

# Land south of Bartlow Road, Linton assessment



#### A map of Land south of Bartlow Road, Linton

Site information	-
Site ID	115232
HELAA Site ID	40044
Suitable Site Area (ha)	0.35
Ward/Parish	Linton
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Paddock / Scrub
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	12-15
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	-
Flood Risk Officer Comment 2025	-
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Having considered the submitted information, the site continues to be assessed as Red. Whilst there have been changes to parcels of land adjacent to the site, it is considered that the a site continues to play a functional role as a buffer between the village of Linton and the A1307. Previous assessment findings continue to be relevant with the exception of those referencing isolation from existing village edge.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This placement of the site on the hillside allows for extensively long views to the south and generally gives a sense of openness to the site. Development on the site would be disconnected from already developed parts of Linton and this isolation would be out of character for the area. Equally, it would have a wider impact on the surroundings due to it's presence on a corner. Development could not be reduced to acceptability due to the potential for isolation from the existing village edge.
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	-
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. 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 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	-
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	Green
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	Previous investigations have confirmed that significant archaeology does not survive in the area.
Accessibility RAG Assessment 2025 - Automated	Amber
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	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-

Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	A11
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	10
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land south of Horseheath Road assessment



#### A map of Land south of Horseheath Road

Site information	-
Site ID	115235
HELAA Site ID	40013
Suitable Site Area (ha)	1.11
Ward/Parish	Linton
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Paddock / Scrub
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	20-25
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	-
Flood Risk Officer Comment 2025	-
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	Having considered the additional information, the overall assessment score has changed from Red to Amber. The site sits on a slightly more elevated parcel of land compared to its surroundings, which will result in development being more visible. Landscape would seek to resist development that would cause unsympathetic encroachment, however, some limited development may be suitable if appropriate mitigations to screen the parcel and to soften the village edge is integrated into the design.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site forms most of a large, open arable field south of Horseheath Road on the eastern edge of Linton. The land falls southwards from the road with wide views towards the River Granta and the rising ground beyond. Development of this site in isolation would cause unacceptable landscape impacts as an isolated, unconnected pod of development separated from the village edge that would impact on expansive views across the Granta valley.
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	-

within the site; however there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Application 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  Policy RAG Rating 2025  Policy Officer Comment 2025  Historic Environment RAG Assessment 2025  Historic Environment Comments 2025  Historic Environment RAG Assessment 2023  Historic Environment Comment Comments 2023  Historic Environment Comment Comments 2023  Historic Environment Comment Comments 2021  Historic Environment Comment Comments 2021  Historic Environment Comment RAG Assessment 2021  Archaeology RAG Assessment 2025  Archaeology Gfficer Comment 2025  Archaeology RAG Assessment 2025  Archaeology RAG Assessment 2023  Archaeology RAG Assessment 2023  Archaeology Officer - Comment 2023  Archaeology RAG Assessment 2023  Archaeology Officer - Comment 2025		
Biodiversity and Geodiversity RAG Assessment 2021  Biodiversity officer Comments 2021  Biodiversity officer Comments 2021  All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitat within the site; however there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Application 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  Policy RAG Rating 2025  Policy Officer Comment 2025  Historic Environment RAG Assessment 2025  Historic Environment Comments 2025  Historic Environment Comments 2023  Historic Environment RAG Assessment 2021  Historic Environment Comments 2023  Historic Environment Comments 2023  Historic Environment Comments 2021  Historic Environment Comments 2021  Historic Environment Comments 2021  This site sits in the rural edge to the east of Linton. Whilst it might be possible to develop on this site would look isolated from the main village and would require some mitigation.  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2025  Archaeology Officer Comment 2025  Archaeology Officer Comment 2023  Archaeology Officer  Comment 2023  Archaeology Officer  Comment 2025  Archaeology Officer  Comment 2025	Geodiversity Guideline	-
Geodiversity Officer Comments 2021  visitor pressure on nearby SSSI. There are no apparent priority habitat within the site; however there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Application 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  Policy RAG Rating 2025  Policy Officer Comment 2025  Historic Environment RAG Assessment 2025  Historic Environment Comment 2025  Historic Environment RAG Assessment 2023  Historic Environment RAG Assessment 2023  Historic Environment Comment 2021  Historic Environment Comment 2021  Historic Environment Comment 2021  Archaeology RAG Assessment 2025  Archaeology RAG Assessment 2025  Archaeology RAG Assessment 2023  Archaeology RAG Assessment 2023  Archaeology RAG Assessment 2023  Archaeology Officer  Comments 2023  Archaeology Officer	Geodiversity RAG	-
Site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.	Geodiversity Officer	visitor pressure on nearby SSSI. 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
Policy Officer Comment 2025  Historic Environment RAG Assessment 2025  Historic Environment Comments 2025  Historic Environment RAG Assessment 2023  Historic Environment Comments 2023  Historic Environment RAG Assessment 2021  Historic Environment Comments 2021  Historic Environment Comments 2021  Historic Environment Comments 2021  Assessment 2021  This site sits in the rural edge to the east of Linton. Whilst it might be possible to develop on this area closer to the village boundary, development on this site would look isolated from the main village and would require some mitigation.  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer -	Geodiversity Guideline	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.
Historic Environment RAG Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021  This site sits in the rural edge to the east of Linton. Whilst it might be possible to develop on this area closer to the village boundary, development on this site would look isolated from the main village and would require some mitigation.  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer - Comment 2023  Archaeology Officer	Policy RAG Rating 2025	-
Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021 Historic Environment Comments 2021  Archaeology RAG Assessment 2025  Archaeology RAG Assessment 2025  Archaeology RAG Assessment 2025  Archaeology RAG Assessment 2025  Archaeology RAG Assessment 2023  Archaeology RAG Assessment 2023  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2025  Archaeology Officer Comment 2023  Archaeology Officer	1	-
Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021  Historic Environment Comments 2021  Historic Environment Comments 2021  Archaeology RAG Assessment 2025  Archaeology Gfficer Comment 2025  Archaeology RAG Assessment 2025  Archaeology Gfficer Comment 2025  Archaeology Officer Comment 2025  Archaeology Officer - Comment 2023  Archaeology Officer		-
Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021  Historic Environment Comments 2021  This site sits in the rural edge to the east of Linton. Whilst it might be possible to develop on this area closer to the village boundary, development on this site would look isolated from the main village and would require some mitigation.  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer		-
Historic Environment RAG Assessment 2021  Historic Environment Comments 2021  This site sits in the rural edge to the east of Linton. Whilst it might be possible to develop on this area closer to the village boundary, development on this site would look isolated from the main village and would require some mitigation.  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer - Comment 2023  Archaeology Officer		-
Assessment 2021  Historic Environment Comments 2021  This site sits in the rural edge to the east of Linton. Whilst it might be possible to develop on this area closer to the village boundary, development on this site would look isolated from the main village and would require some mitigation.  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer		-
Comments 2021 possible to develop on this area closer to the village boundary, development on this site would look isolated from the main village and would require some mitigation.  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer -		Green
Assessment 2025  Archaeology Officer - Comment 2025  Archaeology RAG - Assessment 2023  Archaeology Officer -		development on this site would look isolated from the main village and
Comment 2025  Archaeology RAG  Assessment 2023  Archaeology Officer -	9,	Green
Assessment 2023 Archaeology Officer -		-
	0,	-
Comment 2023	Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021  Green		Green
Archaeology Officer Comment 2021 Archaeological investigations completed in the area	0,	Archaeological investigations completed in the area
Accessibility RAG Assessment 2025 - Automated Amber	Assessment 2025 -	Amber
Accessibility RAG Assessment 2025 - Officer Verified -	Assessment 2025 - Officer	-

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	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.
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	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	A11
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	30
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land south of Horseheath Road, Linton assessment



#### A map of Land south of Horseheath Road, Linton

Site information	-
Site ID	115248
HELAA Site ID	40554
Suitable Site Area (ha)	6.56
Ward/Parish	Linton
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	108-132
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	-
Flood Risk Officer Comment 2025	-
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Updated information does not change the commentary from the previous review. The site is highly sensitive in landscape terms and development in this location would be highly visible, creating adverse impacts on landscape character and local views. These impacts are significant when considered cumulatively alongside other development on adjacent land.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	New information submitted replies to the previous HELAA assessment and includes a LVIA leading to masterplan evolution document. Additional comments propose limiting development to 60% of the site (southern corner) and Green Infrastructure area adjacent to Horseheath Road. Also proposed is a woodland link along the eastern boundary and opportunities for SuDS along the southern boundary. Whilst this new information provides some form of mitigation, overall the site is highly senstive in landscape terms and development in this location would be highly visable, creating adverse impacts on landscape character and local views. These imapcts are considerable when considered cumulatively alongside recent developments on adjacent land. Additionally, the site would lead to further encroachment into the countryside. The assessment scoring therefore remains red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is an open arable field on the approach to the eastern edge of Linton. The site forms part of a defined entrance and landscape setting to Linton, with views over the village to the south, west and north west to Rivey Hill and woodlands. However, the site is fairly well screened by vegetation and landform in wider views. The site is separate from the village edge and would represent a significant extension into the countryside. Development of the whole site and 120 dwellings would not be possible without unacceptable landscape impacts.
Biodiversity and Geodiversity RAG Assessment 2025	-

D. II. II. II.	
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	-
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. 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 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	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Green
Historic Environment	The additional information does not relate to heritage issues and the
Comments 2023 Historic Environment RAG	assessment rating remains the same.  Green
Assessment 2021	GI CELI
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	Amber
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber

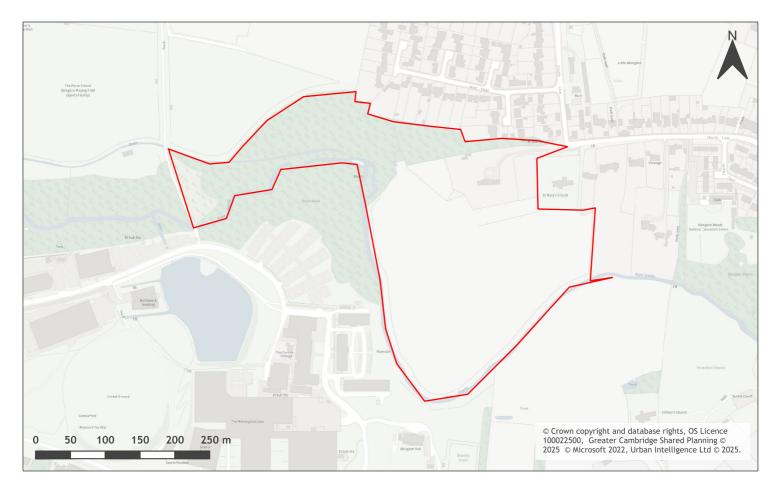
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Excavations to the immediate west identified a Neolithic enclosure and Bronze Age barrow located to south
Accessibility RAG Assessment 2025 - Automated	Amber
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. 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	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged as it is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-

Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed our 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. The effects of the adjacent Horseheath Road will need to be taken into account at properties fronting this road. 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	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site with the potential for historic contamination and planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	100

Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	A11
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	138
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land at Bancroft Park, Little Abington assessment



### A map of Land at Bancroft Park, Little Abington

Site information	-
Site ID	115250
HELAA Site ID	200791
Suitable Site Area (ha)	11.67
Ward/Parish	Linton
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to group village
Current use(s)	Paddock / Scrub, Woodland / Orchard
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	55-100
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Partly in Flood Zone 2 (11%) Partly in Flood Zone 3 (39%); Surface water flooding: 1% lies in a 1 in 100 year event and 11% 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	Red
Landscape Comment 2025	The site separates the village from Granta Park. The site also forms part of the landscape setting for the Listed Church on the southern edge of the village and contains a large area of woodland. Development on this site would erode the separation between the Village and Granta Park and would have a negative impact on the landscape and so is not supported.
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	The site lies within the risk zone of the Alder Carr SSSI. 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	Amber
Policy Officer Comment 2025	Site is not on a protected open space designation, however there is a some 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.
Historic Environment RAG Assessment 2025	Red
Historic Environment Comments 2025	This majority of this site sits within the Great and Little Abington conservation area and within the settings of two Grade II* listed churches and Grade II* Abington Hall. It also includes historic earthworks and the remnants of a Repton designed landscape. A HIA has been provided which highlights these assets and assesses the potential impacts and any development would be limited and need careful mitigation. The Historic Environment Team does not agree with the assessment and considers that 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.
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	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-

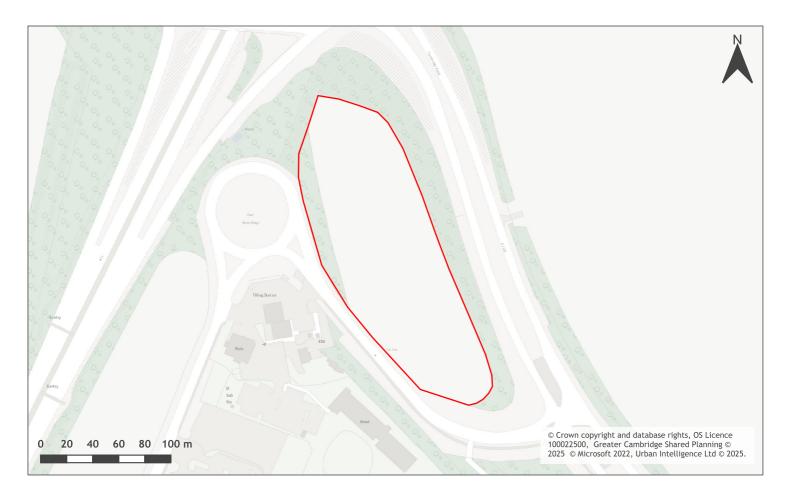
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The site has been scored as Red. The proposed access into the site from the adopted public highway is unsuitable to serve the number of units proposed.
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	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	0
Agricultural Land Classification Grade 3	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	A11
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, Outline planning permission granted for the development of the TWI campus (including means of access) for use by TWI (comprising but not limited to a range of related uses including office and laboratory space, and ancillary facilities including conferencing and non-residential education/training uses) and/or for Research and Development purposes (Use Class E(g)(ii)), following the erection of two new buildings centred off the central service spine (B4 and B5), one building (B6) immediately to the north, and an extension to the existing engineering hall (B3) (with a combined floor area up to 31,500m2 (GEA) excluding plant), the reconfiguration and external works to the Bevan Braithwaite building, central service spine and the servicing yard, and the provision of a decked car park to the north, surface car parking and cycle parking. (22/05549/OUT)
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	175
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



# The Oval, Newmarket Road assessment



#### A map of The Oval, Newmarket Road

Site information	-
Site ID	115268
HELAA Site ID	200836
Suitable Site Area (ha)	1.86
Ward/Parish	Linton
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	Agricultural Land / Building, Paddock / Scrub
Proposed development	Non-Residential
Proposed employment floorspace (m2)	1000-3000
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: 2% lies in a 1 in 30 year event, 2% lies in a 1 in 1000 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	The site is surrounded by mature trees and road infrastructure.  Development would be acceptable provided existing trees are retained, the height and mass of new buildings are appropriate to the surrounding context, including impacts on the nearby Green Belt.
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 gains.
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	-
Policy Officer Comment 2025	-
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	Amber
Archaeology Officer Comment 2025	-
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	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 at the planning application stage.
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 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	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Amber
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	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	A11, A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 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)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	1000-3000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



# Land adjacent to A11 and A1307 at Grange Farm assessment



### A map of Land adjacent to A11 and A1307 at Grange Farm

Site information	_
Site ID	115724
HELAA Site ID	59401
Suitable Site Area (ha)	192.22
Ward/Parish	Linton
Greenfield or Previously Developed?	Greenfield
Category of site	New settlement
Category of settlement	Within or adjacent to Group Village
Current use(s)	-
Proposed development	Mixed use
Proposed employment floorspace (m2)	2,500-5,000
Proposed residential capacity	5000
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Amber
Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 1000 year event
Amber
-
-
-
-
Red
Long views across the site from the south exist. Views from the A14 are buffered with gappy vegetation and the density of the buffer is variable. The emerging masterplan will alter the existing landscape character irreversibly and may result irreversible harm to the setting of Little Abington if constraint planning and green corridors are not considered during the planning of the site.
-
-
-
-
-
Amber
All residential developments will require consideration of impact on nearby SSSIs. Any proposals for warehousing/ industry over 1000 m² will require consultation on potential impacts to water supplies. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Provision of a 10% BNG may be difficult within the redline boundary.
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	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	Potential harmful conflicts with conservation areas to west and south and the Worsted Street scheduled monument at the north.  Non-designated archaeological features in southern part of the site. The Grange farmstead has potential for local heritage significance. A full HIA needed to assess significance and impacts. Harm could be reasonably mitigated.
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Adjacent to the route of a Roman road. Numerous Bronze Age barrows recorded in the area.
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	The proposed site is acceptable in principle subject to detailed design.
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
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	Site is relatively close to the proposed Travel Hub at Granta Park and proposed CSET route. Will need to consider the implementation of high quality NMU and Passenger Transport links to the Hub and surrounding areas. Potential issues on the A1307 and A11 and A505 which will require mitigation either stand alone or as part of the A505 corridor study. Robust Travel Planning measures will be required.
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
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	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 are required for noise, vibration, odour and lighting, not covered by the promotional material.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	Amber

Air Quality Officer Comment 2023	The site is located outside an AQMA. However, there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	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	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	57.42
Agricultural Land Classification Grade 3	42.58
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	A11, A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green

Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed use 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	2883
Estimated employment space (m2)	2,500-5,000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 Years



## Land adjacent to Abington Hall, Great Abington assessment



## A map of Land adjacent to Abington Hall, Great Abington

Site information	-
Site ID	115909
HELAA Site ID	40119
Suitable Site Area (ha)	1.14
Ward/Parish	Linton
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	20
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (1%). Surface Water Flooding: None
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zones 3a or 3b.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site forms part of the Abington Hall/Granta Park estate. The site is enclosed and views are likely to be limited to those to and from the north. However, this is a sensitive site. Some development may be possible but this is likely to be less than the 20 units stated. Any development will be dependent on the form scale and design of the development, and must avoid landscape impacts.
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 assessment of increased visitor pressure on nearby SSSI. The site contains a large block of deciduous woodland which has been classified as priority habitat. The site also contains grasslands, hedges and wooded boundaries that are also likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Previous archaeological investigations within the grounds of Abington Hall have identified extensive evidence for prehistoric and medieval activity.
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-

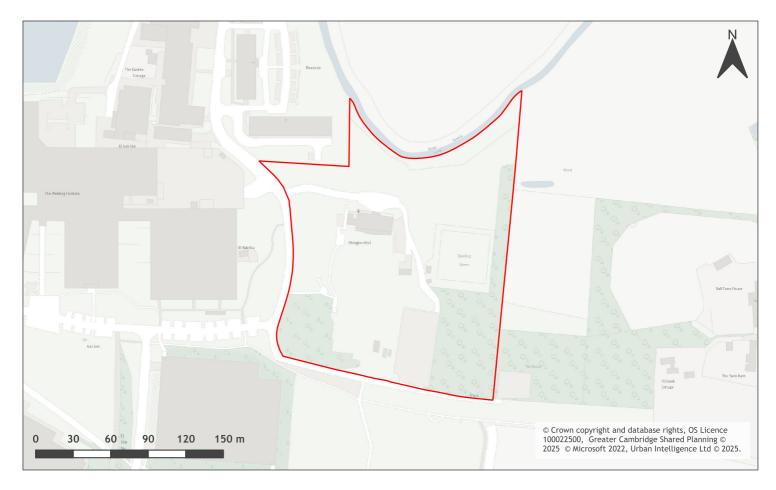
-
-
Red
The proposed site does not to have a direct link to the adopted public highway.
-
-
-
-
Amber
Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
-
-
-
-
Amber
The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
-
-
-
-
Green
Site does not lie within an AQMA. Minimal traffic impact on AQMA.

Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG - Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected, conditions required
Overall Suitability Score R	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 1	100
Highways England Zones	A11
Available -	-
developer or landowner   c	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
	In part, multiple planning applications for commercial development related to the wider site.
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable -	
	The land has been promoted by the landowner and or developer and is
be developed?	known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	31
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



## Abington Hall, Great Abington assessment



## A map of Abington Hall, Great Abington

Site information	-
Site ID	115910
HELAA Site ID	40120
Suitable Site Area (ha)	3.34
Ward/Parish	Linton
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	60
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 (4%). Partly in Flood Zone 3 (10%) Surface Water Flooding: 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zones 3a or 3b.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Residential properties throughout the site in close proximity to the establish Employment Area would be incongruous with the local landscape character.
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 assessment of increased visitor pressure on nearby SSSI. The sites northern boundary is adjacent to the River Granta CWS, which has been cited for being a major river not grossly modified, with concentrations of pollard willows. The site contains a large block of deciduous woodland and "additional habitats" which have been classified as priority habitat. The site also contains grasslands, hedges and wooded boundaries that are also likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	The development would be harmful to the setting of the Grade II* Abington Hall. Development of the site would cause substantial harm, or severe or significant "Less than substantial harm" to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Previous archaeological investigations within the grounds of Abington Hall have identified extensive evidence for prehistoric and medieval activity.
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green

Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected, conditions required
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	A11
Available	
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	80
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