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

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| Source Protection Zone | 0 |
| Highways England Zones | A14 West |
| Available | - |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | No |
| Is there planning permission to develop the site? | No relevant recent planning history |
| When will the site be available for development? | 0-5 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 | 73 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 0-5 Years |

Land north of A1307, Bar Hill (Slate Hall Farm) assessment



A map of Land north of A1307, Bar Hill (Slate Hall Farm)

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| Site information | - |
| Site ID | 116231 |
| HELAA Site ID | OS277 |
| Suitable Site Area (ha) | 113.301495228878 |
| Ward/Parish | Longstanton |
| Greenfield or Previously Developed? | - |
| Category of site | Rest of Rural area |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Non-Residential |
| Proposed employment floorspace (m2) | 120000 |
| Proposed residential capacity | 0 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

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| 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: 4% in Flood Zone 2 and 3% in Flood Zone 3. Surface water: 4% lies in a 1 in 1000 year event, 1% lies in a 1 in 100 year event, and 3% lies in a 1 in 30 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 in an area of exposed, open farmland and the scale of the proposed development will make it highly visible and bring significant change to the landscape. However, the existing framework of small woodlands, tracks, field boundary trees and hedgerows will need to be retained and incorporated into the proposed layout and provide some mitigation for the development. Retention of a large swathe of green space on the east of the site will also mitigate the impacts on landscape. Further sensitive mitigation will be required. |
| 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 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | <p>The proposed site may contain priority habitat which will require assessment and possible compensation if removed. 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.</p> <p>Development of the site may have a detrimental impact on a designated site, protected habitats, priority species, or ecological assets with a regional or local protection, but the impact could be reasonably mitigated or compensated.</p> |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |

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| Biodiversity and Geodiversity Officer Comments 2023 | - |
| Biodiversity and Geodiversity Guideline Comments 2023 | - |
| Biodiversity and Geodiversity RAG Assessment 2021 | - |
| Biodiversity and Geodiversity Officer Comments 2021 | - |
| Biodiversity and Geodiversity Guideline Comments 2021 | - |
| Policy RAG Rating 2025 | Green |
| Policy Officer Comment 2025 | Site is not within protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | - |
| Policy Officer Comments 2021 | - |
| Historic Environment RAG Assessment 2025 | Amber |
| Historic Environment Comments 2025 | Slate Hall Farm may be a Non-Designated Heritage Asset. However the impact of development could be reasonably mitigated. |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | - |
| Historic Environment Comments 2021 | - |
| Archaeology RAG Assessment 2025 | Amber |
| Archaeology Officer Comment 2025 | Extensive evidence of Iron Age and Roman activity is recorded within, and in the vicinity of the proposed area. This includes evidence for structures of Roman date possibly relating to a Villa estate. Further information would be necessary to determine the suitability of this site for development. |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | - |
| Archaeology Officer Comment 2021 | - |

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| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| Site Access RAG Assessment 2025 | Amber |
| Site Access Officer Comment 2025 | The site is acceptable in principle, although a significant level of infrastructure would be required to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints. |
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |
| Site Access RAG Assessment 2021 | - |
| Site Access Officer Comment 2021 | - |
| Transport and Roads RAG Assessment 2025 | Amber |
| Transport and Roads Guideline Comments 2025 | The site has sustainable links to Northstowe but does not have very good cycle links to Cambridge. Development of the site will likely cause severe junction capacity issues at the Bar Hill Interchange due to the reduction in lanes originally proposed on the northbound off-slip as part of the A14 highways works. There are constraints, which mean that additional required capacity cannot be easily implemented hence the reliance on the reduction of car trips through modal shifts to public and active travel, which do not yet have the appropriate infrastructure. Robust mitigation, Transport Assessment and Travel Plan work 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 | - |

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| 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 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 2023 | - |
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | - |
| Air Quality Officer Comment 2021 | - |
| Contaminated Land RAG Assessment 2025 | Amber |
| Contaminated Land Officer Comments 2025 | Potential for historic contamination, conditions required. |
| Contaminated Land RAG Assessment 2023 | - |
| Contaminated Land Officer Comments 2023 | - |
| Contaminated Land RAG Assessment 2021 | - |
| Contaminated Land Officer Comments 2021 | - |
| Overall Suitability Score | Amber |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 74.86 |
| Agricultural Land Classification Grade 3 | 25.14 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | A14 West |

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| 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? | - |
| 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 | 1700 |
| Estimated employment space (m2) | 120000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | - |
| Development completion timescales (years) | 0-5 Years |