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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: Partly in Flood Zone 3 (2%). Surface Water Flooding: 1% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 10% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| 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 both the local and wide landscape character and views. It would be an encroachment into the landscape, permanent and an urbanisation of the open rural countryside. Even with landscape mitigation measures the harm would still be significantly adverse and unacceptable. |
| 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 | - |

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| Biodiversity and Geodiversity RAG Assessment 2021 | Red |
| Biodiversity and Geodiversity Officer Comments 2021 | All new residential developments will require an assessment of recreational impact on nearby SSSIs. Residential developments over 50 dwellings, or developments which may result in air pollution or any discharge to ground or surface water would require consultation with Natural England. Site is 311m from Thriplow Peat Holes SSSI. Drains within the site are connected to the SSSI so developing a suitable scheme with the proposed allocation would be very challenging. Hedgerows, wooded boundaries, trees, marshland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. 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 would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate. |
| Policy RAG Rating 2025 | - |
| 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 | Red |
| Historic Environment Comments 2021 | This site is on an Ancient Scheduled Monument, a Roman Settlement. A full archaeological assessment should be carried out to ascertain whether development on this land is possible. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |

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| Archaeology RAG Assessment 2021 | Red |
| Archaeology Officer Comment 2021 | The site is the Chronicle Hills Scheduled Monument and is protected by statutory designation |
| 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 | - |
| 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 |

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| 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 | 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 | M11 South |
| 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. |

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| 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 | 208 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 50 |
| Development completion timescales (years) | 6-10 Years |

Land west of M11, Hill Farm Road, Whittlesford assessment



A map of Land west of M11, Hill Farm Road, Whittlesford

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| Site information | - |
| Site ID | 115864 |
| HELAA Site ID | 40374 |
| Suitable Site Area (ha) | 16.1347849921532 |
| Ward/Parish | Whittlesford |
| 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 | Non-residential |
| Proposed employment floorspace (m2) | 160000 |
| 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 | Green |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None |
| 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 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The site has a physically enclosed but visually open character making it clearly visible from most areas. Development in this location must reflect density, pattern and character of commercial development in the existing village. Development in this location is unable to retain the distinctive, settlement pattern along roads and maintain the rectilinear form of the settlement, development in this location is disconnected from the main village. |
| 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 |

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| Biodiversity and Geodiversity Officer Comments 2021 | Agricultural/industrial development that could cause air pollution, general combustion processes greater than 20 MW, and any infrastructure such as warehousing over 1000m ² will require Natural England consultation. 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. |
| 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 | Any development on the site would need to mitigate any potential harm to the setting of the Scheduled Monument and the character and setting of Duxford Airfield conservation area. This impact could be reasonably mitigated. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Red |
| Archaeology Officer Comment 2021 | Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument |
| Accessibility RAG Assessment 2025 - Automated | Red |
| Accessibility RAG Assessment 2025 - Officer Verified | - |

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| 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 | - |
| Site Access Officer Comment 2023 | - |
| 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 | - |
| 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 and nearby airport activities (ground operations and airborne aircraft) 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 | - |

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| 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 | 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 | 93.13 |
| Highways England Zones | M11 South, 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 |

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| 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 | 242 |
| Estimated employment space (m2) | 160000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | - |
| Development completion timescales (years) | 0-5 Years |

Land north of A505 - Site A1 (east of Hill Farm Road), Duxford assessment



A map of Land north of A505 - Site A1 (east of Hill Farm Road), Duxford

| Site information | - |
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| Site ID | 115865 |
| HELAA Site ID | 51657 |
| Suitable Site Area (ha) | 16.863255128707 |
| Ward/Parish | Whittlesford |
| 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 | Mixed Use |
| Proposed employment floorspace (m2) | 40000 |
| Proposed residential capacity | 495 |
| 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 | Green |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None |
| 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 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | Development throughout the site with both residential and commercial build would result in a significantly adverse impact to the wide and local landscape character. Development of the site would be inappropriate due to the separation between the site and the village. |
| 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 |

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| Biodiversity and Geodiversity Officer Comments 2021 | Any warehousing/industrial developments over 1000m ² floorspace, or which may result in air pollution would require consultation with Natural England. Boundary habitats including wooded copses, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Building may support roosting bats (if suitable). |
| 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 a landscape of prehistoric and Roman archaeology |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |

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| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| 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. 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 | - |
| 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. 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 | - |

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| 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 | Site adjacent to industrial/contaminated land. Potential for contamination, conditions required. Phase II likely. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 100 |
| Agricultural Land Classification Grade 3 | 0 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 0 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 100 |
| Highways England Zones | 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 |

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| 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 or non-residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 253 |
| Estimated employment space (m2) | 40000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 50 |
| Development completion timescales (years) | 11-15 Years |

Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford assessment



A map of Land north of A505 - Site A2 (east of M11 and west of Hill Farm Road), Duxford

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| Site information | - |
| Site ID | 115866 |
| HELAA Site ID | 51660 |
| Suitable Site Area (ha) | 10.8451188815111 |
| Ward/Parish | Whittlesford |
| 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 | Non-Residential |
| Proposed employment floorspace (m2) | 30000 |
| 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: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 2% lies in a 1 in 1000 year event |
| 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 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Green |
| Landscape Comment 2021 | Development throughout the site would have a significant adverse impact to the local and wide landscape character. it would be an encroachment into the landscape, permanent and urbanisation of the existing open rural countryside. However, the site could accommodate some development, particularly in the south and south west, subject to landscape mitigation measures. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |
| Biodiversity and Geodiversity Officer Comments 2023 | - |
| Biodiversity and Geodiversity Guideline Comments 2023 | - |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |

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| Biodiversity and Geodiversity Officer Comments 2021 | Any warehousing/industrial developments over 1000m ² floorspace, or development which may result in air pollution or discharge to ground or surface water of more than 5m ³ /day would require consultation with Natural England. Boundary habitats including wooded copses, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable). |
| 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 a landscape of prehistoric and Roman archaeology |
| Accessibility RAG Assessment 2025 - Automated | Amber |

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| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| 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. 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 | - |
| 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. 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. |

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| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | - |
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | Green |
| Air Quality Officer Comment 2021 | Not suggested for residential use therefore likely low traffic impact on AQMA |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | - |
| 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 | Amber |
| 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/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 non-residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 163 |
| Estimated employment space (m2) | 30000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | - |
| Development completion timescales (years) | 0-5 Years |

Land north of A505 - Site A3 (west of M11 and north of A505), Duxford assessment



A map of Land north of A505 - Site A3 (west of M11 and north of A505), Duxford

| | |
|--|--|
| Site information | - |
| Site ID | 115867 |
| HELAA Site ID | 51661 |
| Suitable Site Area (ha) | 12.9512993759486 |
| Ward/Parish | Whittlesford |
| 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 | Non-Residential |
| Proposed employment floorspace (m2) | 30000 |
| 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 | Green |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None |
| 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 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The site has a visually open character making it clearly visible from areas. Development upon this site would have a significantly adverse impact to the wider and local landscape character and views. It would be an encroachment into the landscape, permanent and urbanisation of the open rural landscape. Even with landscape mitigation the harm would still be significant and unacceptable. |
| 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 | Any warehousing/industrial developments over 1000m ² floorspace, or development which may result in air pollution or discharge to ground or surface water of more than 2m ³ /day would require consultation with Natural England. Site is 790m from Thriplow Peat Holes SSSI. Ability to mitigate will depend on the type of development. Hedgerows, wooded boundaries and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | This site and site A4 are a single large field to the west and north of Duxford airfield. To the south are the Grade II* hangers and to the west are the Grade II camp complex buildings. Whilst the airfield is fairly industrial in nature any industrial development of this field needs to respect the form and scale of the Duxford airfield complex and provide appropriate mitigation. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Red |
| Archaeology Officer Comment 2021 | Located adjacent to the nationally important Chronicle Hills Roman settlement, designated as a Scheduled Monument |
| 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 | - |
| 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 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 | Green |
| Contaminated Land Officer Comments 2021 | Non-residential use proposed and no prior history of development. |
| 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 | 28.05 |
| Highways England Zones | A11/M11, M11 South |
| Available | - |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated. |
| Are there known legal or ownership impediments to development? | No |
| Is there planning permission to develop the site? | No relevant recent planning history |
| When will the site be available for development? | 0-5 Years |

| | |
|---|---|
| Available RAG | Green |
| Achievable | - |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density. |
| Achievable RAG | Green |
| Capacity | - |
| Prevailing Density (weighted) (dwellings per ha) | 30 |
| Residential capacity at prevailing density | 194 |
| Estimated employment space (m2) | 30000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | - |
| Development completion timescales (years) | 0-5 Years |

Land south of Royston Road, Whittlesford assessment



A map of Land south of Royston Road, Whittlesford

| | |
|--|---|
| Site information | - |
| Site ID | 115868 |
| HELAA Site ID | 40349 |
| Suitable Site Area (ha) | 1.77388967185025 |
| Ward/Parish | Whittlesford |
| 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) | - |
| 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: Wholly in Flood Zone 1. 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 | 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 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | Development throughout the site would have a significant adverse impact to the landscape character, views and visual amenity. It would be an encroachment into the countryside, permanent and an urbanisation of the rural and open nature of the landscape. Even with a reduction in residential units the harm would be still be significantly adverse and unacceptable. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |
| Biodiversity and Geodiversity Officer Comments 2023 | - |
| Biodiversity and Geodiversity Guideline Comments 2023 | - |
| Biodiversity and Geodiversity RAG Assessment 2021 | Green |

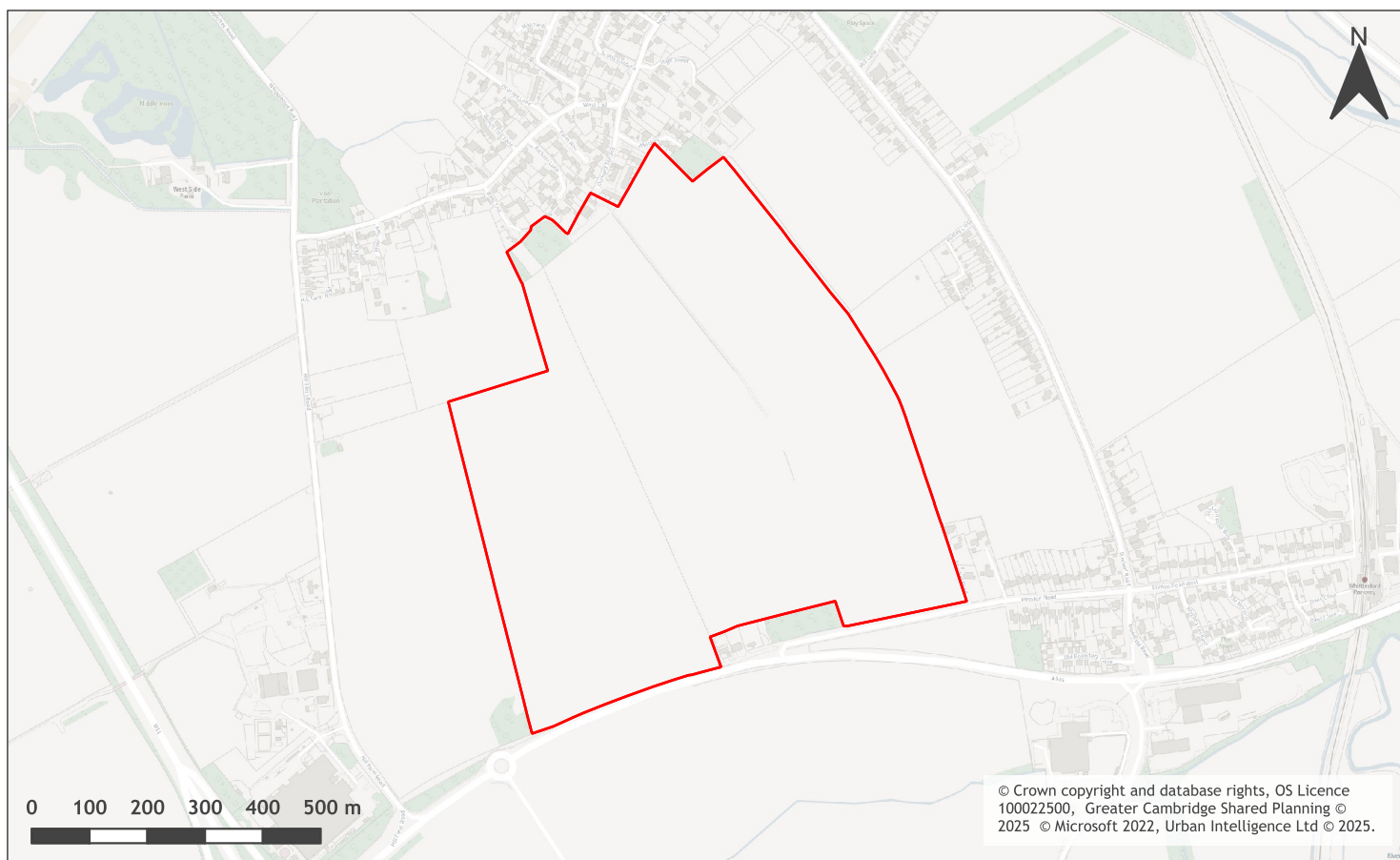
| | |
|---|---|
| Biodiversity and Geodiversity Officer Comments 2021 | Unlikely to require consultation with Natural England. Boundary trees/hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value. Ponds within 100m may support great crested newt, although arable habitats likely to be of low ecological value. Impacts likely to be mitigated through appropriate scheme design. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection. |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Green |
| Historic Environment Comments 2021 | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Cropmarks and Roman pottery is recorded to the south |
| 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 | - |
| 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. 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 | 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/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 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 | 48 |
| 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 Parsonage Farm, West End, Whittlesford assessment



A map of Land at Parsonage Farm, West End, Whittlesford

| Site information | - |
|--|---|
| Site ID | 115869 |
| HELAA Site ID | 40144 |
| Suitable Site Area (ha) | 54.2895855943143 |
| Ward/Parish | Whittlesford |
| Greenfield or Previously Developed? | Greenfield and Previously Developed Land |
| Category of site | Integrating homes and jobs - Southern cluster |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 1629 |
| 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 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The site has a partially open character making it clearly visible from some areas. The sheer size of this site would merge the two clusters of development which form both ends of the village and result in an out of scale proposal. Intimate village character would therefore adversely be affected. |
| 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 |

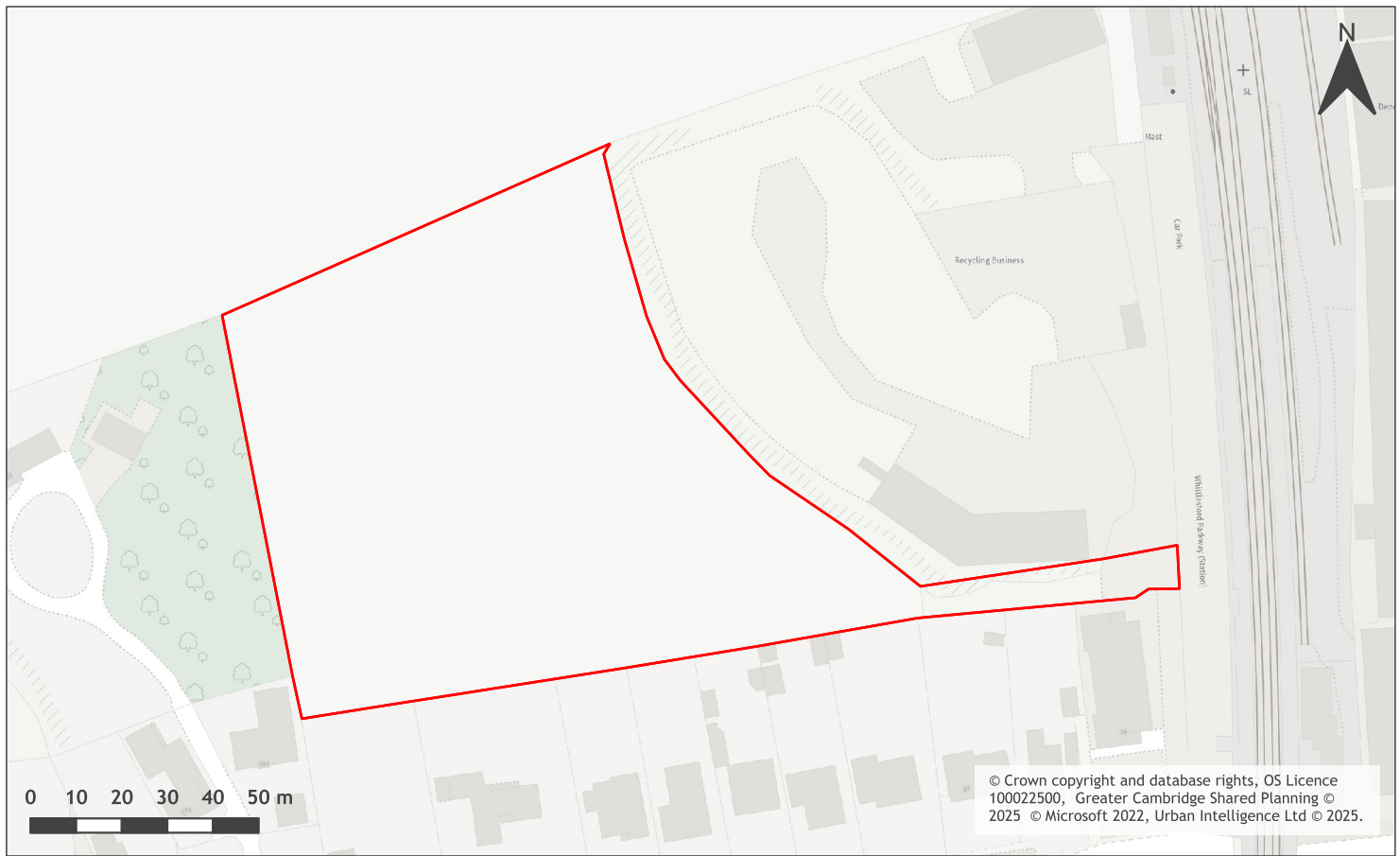
| | |
|---|---|
| Biodiversity and Geodiversity Officer Comments 2021 | Any residential development above 100 units will require consultation with Natural England. Habitats mostly likely to be of relatively low ecological value (arable) although boundary hedgerows may be Habitats of Principal Importance/priority habitat and may be pockets of scrub/woodland/mosaic habitat in northern area. Potential for bat roosts in buildings in north of site (if suitable) and farmland bird populations. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | Development of the site could have a detrimental impact on the setting of Whittlesford Conservation Area. A buffer zone is recommended to mitigate and preserve the spatial identity of Whittlesford. |
| 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 a landscape of prehistoric archaeology |
| 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 | - |
| 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. The site is capable of being developed in regard to 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 | 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 | Infilled pit, contamination expected, conditions required. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 96.26 |
| Agricultural Land Classification Grade 3 | 3.74 |
| 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/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? | 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 | 814 |
| 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 west of 40 Station Road west, Whittlesford assessment



A map of Land west of 40 Station Road west, Whittlesford

| | |
|--|---|
| Site information | - |
| Site ID | 115870 |
| HELAA Site ID | 59391 |
| Suitable Site Area (ha) | 1.14113655098168 |
| Ward/Parish | Whittlesford |
| 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) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 25-35 |
| 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 | Green |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None |
| Flood Risk RAG Assessment 2023 | Green |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | - |
| Flood Risk Officer Comment 2021 | - |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Amber |
| Landscape Comment 2023 | The site is a smaller field infilling a visual gap in development to the rear of properties along Station Road. Whilst outside the Development Framework, the adjoining land is also developed. Visibility towards the site development will visually associate development with the surrounding village edge. It is considered that development of the site will have a very low impact on Landscape features but should include strong buffers to screen development from long distance views and allow for large trees to be located within the site to enable a layered view of rooftops and trees. |
| Landscape RAG Assessment 2021 | - |
| Landscape Comment 2021 | - |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | Green |
| Biodiversity and Geodiversity Officer Comments 2023 | No likely impact on sites designated for nature conservation. The site appears to be arable land with limited ecological value, with no Priority habitats within or adjacent to the site. Due to the size of the site, applications may find provision of a 10 % net gain in biodiversity difficult within their redline boundaries. |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection. |

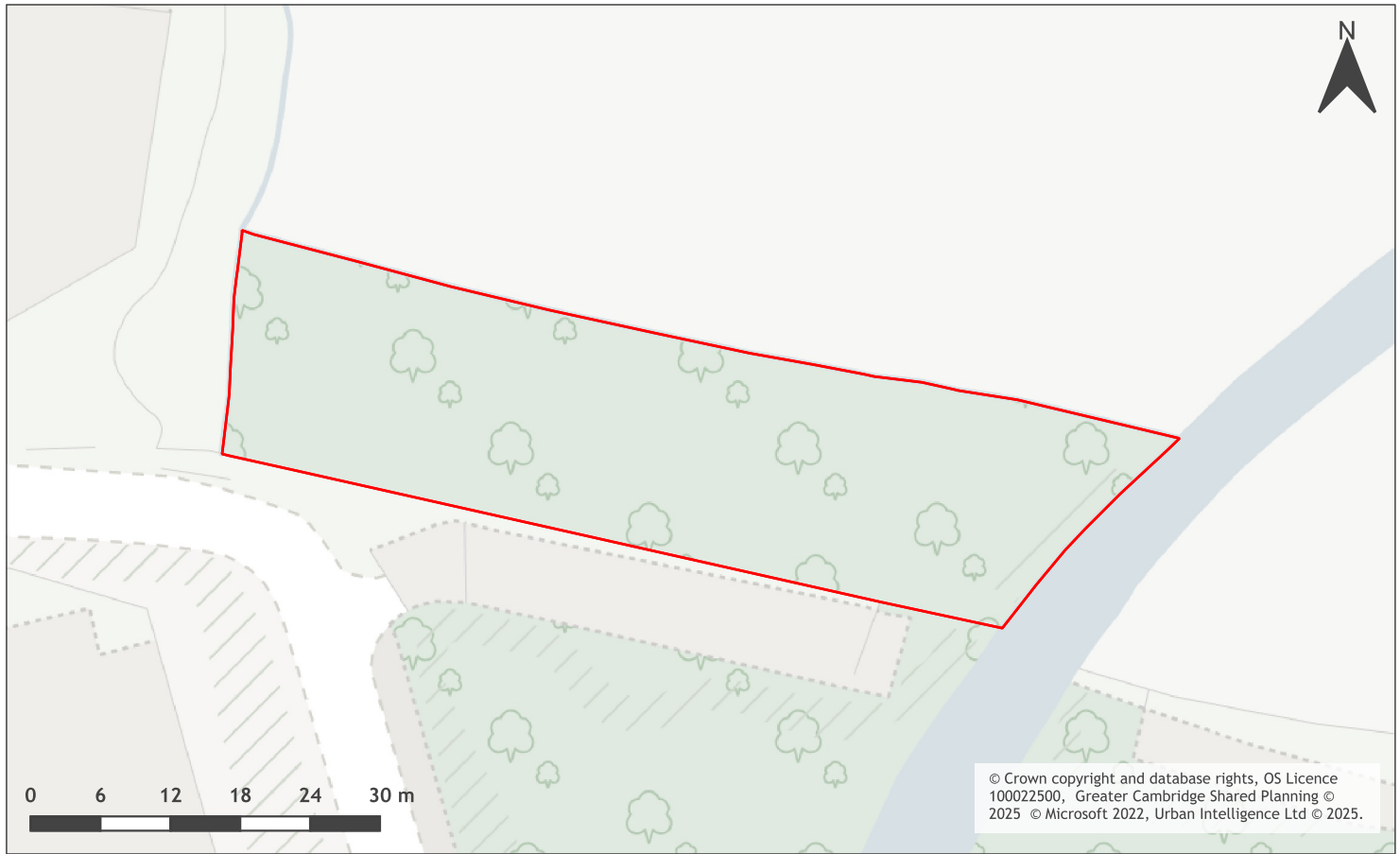
| | |
|---|--|
| Biodiversity and Geodiversity RAG Assessment 2021 | - |
| Biodiversity and Geodiversity Officer Comments 2021 | - |
| Biodiversity and Geodiversity Guideline Comments 2021 | - |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Policy RAG Rating 2023 | Green |
| Policy Officer Comment 2023 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Policy RAG Rating 2021 | - |
| Policy Officer Comments 2021 | - |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | Amber |
| Historic Environment Comments 2023 | Proposed development is outside the conservation area; there are two designated heritage assets to the east of the site, the grade I is not recognised in the supportive information. While the neighbouring site recently given approval is cited as evidence for no archaeological concerns, aerial maps show there may be archaeological potential on the site. Development of the site needs to take these constraints into consideration, but the impact 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 | Located to the north west of the nationally important St John's Chapel. |
| Archaeology RAG Assessment 2021 | - |
| Archaeology Officer Comment 2021 | - |
| Accessibility RAG Assessment 2025 - Automated | Amber |

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| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate 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 | The proposed site is unacceptable. The proposed site does not to have a direct link to the adopted public highway. Also, it cannot provide two points of access which is required. Consultation with Network Rail would be required if the site was to be investigated further to ensure there are no impacts on the operations of the adjacent railway line. |
| 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 | Green |
| Transport and Roads Guideline Comments 2023 | Based on the nature and scale of the proposed development the site assessment scoring is Green, there are no substantial roads and transport impacts identified at this stage. |
| 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 proposed site will be affected by noise from nearby mixed use development and noise from the nearby railway line but could be acceptable in principle subject to appropriate detailed design considerations and mitigation. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | - |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | - |

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| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | Green |
| Air Quality Officer Comment 2023 | The site does not lie within an AQMA and there will be minimal traffic impact on AQMA. |
| 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 | The site has the potential for historic contamination and, therefore, 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 | 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/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 |

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| 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 | 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 |

Land adj. Whittlesford Highways Depot, Whittlesford assessment



A map of Land adj. Whittlesford Highways Depot, Whittlesford

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| Site information | - |
| Site ID | 115871 |
| HELAA Site ID | 59383 |
| Suitable Site Area (ha) | 0.140314474996978 |
| Ward/Parish | Whittlesford |
| 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 | 8 |
| 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: Partly in Flood Zone 2 (39%). Partly in Flood Zone 3 (14%).. Surface Water Flooding: None |
| Flood Risk RAG Assessment 2023 | Amber |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | - |
| Flood Risk Officer Comment 2021 | - |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Red |
| Landscape Comment 2023 | This is a very small site on the edge of Whittlesford Bridge. Well outside the development framework it serves as a buffer between the River Cam and the Highways Depot/Train Station complexes. The site is heavily wooded with trees and scrub and the River Cam runs adjacent to the eastern boundary of the site. A further drain or brook runs through the southern boundary of the site and adjoins the River. Due to the size of the site, distance from the Dev Framework and sensitivities around the River and tree cover it is considered that the site is not suitable for development. |
| Landscape RAG Assessment 2021 | - |
| Landscape Comment 2021 | - |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | Green |
| Biodiversity and Geodiversity Officer Comments 2023 | No likely impact on sites designated for nature conservation. The site is wooded and likely contains some ecological value, but the site is not recorded as deciduous woodland Priority habitat on the Priority Habitat Inventory. The site would need to be assessed for the presence of roosting bats within trees. Due to the size of the site and the habitat present, applications will find provision of a 10 % net gain in biodiversity difficult within their redline boundaries. |