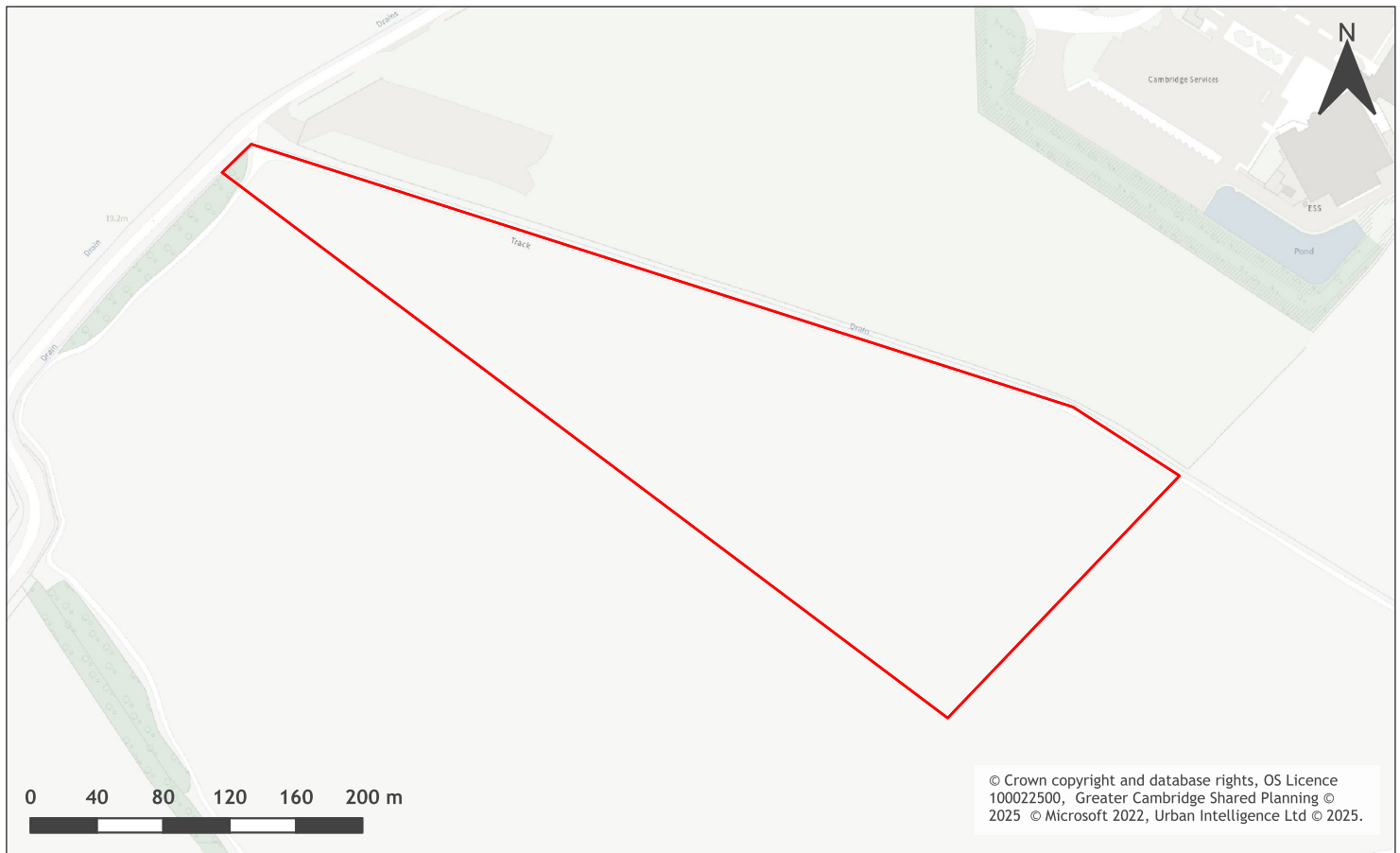
Archaeology Officer Comment 2025	Updates to the HER identify a linear pattern of landscape division and enclosure traversing the proposal area. This is likely to date from the middle Iron Age. There is also some evidence for Saxon activity in the area. Further information would be necessary to determine the suitability of this site for development but based on the updated HER data, the assessment score has been amended to Red.
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in a landscape of cropmarks of late prehistoric and Roman settlement and associated activity
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle subject to detailed design.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the new information provided the Amber assessment remains unchanged. The site is remote from existing passenger transport infrastructure and will therefore require high quality passenger transport links to Cambridge and links into local Non-Motorised User facilities such as the existing A1307 cycleway. The site will potentially impact on the A14, associated junctions and local links and will therefore require a robust Travel Plan.
Transport and Roads RAG Assessment 2021	Amber

Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. 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. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by 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	Amber
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Will require inherent / intrinsic designed in AQ mitigation.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site with landfill to its southern aspect with the potential for historic contamination and planning conditions will be required.

Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Landfill to southern aspect. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	16.07
Agricultural Land Classification Grade 3	83.93
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for proposed barn for the storage of grain. (22/02289/FUL)
When will the site be available for development?	0 to 5 years
Available RAG	Amber
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 development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	1283
Estimated employment space (m2)	150000
Estimated start date	0-5 Years

Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

Land to the South of the A14 Services assessment



A map of Land to the South of the A14 Services

Site information	-
Site ID	115244
HELAA Site ID	200787
Suitable Site Area (ha)	6.66512680037713
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	Agricultural Land / Building
Proposed development	Non-Residential
Proposed employment floorspace (m2)	21500-24000
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: 4% lies in a 1 in 30 year event, 7% lies in a 1 in 100 year event and 14% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	The site has a more rural character than land closer to the Cambridge Services. Some harm to landscape character and views is likely to arise from development. A Landscape and Visual Impact Assessment and landscape mitigation is needed to guide proposals, including height, massing, screening and integration with the receiving landscape.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Where there is a likelihood of protected and priority species being impacted a full assessment must be undertaken. A development of the type described would likely be eligible for mandatory biodiversity net gain.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, protected habitats, priority species, or ecological assets with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. the site is wholly outside an open space designation,
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	-
Policy Officer Comments 2021	-
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	This site sits to the north of Boxworth village and it's various heritage assets. The landscape is very open with long views from the main road. Tree belts partly screen the site but views of any potential development from the village would need to be provided. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	A linear arrangement of landscape division and enclosure is recorded to the east of the proposal area. This is likely to date from the middle Iron Age. There is also some evidence for Saxon activity in the vicinity. Further information would be necessary to determine the suitability of this site for development however, based on the recent HER data, the assessment score is Red.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-

Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Red
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The site has been scored as Red as the proposed highway frontage is unsuitable.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	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 2023	-

Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Green
Contaminated Land Officer Comments 2025	The site is capable of being developed as there are unlikely to be any contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 West

Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
Available RAG	Amber
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 development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	140
Estimated employment space (m2)	21500-24000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

Site information	-
Site ID	115345
HELAA Site ID	48150
Suitable Site Area (ha)	1.38237413660351
Ward/Parish	Caxton & Papworth
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	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	Red
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (4%). Partly in Flood Zone 3 (12%).. Surface Water Flooding: 22% lies in a 1 in 30 year event. 7% lies in a 1 in 100 year event. 9% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Red
Flood Risk Officer Comment 2021	The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	A small site consisting of 2no. paddocks located to the north east of the village of Conington. It is a rural location outside and abutting the village framework. wide views are negligible and local views are filtered by boundary vegetation. Development upon this site would have a limited impact to the settlement character 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	All new housing developments will require an assessment of possible recreational impacts on nearby SSSIs. Boundary hedgerows, mature trees and pond may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Ponds within site and nearby may support great crested newt - there are records within 50m. 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 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	-
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
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 would have some impact on the setting of a listed building. The level of harm would be dependent on the density, layout and landscaping.
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	Earthworks relating to the medieval settlement survive in the area