

## Land off Ambrose Way, Impington assessment



A map of Land off Ambrose Way, Impington

Site information	-
Site ID	115061
HELAA Site ID	40392
Suitable Site Area (ha)	8.71076397118629
Ward/Parish	Histon & Impington
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to rural centre
Current use(s)	Agricultural Land / Building, Paddock / Scrub
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	177
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	A position statement regarding the hydraulic modelling of existing onsite flood risk has been submitted. Based on this new information, the site assessment scoring remains Amber. The submitted information indicates that the existing EA modelling was updated, and it is currently being revised by the EA. The updated modelling outputs indicate the existing site would still be in flood zone 2 and a smaller area in flood zone 3. Flood Zones: Partially in Flood Zone 2 (6%). Partially in Flood Zone 3 (3%). Surface Water Flooding: 3% 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	Amber
Flood Risk Officer Comment 2023	A position statement regarding the hydraulic modelling of existing onsite flood risk has been submitted. Based on this new information, the site assessment scoring remains Amber. The submitted information indicates that the existing EA modelling was updated, and it is currently being revised by the EA. The updated modelling outputs indicate the existing site would still be in flood zone 2 and a smaller area in flood zone 3.
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zones 3a or 3b.
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The updated Green Belt appraisal and submission details do not significantly alter the landscape concerns regarding development of this parcel. Development would likely have a negative impact on wide views and landscape character.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The number of new homes has been reduced from 190 to 177 and new supporting information has been provided including an LVA and a concept masterplan. The LVA includes an appraisal of landscape character and 6 existing views from the east, northeast and southeast of the site. The LVA indicates that the site is screened, except from the north. However, the LVA is not detailed enough and doesn't include any views from the west and few views from the areas immediately next to the site. The concept masterplan still indicates extensive development plots with small scale buffer planting and therefore there is still a risk that development will have a negative impact on the landscape character and the assessment remains red.
Landscape RAG Assessment 2021	Red

Landscape Comment 2021	The site consists of three irregular shaped agricultural fields on the northeast edge of Impington, within the Green Belt and outside, but abutting the Development Framework Boundary. There are expansive views into and out of the site. The site is somewhat physically disconnected from the village centre. The visual and landscape character impact of development would be significant as it would infill the area of countryside penetrating the irregular northern village edge between the two corridors of development along Mill Lane and Milton Road.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Green
Biodiversity and Geodiversity Officer Comments 2023	An ecology briefing paper has been provided. This identified no likely impacts upon designated sites and no further consultation with Natural England is likely. It also found no evidence of Priority habitats during the field survey. It indicated that a 10% net gain in biodiversity is likely to be obtained for the scheme. Notwithstanding, the report notes further protected species surveys will need to be undertaken. It is also noted that habitat persuasion was used for moving a low population of reptiles from the initial development. Therefore, as no formal reptile translocation scheme was carried out, it is likely that no significant impacts will be caused upon the known reptile population. As a result, the assessment scoring has been changed.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. The southern boundary of the site was used as a reptile translocation receptor site for the adjoining application site. Any development of this section that may result in 'double handling' of reptiles should be avoided as it is against best practice. Therefore, plans must be adjusted to account for this. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-

Policy Officer Comment 2025	-
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	Amber
Historic Environment Comments 2023	The response disagrees with the initial assessment that development on this scale has the potential to cause harm to the setting of the Impington St Andrew's conservation area. However no new information has been provided to satisfy that these concerns have been mitigated therefore the amber rating remains.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Significant development on this site would start to merge Histon and Impington. There is potential for harm to the setting of the Impington St Andrews conservation area. The impacts of development could be reasonably mitigated.
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	The previous assessment is still appropriate. Archaeological investigations would be necessary in advance of development.
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	The additional information has been reviewed. Reference to Roman Road is mistaken. Additionally, the Desk Based Assessment fails to take full account of rich late prehistoric and Roman landscape in which site is located and makes assumptions regarding mitigation based on nearby sites which may not be appropriate. On this basis 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 extensive prehistoric and Roman activity. The route of the Roman road runs through the site
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	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. It is not practical to provide suitable connectivity for non motorised users.
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The access link to the public highway is unsuitable to serve the number of units that are being proposed.
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 amended proposal the assessment score has changed from red to amber as it has been demonstrated the site can achieve vehicular access. Site will need to provide high quality local non-motorised user routes linking to the Busway and into Cambridge. Will impact the B1049 and its junction with the A14.
Transport and Roads RAG Assessment 2021	Red
Transport and Roads Guideline Comments 2021	Transport Assessment and Travel Plan required.
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.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	-

AQMA RAG Assessment 2023	Green
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 does not lie within an AQMA and there will be minimal impact on AQMA.
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The 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 previously in agricultural use with the potential for historic contamination and planning conditions will be required.
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	73.67
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	26.33
Source Protection Zone	0
Highways England Zones	A14 CNB
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	183
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 adjacent to St George's Way and Woodcock Close Impington assessment



A map of Land adjacent to St George's Way and Woodcock Close Impington

Site information	-
Site ID	115090
HELAA Site ID	40282
Suitable Site Area (ha)	3.13337819837936
Ward/Parish	Histon & Impington
Greenfield or Previously Developed?	Greenfield, Previously developed land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to rural centre
Current use(s)	Agricultural Land / Building, Commercial / Industrial
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	50
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: 1% lies in a 1 in 30 year event. 6% lies in a 1 in 100 year event. 12% 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	Amber
Landscape Comment 2023	The site is in the Green Belt and outside the Development Framework. The site boundary has been revised to include a drainage ditch on the north edge of the site and to include Woodcock Close up to the junction with Milton Road. Other supporting information has been submitted on transport, adopted Highways and facilities but the new information does not relate to landscape or change the landscape assessment. The landscape assessment therefore remains amber.
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is somewhat isolated being to the rear of existing properties and currently is seen as part of the countryside and has a rural landscape character. The site is well contained within the boundary vegetation and could easily become part of the built environment with little harm to the surrounding landscape character. As proposed the site could be developed but should have due consideration of its village edge and rural location.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-

Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are watercourses adjacent to the eastern boundary of the site which will require surveys and possible mitigation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of housing and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site 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	-
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	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 on the eastern edge of the historic village core. 19th century brickworks are located to the south.
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	Based on the revised location plan and other documentation, assessment of the site has been updated to Amber. The site is acceptable in principle, subject to further detail and consultation.
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable as the proposed access does not have sufficient width for a carriageway and footway both sides.
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-



Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	100
Source Protection Zone	0
Highways England Zones	A14 CNB
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 revised access arrangements. (23/02335/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	75
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

## Compass House and adjacent land Chivers Way Histon assessment



A map of Compass House and adjacent land Chivers Way Histon

Site information	-
Site ID	115117
HELAA Site ID	200831
Suitable Site Area (ha)	1.65368511191961
Ward/Parish	Histon & Impington
Greenfield or Previously Developed?	Previously developed land
Category of site	Densification of existing urban areas
Category of settlement	Within or adjacent to rural centre
Current use(s)	Commercial / Industrial
Proposed development	Non-Residential
Proposed employment floorspace (m2)	22000
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2025	Green

Adopted Development Plan Policies Comment 2025	Development of the site is compatible and consistent with Development Plan policies and allocation.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 10% lies in a 1 in 30 year event, 5% lies in a 1 in 100 year event and 6% 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	Primary constraints are the TPO trees, which must be retained, and other large-scale trees that should be assessed with a view to retain as part of any proposals to protect positive townscape features. Proposals for non-residential uses must be designed to respond sensitively to the scale and context of the adjacent residential areas.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Green
Biodiversity and Geodiversity Officer Comments 2025	A development of the size and scale described would not provide any specific ecological risks to statutory or non-statutory designated sites. However, this does not remove the likelihood of protected and priority species being impacted, nor that 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 would not have a detrimental impact on any designated site, or those with a regional or local protection.
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	Within 50m of Protected Open Space. Within 50m of a Semi-natural Green Space. 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	-
Policy Officer Comments 2021	-
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	The conservation area and a terrace of grade II listed cottages are immediately to the north. A potential non-designated heritage asset to the south (Bidder Building). Development is likely to impact their setting, and mitigation will be required in the form of careful massing, design and landscaping.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	Features relating to the 19th century fruit preserves industry may survive in the area. Archaeological investigations may be necessary in advance of development.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Green

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	The site has been scored as Amber based on the information provided. The site is acceptable in principle, subject to further detail and consultation.
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 Green based on the additional information provided. 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	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of 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	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	100
Source Protection Zone	0
Highways England Zones	A14 CNB
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 alterations to the facade and construction of access ramp. (20/01122/FUL), Planning permission granted for single storey rear kitchen extension. (22/04657/FUL), Planning permission granted for change of use from office (Class E) to mixed use office (Class E) and car driving test centre (Sui Generis)(25/00451/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)	48
Residential capacity at prevailing density	71
Estimated employment space (m2)	22000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Land north of Impington Lane, Impington assessment



A map of Land north of Impington Lane, Impington

Site information	-
Site ID	115155
HELAA Site ID	40061
Suitable Site Area (ha)	2.59289827924048
Ward/Parish	Histon & Impington
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	40-55
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 2 (2%) Partly 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 and 7% 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	Red
Landscape Comment 2025	Based on the additional information, the assessment score remains red. Development will remove one of the distinctive small-scale paddocks, mature native hedgerow and trees at the village edge, exposing the site. Development will extend into the open countryside beyond the existing built line.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	New information concerns planning issues and a re-examination of the Council's Green Belt study, not directly related to landscape. Landscape issues remain. Development will remove one of the distinctive small-scale paddocks, mature native hedgerow and trees at the village edge, exposing the site. Development will extend into the open countryside beyond the existing built line. The site assessment therefore remains unchanged.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Any development of this site, on the northern edge of the village, would be further encroachment into the countryside and would be difficult to develop without exposing extensive views of it from the north and northeast.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	Green

Biodiversity and Geodiversity Officer Comments 2023	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 would not have a detrimental impact on any designated site, or those with a regional or local protection.
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. The southern boundary of the site was used as a reptile receptor site for the adjoining development. Therefore any translocation of resident reptile population may result in double handling which is against Natural England best practice guidance. 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. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site 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	-
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 revised information has submitted no additional comments regarding heritage assets. The RAG rating remains the same.
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber

Archaeology Officer Comment 2023	Based on the additional information provided, the site assessment remains as amber as there is evidence of Iron Age and Roman archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Excavations in advance of development to the south identified evidence for Iron Age and Roman settlement.
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	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The scheme is not acceptable as the site does not have a direct link to the adopted public highway. Access is proposed through an allocated residential site currently under development. However, the access through this site is not part of the adopted public highway.
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	Amber
Transport and Roads Guideline Comments 2023	Based on the new information provided, the assessment score remains amber as mitigation measures will be required to serve this development including contributions towards the GCP Histon Road Improvement Scheme, a high sustainable mode share and possible improvements to the B1049/Water Lane/The Green/Impington Lane junction.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-

Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Green
Air Quality Officer Comment 2023	The 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 does not lie within an AQMA and there will be minimal traffic impact on AQMA.
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The 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 previously in agricultural use with the potential for historic contamination and planning conditions will be required.
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	36

Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	64
Source Protection Zone	0
Highways England Zones	A14 CNB
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	62
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



Site information	-
Site ID	115174
HELAA Site ID	40232
Suitable Site Area (ha)	9.95440398205673
Ward/Parish	Histon & Impington
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	50-78
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: 5% lies in a 1 in 30 year event, 3% 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 is within flood zones 3a or 3b.
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Based on the additional information provided, the assessment score remains red. The site remains isolated from the main part of the village and is predominantly within the Green Belt. Any development of the site would have an adverse effect on the rural landscape surrounding Cambridge, as well as on visual context due to extensive views from the north, south and west.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	Additional information includes a site area (5.2ha), proposed units number reduction (78), feasibility study and comments questioning the previous assessment scoring. However the submitted study does not address the negative impact of the development on landscape character and extensive views therefore the information does not change the assessment. The RAG rating remains red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is isolated from the main part of the village and is outside the village framework. Any development of the site would have a negative landscape impact because of the extensive views from the north west and south.
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Based on the new information provided, the assessment score has not changed. No additional information has been provided in relation to ecology impacts and mitigation. Therefore, there is no change to the site assessment scoring.
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	Amber

Biodiversity and Geodiversity Officer Comments 2023	No additional information has been provided in relation to ecology impacts and mitigation and therefore 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	Development over 50 dwellings or large infrastructure over 1000m <sup>2</sup> floorspace requires consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, watercourses and marginal habitats may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable).
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	Amber
Policy Officer Comment 2025	Site is not on a protected open space designation, however there is a protected open space designation on the periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated. Within 50m of Protected Open Space.
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 new information provided, the assessment of the site remains unchanged as 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 no impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	The assessment for for the site remains unchanged. Archaeological investigations would be necessary in advance of construction.
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 Iron Age and Roman settlement are located in the area.
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	Red
Site Access Officer Comment 2025	Based on the additional information provided, assessment of the site remains unchanged as Red. The proposed access connecting the site to the adopted public highway is unsuitable to serve the number of units proposed.
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable as the access route is unsuitable to serve the number of units that are being proposed.
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	Amber
Transport and Roads Guideline Comments 2025	Based on the additional information provided, the overall assessment score has remained unchanged. Whilst the site is relatively close to the Guided Busway, it will need to provide high-quality, local non-motorised user routes linking to the Busway stops and passenger transport routes into Cambridge. The current links with the existing highway are unlikely to offer sufficient capacity to serve the quantum of development proposed. Significant strategic infrastructure improvements will be required on the B1049 and its junction with the A14. Development of this site will require a robust Travel Plan.
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the additional information provided, the assessment score remains amber. Whilst the site is relatively close to the Guided Busway it will need to provide high quality local non motorised user routes linking to the Busway stops and passenger transport routes into Cambridge. The current links existing highway are unlikely to offer sufficient capacity to serve the quantum of development as proposed. Significant strategic infrastructure improvements will be required on the B1049 and its junction with the A14. Will require a robust Travel Plan.

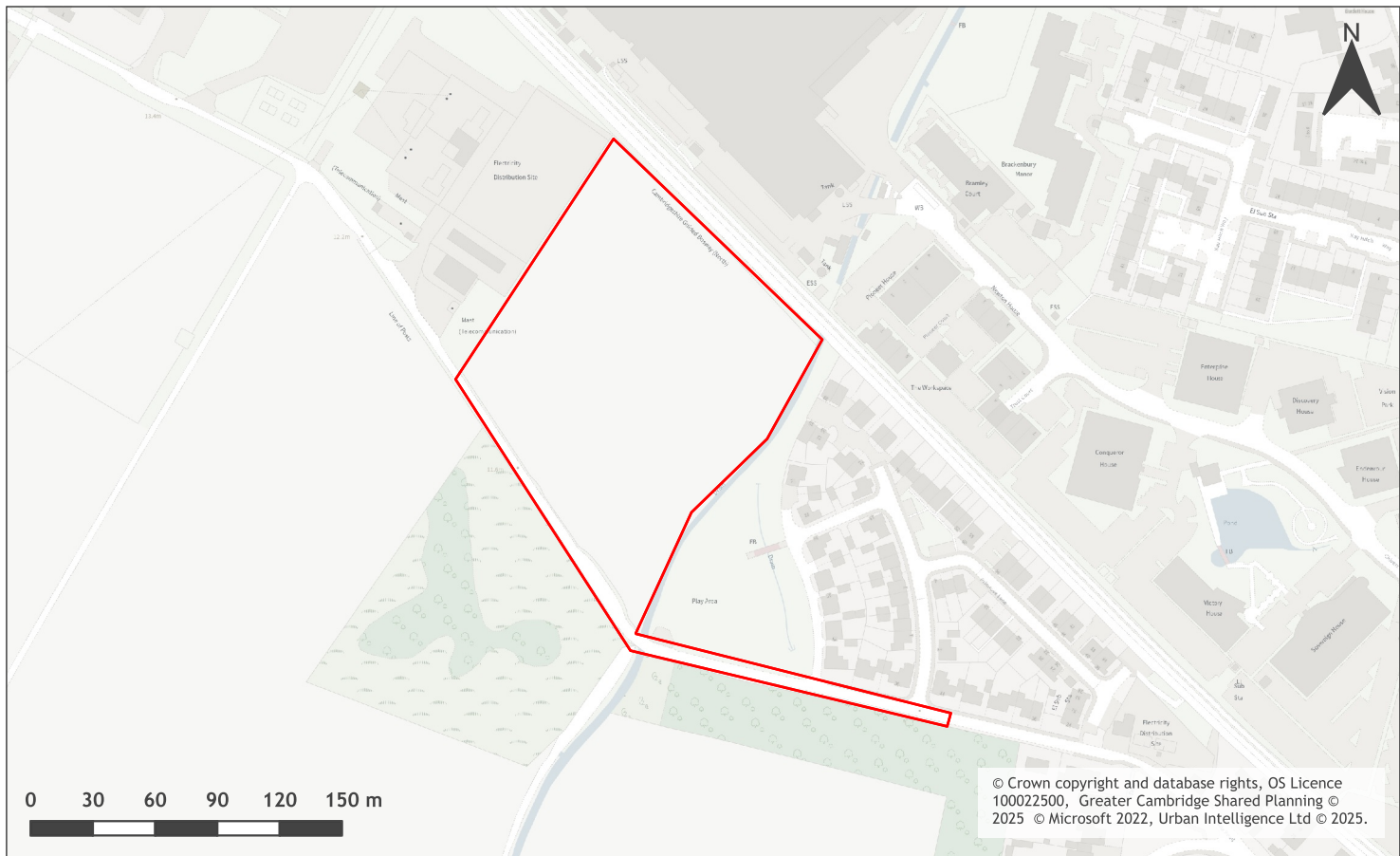
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution 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	New information provided has not changed the assessment. 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.
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	Based on the new information provided, the site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA). Given the scale of the scheme, the site will have a minimal impact on designated AQMAs.
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	Partially within SCDC AQMA and relatively large site - potential for AQMA traffic impact without mitigation
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	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 amber. This is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required.
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 previously in agricultural use with the potential for historic contamination and planning conditions will be required.
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	85.9
Agricultural Land Classification Grade 3	14.1
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 CNB
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	209
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 north-east of Villa Road, Impington assessment



A map of Land north-east of Villa Road, Impington

Site information	-
Site ID	115220
HELAA Site ID	40236
Suitable Site Area (ha)	2.25585248927479
Ward/Parish	Histon & Impington
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Rural Centre
Current use(s)	Agricultural land/building
Proposed development	Non-Residential
Proposed employment floorspace (m2)	20000
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Red
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (43%). Partly in Flood Zone 3 (50%).. Surface Water Flooding: 88% lies in a 1 in 30 year event. 9% lies in a 1 in 100 year event. 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	Red
Flood Risk Officer Comment 2023	A Flood Risk Management Note has been produced. Based on this new information the site assessment scoring remains as Red. The site is mostly within Flood Zones 2 and 3 and at risk of surface water flooding. The submitted information only depicts potential mitigation to flood risk and the site remains mostly at high risk from flooding, the content is not sufficiently detailed to verify its suitability.
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	Amber
Landscape Comment 2023	Additional information includes feasibility and flood studies and representations which question the previous HELAA scoring. Previous assessment stated that landscape impacts were likely to be limited, however development would need to be of good design, limited height and screened behind a generous landscape buffer along the northern and southern boundaries to filter views in and out of the development. Based on this, the assessment scoring has been amended to Amber.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is an agricultural field on the western edge of Impington which includes some hedges to the east and west but is open to the south and north, with extensive level views to the southwest towards the A14. The development of the site would have limited negative landscape impact. It may be possible at an appropriate height and design to include some development with a landscape buffer.
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	No additional information has been provided in relation to ecology impacts and mitigation and therefore 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	Large infrastructure over 1000m <sup>2</sup> floorspace likely to require consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, drain and mature trees may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species. Otherwise, site likely to be of low ecological value (arable).
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	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber

Archaeology Officer Comment 2023	Based on the 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 late prehistoric or Roman date are recorded to the south. Features of prehistoric date are recorded to the west.
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	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. The proposed site does not have a direct link to the adopted public highway.
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	Amber
Transport and Roads Guideline Comments 2023	Based on the additional information provided, the site assessment remains amber. Whilst the site is adjacent to the Guided Busway it will need to provide high quality local non motorised user routes linking to the Busway stops and non motorised user routes into Cambridge. Will impact the B1049 and its junction with the A14 and will 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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. 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 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	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	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 previously in agricultural use with the potential for historic contamination and planning conditions will be required.
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	98.59
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0

Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	1.41
Source Protection Zone	0
Highways England Zones	A14 CNB
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)	30
Residential capacity at prevailing density	54
Estimated employment space (m2)	20000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Barn 3, Park Farm, Villa Road, Impington assessment



A map of Barn 3, Park Farm, Villa Road, Impington

Site information	-
Site ID	115240
HELAA Site ID	200772
Suitable Site Area (ha)	1.56143623444224
Ward/Parish	Histon & Impington
Greenfield or Previously Developed?	Previously developed land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to rural centre
Current use(s)	Car Park, Commercial / Industrial
Proposed development	Non-Residential
Proposed employment floorspace (m2)	4000-6000
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Red
Flood Risk Officer Comment 2025	Flood zone: Partly in Flood Zone 2 (7%) Partly in Flood Zone 3 (1%); Surface water flooding: 8% lies in a 1 in 30 year event, 12% lies in a 1 in 100 year event and 5% 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	Green
Landscape Comment 2025	The site is part of an existing development of similar buildings and uses. Provided new built development, parking and access are integrated with existing vegetation and with new planting, development would be acceptable.
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	A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites.
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	-



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	Green
Historic Environment Comments 2025	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	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Green
Archaeology Officer Comment 2025	Previous archaeological evaluation indicates that significant archaeology does not survive in this area.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
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 site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation. A significant level of infrastructure will be required outside the site boundary 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	-
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	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of 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	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	A14 CNB
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	42
Estimated employment space (m2)	4000-6000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years