

| | |
|---|---|
| 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 | 134 |
| 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 to north west of Balsham Road, Linton assessment



A map of Land to north west of Balsham Road, Linton

| | |
|--|---|
| Site information | - |
| Site ID | 115927 |
| HELAA Site ID | 40411 |
| Suitable Site Area (ha) | 18.224029669198 |
| 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) | - |
| Proposed development | Mixed Use |
| Proposed employment floorspace (m2) | 10000 |
| Proposed residential capacity | 300 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| | |
|---|---|
| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Red |
| Landscape Comment 2023 | <p>The new information relevant to landscape is a Landscape note which seeks to clarify the statements made in the original assessment. The site photographs presented illustrate how the northern part of the site is clearly visible over the top of the majority of Linton. As a village, Linton predominantly nestles in the river valley in a way described within the LCA as well integrated. A new submitted mitigation strategy suggests that the northern third of the site would be proposed as Open space. It's not clear if there is a related reduction in unit numbers as there remains a 300 unit proposal on the site.</p> <p>Views from the North along Balsham Road and from Rivey Hill are considered to be sensitive due to elevation, sensitivity of receptor and in the case of Balsham Road as a gateway to Linton. It is considered that the original assessment stands despite the proposed mitigations</p> |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | <p>The site forms part of several very large, open, arable fields on the lower slopes of Rivey Hill, rising from Balsham Road to the ancient woodland and iconic listed water tower on the hilltop. It is a part of an important landscape space as a visual entrance, setting and backdrop to Linton, and represents one of the best examples of Chalkland landscape in the area. The site is prominent from views over the site to Linton from Barlow Road, views from Rivey Hill back over the site to the village, and from many other viewpoints. Development would have substantial and unacceptable landscape and visual impacts. A landscape assessment has been provided, suggesting north facing green corridors to view features on Rivey Hill and sensitive landscape treatments to the landscape; however these proposals will do very little mitigate the harm to the landscape. The existing urban edge and entrance along Balsham Road is harsh and a poor example of development and integration with the rural landscape.</p> |
| 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. Given that the site is arable land, it is likely that measurable biodiversity net gains can be achieved on-site on further assessment, in line with emerging national legislation and planning policy. |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | All 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 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 additional information with regards the development of the site and the potential impact on the setting of the grade II Rivey Hill Water Tower are noted. With the difference in levels, the proposals would have a limited impact on the significance of the tower provided the landscaping and layout of properties is well managed. Until a proposed masterplan is agreed, and the impact mitigated, the full impact cannot be assessed and therefore the RAG rating should remain. |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | Development would alter the setting of Rivey Hill Water Tower (Grade II), limiting long-distance views from Balsham Road, but the impact could be reasonably mitigated. |
| 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 | A cropmark enclosure of probable late prehistoric or Roman date is 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 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | Amber |
| Site Access Officer Comment 2023 | Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design 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 | Amber |
| Transport and Roads Guideline Comments 2023 | Based on the additional information provided the assessment score remains amber. The site will need to provide high quality local non-motorised user routes linking to the Linton Greenway and passenger transport routes to Cambridge. Will impact on local junctions onto the congested A1307. 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 | - |
| 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 | Amber |
| Air Quality Officer Comment 2021 | Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | 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 | 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 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 | 273 |
| Estimated employment space (m2) | 10000 |

| | |
|---|------------|
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 50 |
| Development completion timescales (years) | 6-10 Years |

Land west of Linton, Little Linton, Linton assessment



A map of Land west of Linton, Little Linton, Linton

| | |
|--|--|
| Site information | - |
| Site ID | 115928 |
| HELAA Site ID | 51654 |
| Suitable Site Area (ha) | 28.5125402589922 |
| 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 | Mixed Use |
| Proposed employment floorspace (m2) | 15000 |
| Proposed residential capacity | 325 |
| 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 (3%).. Surface Water Flooding: 1% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 6% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The site is located in a rural area to the west of Linton, outside and abutting the settlement framework. The site consists of two parcels of land which are separated by Cambridge Road running north west to south east. Both sites are visible in wide and local views due to rolling topography and gappy hedgerows, or open boundaries. Development upon this site would have a significant adverse impact on the local landscape character. It would be an encroachment into the countryside and an urbanisation of the rural landscape. |
| 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 residential developments would require consideration of recreational impact on nearby SSSIs. Any application which could result in air pollution or warehousing/industrial development over 1000m ² would require consultation with Natural England. River Granta County Wildlife site borders the north-east boundary and fields within the site adjacent to the CWS are shown as Habitats of Principal Importance (HPI) (coastal and floodplain grazing marsh). Boundary hedgerows, wooded copses and mature trees may qualify as HPI/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). 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. Important habitats should be retained and protected in the first instance. |
| 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 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located in historic settlement core with remains of Little Linton deserted medieval settlement located in the area. Prehistoric, Roman and Saxon archaeology recorded within the adjacent school 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 | - |
| 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 noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | - |
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | Amber |
| Air Quality Officer Comment 2021 | Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | - |
| Contaminated Land Officer Comments 2023 | - |
| Contaminated Land RAG Assessment 2021 | Amber |
| Contaminated Land Officer Comments 2021 | Potential for historic contamination, conditions required. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 94.36 |
| Agricultural Land Classification Grade 3 | 5.64 |
| 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 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 | 428 |
| Estimated employment space (m2) | 15000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 50 |
| Development completion timescales (years) | 6-10 Years |

Land to the south of Great Abington and north of Great Chesterford assessment



A map of Land to the south of Great Abington and north of Great Chesterford

| Site information | - |
|--|--|
| Site ID | 115930 |
| HELAA Site ID | 45645 |
| Suitable Site Area (ha) | 235.916346245443 |
| 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) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 1500 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| | |
|---|--|
| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood 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 |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | Development upon this site would have a significant adverse impact to the wide and local landscape character. Even with a significant reduction in residential units and landscape mitigation measures the harm would still be adverse. It would be unacceptable, encroach into the landscape, urbanise the rural landscape, appear incongruous and permanent. |
| 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 | All residential developments will require an assessment of recreational impacts on nearby SSSIs. All developments will require consultation with Natural England. Hildersham Wood SSSI is adjacent to south-east. The woodland supports rare barbastelle bat populations. Bush Park County Wildlife site and ancient woodland is in the centre of the site. It is highly unlikely that the full allocation could be accommodated without significant negative impacts on the designated sites, which would be likely to result in an ecological objection. However, a smaller site with a buffer zone to designated sites and alternative green space to reduce recreational impact may be acceptable. Most of site likely to be of low ecological value (arable habitats) although may support farmland bird populations. Boundary hedgerows, drains and wooded copses may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Ponds and great crested newt records within site. Buildings may support bat roosts (if suitable). Developments will need to provide 10% net biodiversity gain to meet emerging local and UK Government 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 revised information highlights the need for an assessment of the surrounding heritage assets to assess potential impact of a development on this site. This will be a necessary measure and therefore does not change the original Amber assessment rating. |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | Brent Ditch, a scheduled Anglo-Saxon earthwork is partly within the site. Abington Park Farm and Cottages are potentially related to a medieval manorial site and C18 park identified in the HER. Potential built and landscape NDHAs which should be assessed and retained within the development as appropriate. Suitable design, layout and landscaping is expected to overcome potential heritage constraints, but may preclude development of some of the site. |
| Archaeology RAG Assessment 2025 | - |

| | |
|--|---|
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | Amber |
| Archaeology Officer Comment 2023 | Based on the amended information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation. |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located adjacent to a cropmark complex of probable prehistoric settlement, elements of which extend into the area |
| Accessibility RAG Assessment 2025 - Automated | Red |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Inadequate accessibility to key local services, transport, and employment opportunities. |
| 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. The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | Amber |
| Transport and Roads Guideline Comments 2023 | Based on the amended proposal, the site assessment remains amber. The site will need to provide high quality non-motorised user and Passenger Transport links to the proposed Granta Park travel Hub and surrounding areas including Cambridge. The existing road network adjacent to the site will be an issue with impacts on the A505, A11 and its junctions at Granta Park and the A1301. Robust Travel Planning measures will be required. |
| 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 our assessment. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | Amber |
| Air Quality Officer Comment 2023 | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. |
| AQMA RAG Assessment 2021 | Amber |
| Air Quality Officer Comment 2021 | Large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | Amber |
| Contaminated Land Officer Comments 2023 | The new information has been reviewed but the assessment has not changed. 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 | 78.44 |
| Agricultural Land Classification Grade 3 | 21.4 |
| 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? | 6-10 Years |
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 3539 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 6-10 Years |
| Estimated annual build-out rate (pa) | 145 |
| Development completion timescales (years) | 11-15 Years |

Land between Great Abington and north of Great Chesterford assessment



A map of Land between Great Abington and north of Great Chesterford

| | |
|--|--|
| Site information | - |
| Site ID | 115931 |
| HELAA Site ID | 40352 |
| Suitable Site Area (ha) | 234.972825834184 |
| 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) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 1000 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| | |
|---|---|
| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The proposed development of the site, due to its intended size and existing rolling, elevated topography, must be considered as having a largely negative impact on the rural character of the area, and one which cannot be mitigated. Views extend from this site in all directions due to an elevated ridge that terminates at Bush Park Ancient Woodland as a hilltop feature. Views into and out of the site would be expansive, particularly to more elevated land to the west of the site. Footpaths follow the western, southern and eastern boundaries while additional footpaths traverse through the site to the south and east of the farm complex. Impacts on these receptors would be high. |
| 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. |

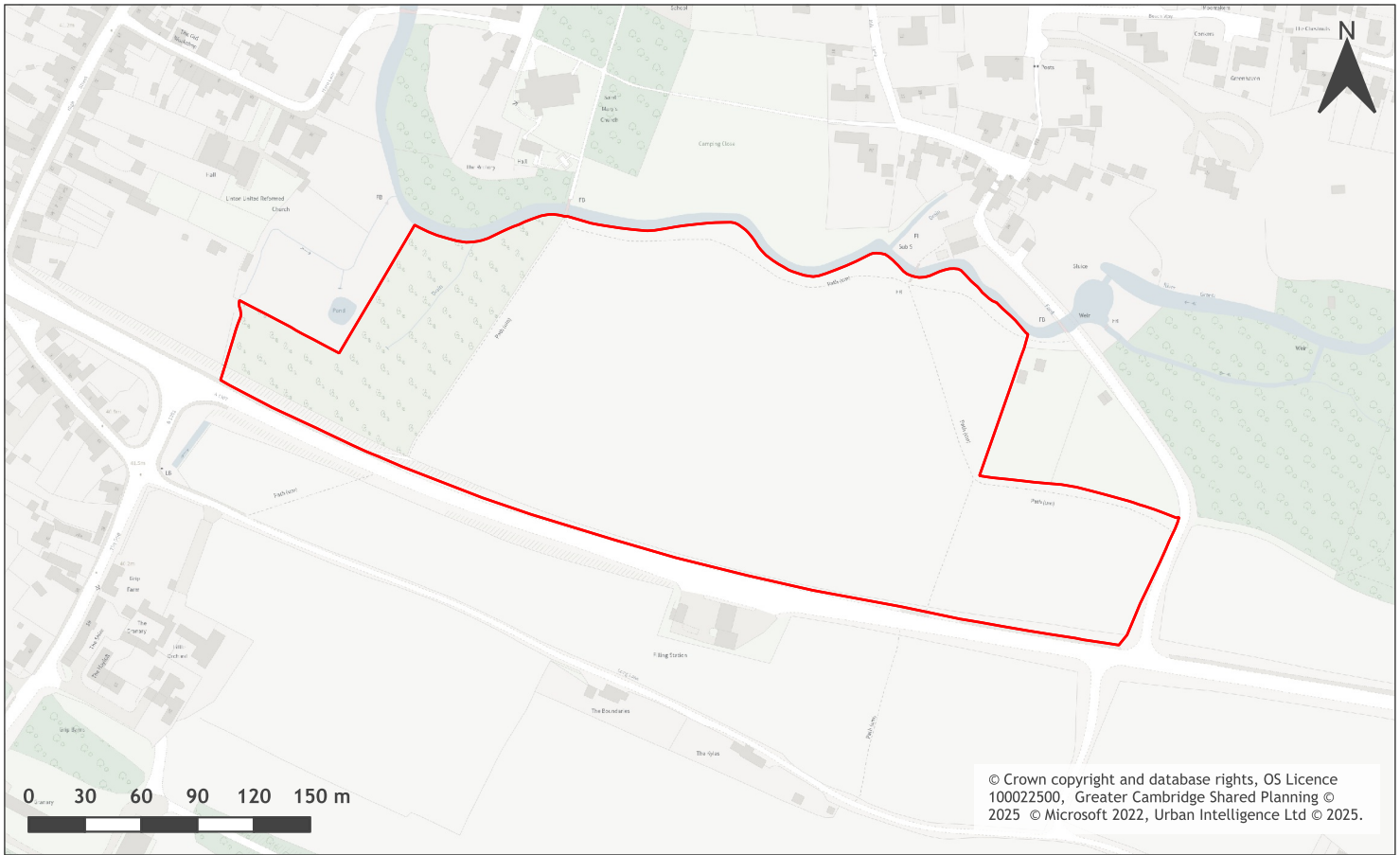
| | |
|---|---|
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | All residential developments will require an assessment of recreational impacts on nearby SSSIs. All developments will require consultation with Natural England. Hildersham Wood SSSI is adjacent to south-east. The woodland supports rare barbastelle bat populations. Bush Park County Wildlife site and ancient woodland is in the centre of the site. It is highly unlikely that the full allocation could be accommodated without significant negative impacts on the designated sites, which would be likely to result in an ecological objection. However, a smaller site with a buffer zone to designated sites and alternative green space to reduce recreational impacts may be acceptable. Most of site likely to be of low ecological value (arable habitats) although may support farmland bird populations. Boundary hedgerows and drains and wooded copses may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Ponds and great crested newt records within site. Buildings may support bat roosts (if suitable). Developments will need to provide 10% net biodiversity gain to meet emerging local and UK Government 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 additional information does not include any detail which would change the RAG rating as the site still includes the scheduled monument. The previous comments are therefore still relevant. |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | Development of the site could have a detrimental impact on a scheduled monument but the impact could be reasonably mitigated. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | Red |

| | |
|---|---|
| Archaeology Officer Comment 2023 | Based on the additional information provided, the assessment for the site remains unchanged as Red as there is evidence of significant archaeology in the area which will be adversely impacted by development and can not be mitigated. |
| Archaeology RAG Assessment 2021 | Red |
| Archaeology Officer Comment 2021 | The Scheduled Monument Brent Ditch is located in the area. Numerous Bronze Age burial mounds are also recorded in the area. |
| Accessibility RAG Assessment 2025 - Automated | Red |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Inadequate accessibility to key local services, transport, and employment opportunities. |
| 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 Local Highways Authority will require an outline design to be provided to ascertain that the access can be achieved as site access requires two slip roads off National Highways network. |
| Site Access RAG Assessment 2021 | Red |
| Site Access Officer Comment 2021 | The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | Amber |
| Transport and Roads Guideline Comments 2023 | Based on the additional information provided the assessment score remains amber. Site will need to consider the implementation of high quality non-motorised user and Passenger Transport links to the proposed Granta Park travel Hub and surrounding areas including Cambridge. The existing road network adjacent to the site will be an issue with impacts on the A505, A11 and its junctions at Granta Park and the A1301. Robust Travel Planning measures will be required. |
| 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. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The effects of the adjacent 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 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 | Amber |
| Air Quality Officer Comment 2023 | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. |
| AQMA RAG Assessment 2021 | Amber |
| Air Quality Officer Comment 2021 | Large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | Amber |
| Contaminated Land Officer Comments 2023 | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site 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 | 78.43 |
| Agricultural Land Classification Grade 3 | 21.41 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 100 |
| Highways England Zones | 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? | 6-10 Years |
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 3525 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 6-10 Years |
| Estimated annual build-out rate (pa) | 120 |
| Development completion timescales (years) | 6-10 Years |

Land north of Cambridge Road (A1307), Linton assessment



A map of Land north of Cambridge Road (A1307), Linton

| | |
|--|---|
| Site information | - |
| Site ID | 115936 |
| HELAA Site ID | 51721 |
| Suitable Site Area (ha) | 6.52451820249185 |
| 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) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 85 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

| | |
|--|--|
| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
| Flood Risk RAG Assessment 2025 | Amber |
| Flood Risk Officer Comment 2025 | Flood Zones: Partially in Flood Zone 2 (13%). Partially in Flood Zone 3 (34%). Surface Water Flooding: 1% lies in a 1 in 30 year event. 3% lies in a 1 in 1000 year event. A Flood Risk Assessment & Drainage Strategy Report - Land North of Cambridge Road (A1307), Linton-Flood Risk Assessment & Drainage Strategy Report, prepared by TPA and Hydraulic Model - Hydraulic Modelling at Land off Linton Road, prepared by JBA has been submitted. Based on this new information, the site assessment scoring remains Amber as the detailed Hydraulic model still indicates the site contains areas in flood risk zone 2 (13%) and 3 (34%) and low, medium and high risk of surface water flooding. |
| Flood Risk RAG Assessment 2023 | Amber |
| Flood Risk Officer Comment 2023 | A Flood Risk Assessment & Drainage Strategy Report - Land North of Cambridge Road (A1307), Linton-Flood Risk Assessment & Drainage Strategy Report, prepared by TPA and Hydraulic Model - Hydraulic Modelling at Land off Linton Road, prepared by JBA has been submitted. Based on this new information, the site assessment scoring remains Amber as the detailed Hydraulic model still indicates the site contains areas in flood risk zone 2 and 3. |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Red |
| Landscape Comment 2023 | The site is outside the Development Framework and forms part of the green edge of small fields and woodland south of the town. A Vision document has been submitted which provides more detail about the proposed development but shows the same concept masterplan as previously. A Landscape and Visual Assessment sets out the existing site character and visibility. The additional information does not change the assessment of the impact on landscape character and so the RAG rating remains Red. |
| Landscape RAG Assessment 2021 | Red |

| | |
|---|--|
| Landscape Comment 2021 | The proposed development will harm the landscape character of Linton both from the wider landscape - where development will form a hard edge to the village visible from numerous points on high land to the south, and from the detailed landscape and open space along the river which will be dominated by a long developed skyline to the south. It will produce an unacceptably hard built edge to the village, and harm the detailed landscape along the river and to the southern edge of Linton by removing the landscape setting, dominating the southern boundary and harming views south from the village. Landscape mitigation would not reduce landscape harm enough to enable development. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | 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. However, based on the high level concept masterplan, it is likely that measurable biodiversity net gains can be achieved on-site on further assessment, in line with emerging national legislation and planning policy. This is because of the proposed floodplain grazing meadow creation. |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any developments which would result in air pollution would require consultation with Natural England. The northern boundary of the site lies adjacent to the River Granta CWS, designated for not being grossly modified by pollution or canalisation and supporting populations of pollard willows. A buffer area would need to be left. Grasslands, woodland areas, hedges, and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Pond adjacent to site may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site 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 | - |

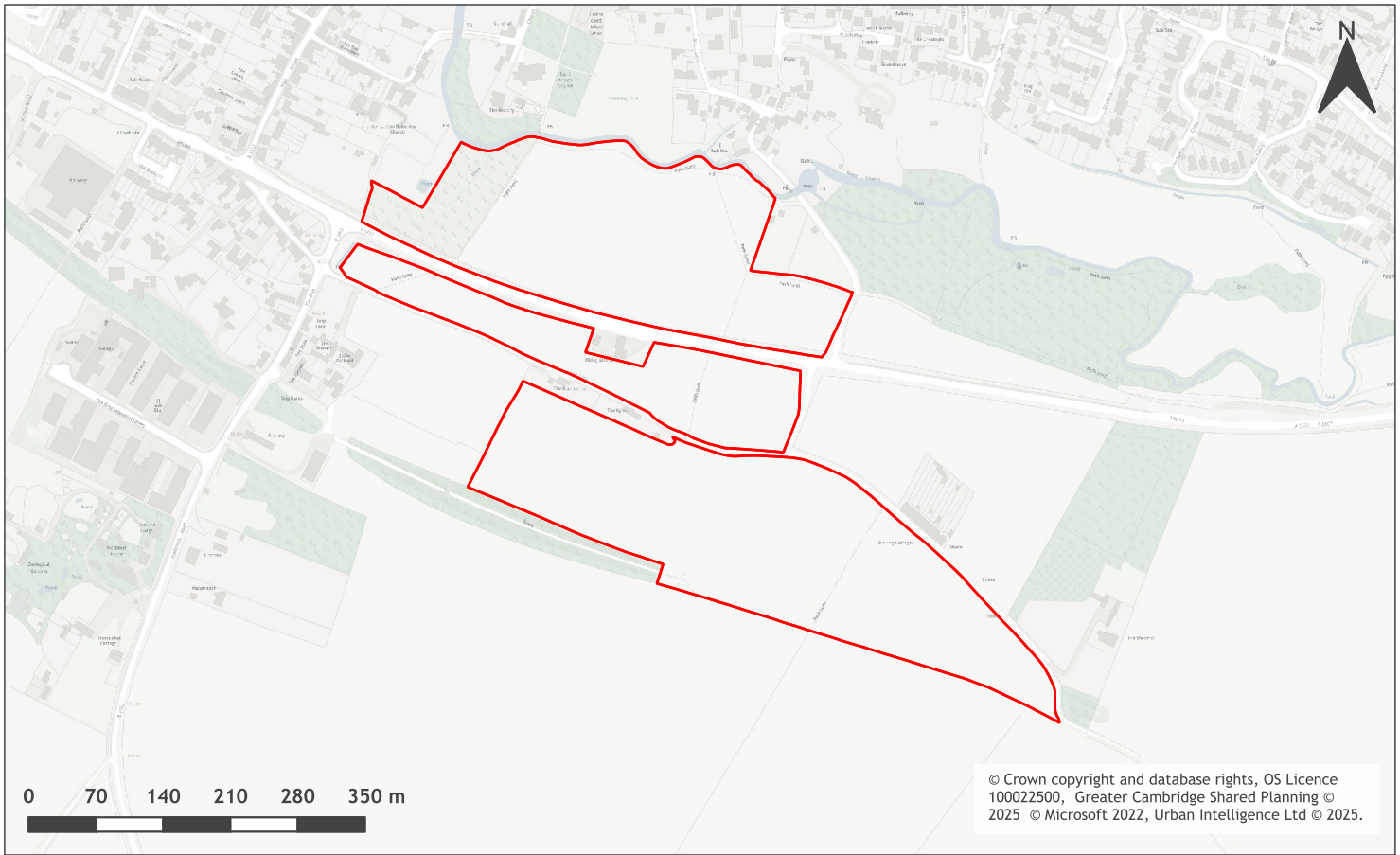
| | |
|--|--|
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | Red |
| Historic Environment Comments 2023 | The additional information that has been received does not change the view that development on this site would cause harm to the setting of the heritage assets and views across the fields to them due to the undulations of the ground. The rural character of this location would be harmed by this proposal. |
| Historic Environment RAG Assessment 2021 | Red |
| Historic Environment Comments 2021 | This site sits on the edge of the Linton Conservation Area and forms the open rural views of a number of listed heritage assets. Development would potentially harm the setting of the listed buildings and the Conservation Area, such harm could not be reasonably mitigated. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | Amber |
| Archaeology Officer Comment 2023 | The technical note submitted in support of the proposal does not offer a suitably robust appraisal of the archaeological landscape and potential. The assessment of the site remains Amber. |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Significant archaeology of Roman date is recorded 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 | - |
| Site Access Officer Comment 2025 | - |

| | |
|---|--|
| Site Access RAG Assessment 2023 | Amber |
| Site Access Officer Comment 2023 | Based on the new information provided, the site access assessment remains unchanged 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 | Amber |
| Transport and Roads Guideline Comments 2023 | Based on the new information provided, the assessment scoring remains Amber as the site will need to provide high quality local non-motorised user routes linking to the Linton Greenway and passenger transport routes to Cambridge, will impact on local junctions 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 | - |
| 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 proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | - |

| | |
|---|--|
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | Green |
| Air Quality Officer Comment 2021 | Site does not lie within an AQMA. Minimal traffic impact on AQMA. |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | - |
| Contaminated Land Officer Comments 2023 | - |
| Contaminated Land RAG Assessment 2021 | Amber |
| 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 | 0.05 |
| Agricultural Land Classification Grade 3 | 99.95 |
| 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 | 137 |
| 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 Mill Lane and Long Lane, Linton assessment



A map of Land at Mill Lane and Long Lane, Linton

| | |
|--|---|
| Site information | - |
| Site ID | 115937 |
| HELAA Site ID | 40348 |
| Suitable Site Area (ha) | 17.1340640006999 |
| 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) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 336 |
| 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 (6%). Partly in Flood Zone 3 (14%).. Surface Water Flooding: 3% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site 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 | The site consists of three elongated agricultural fields running west to east on the southern edge of Linton, outside the village Framework Boundary. Any significant development of the site would be difficult without unacceptable adverse landscape and visual effects. All three parts of the site form part of the southern landscape setting for Linton and contain detailed and interment landscapes with a rural character at the village edge, with narrow lanes, ford, and the intimate woodland landscape along the river. Development would be detached from the village towards the A1307, impacting on the views and setting to the village and green spaces bordering the river. |
| 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 southern boundary of the site lies adjacent to the Shelford - Haverhill Disused Railway CWS, designated for its population of nationally rare plants. The same area is also designated as priority deciduous woodlands and appears within the 2014 National Forest Register. The northern boundary of the site lies adjacent to the River Granta CWS, designated for not being grossly modified by pollution or canalisation and supporting populations of pollard willows. 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. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries due to the housing density 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 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | Development in the site as proposed would change the form of the town by spreading the area of built development south of the main streets. It could have a negative impact on the setting of the listed buildings which are in open countryside. |
| 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 southern edge of the historic village core. Finds of prehistoric date are recorded in the vicinity and the Scheduled site of a Roman villa is recorded to the east. |
| 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 | - |
| 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 | Amber |
| Air Quality Officer Comment 2021 | Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | - |
| Contaminated Land Officer Comments 2023 | - |
| Contaminated Land RAG Assessment 2021 | Amber |
| Contaminated Land Officer Comments 2021 | 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 | 54.65 |
| Agricultural Land Classification Grade 3 | 44.09 |
| 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? | 6-10 Years |
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 257 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 6-10 Years |
| Estimated annual build-out rate (pa) | 50 |
| Development completion timescales (years) | 11-15 Years |