

## Land adj. to M11, Whittlesford assessment



A map of Land adj. to M11, Whittlesford

Site information	-
Site ID	115905
HELAA Site ID	59384
Suitable Site Area (ha)	3.597505797497
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	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 Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 100 year event. 3% lies in a 1 in 1000 year event.
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	Red
Landscape Comment 2025	The site is an agricultural field in the Green Belt, that is completely separated from any development framework or existing employment uses. Development on the site would detract from and erode the character of the countryside and have an irreversible and significant effect on landscape and views that could not be satisfactorily mitigated.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The site is a field bisected by the M11 located in the green belt and well outside the Whittlesford development framework. The site is currently agricultural in nature and separated from the nearest houses by woodland. The development of the site would extend Newton beyond the M11 creating ribbon development along Newton Road and weakening the definition between the countryside and the built edge of Newton. The location of the site in close proximity to the M11 would be a significant constraint for a housing development due to environmental health (noise and air quality) impacts.
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Based on the new information provided, the assessment score has not changed. A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites. This includes increases in recreational pressure on nearby SSSIs.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	Amber

Biodiversity and Geodiversity Officer Comments 2023	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site is located immediately adjacent to Whittlesford - Thriplow Hommocky Fields SSSI, so Natural England will need be consulted at planning application stage. The site appears to be arable land with limited ecological value, albeit the boundary hedgerows may be classified as Priority habitat. The site may also have value for Priority farmland birds.
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	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
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	Green
Historic Environment Comments 2025	Based on the new information, the assessment of the site remains unchanged as Green. Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	Having considered the submitted information, the previous assessment is still applicable. Archaeological investigations would be appropriate in advance of development.
Archaeology RAG Assessment 2023	Amber

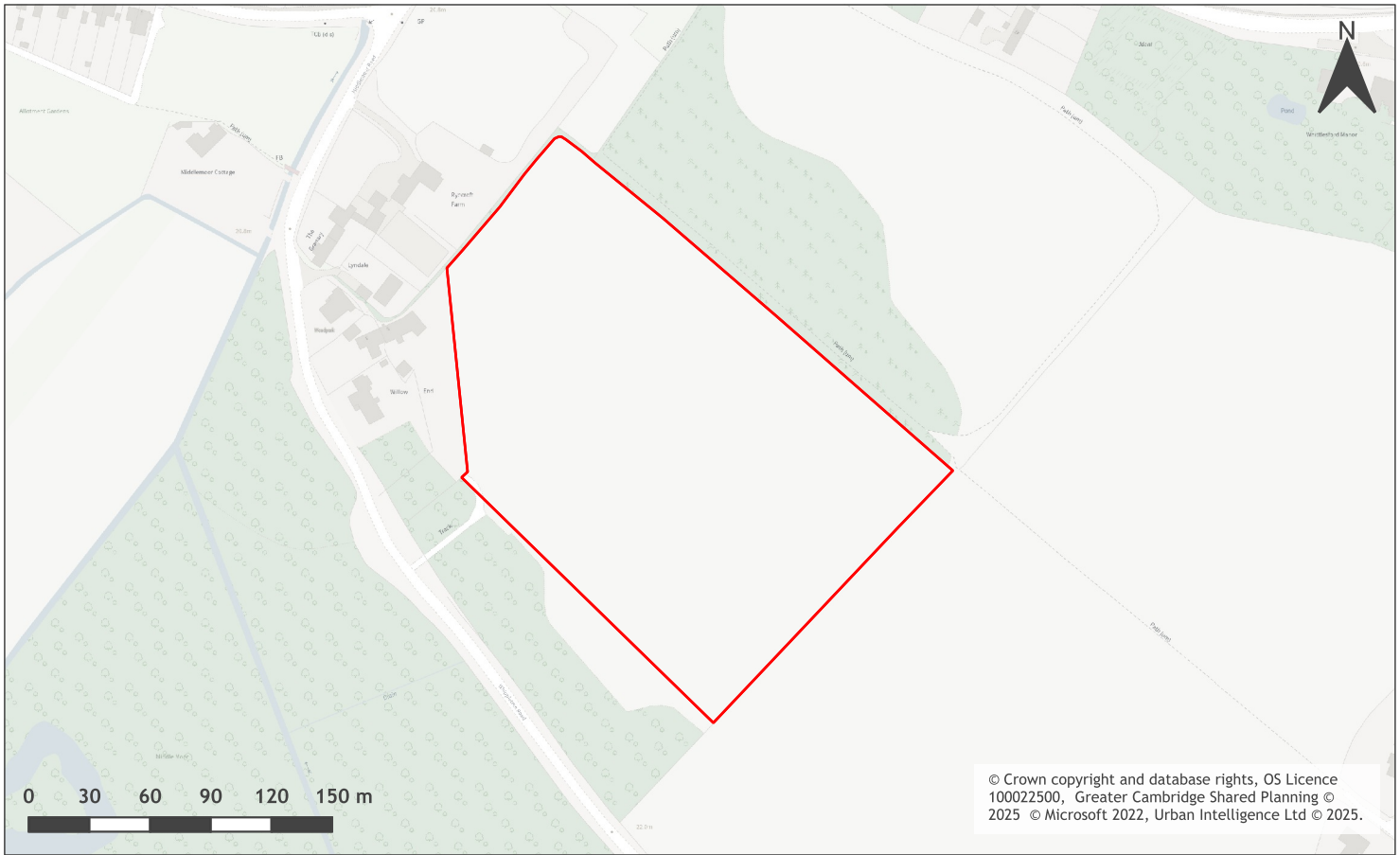
Archaeology Officer Comment 2023	Located in a landscape of suspected Iron Age and Roman activity
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Red
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services.
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	Based on the additional information, the assessment of the site remains unchanged as Red. The site appears unable to achieve appropriate vehicle to vehicle inter-visibility splays from anywhere along the site boundary to the adopted public highway.
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	The Local Highways Authority does not believe that suitable intervisibility splays can be achieved from the development.
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	Red
Transport and Roads Guideline Comments 2023	The site is remote from any existing non-motorised user or passenger transport infrastructure with little scope for improvements or links to existing facilities, and will impact on local junctions.
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber



Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
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	-
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	Based on the new information, the assessment of the site remains unchanged as Green. The site does not fall within an Air Quality Management Area (AQMA). Given the site would have a non-residential use, it is likely to have a minimal traffic impact on designated AQMAs.
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	Amber
Contaminated Land Officer Comments 2025	Based on the new information, the assessment of the site remains unchanged as Amber. The site has the potential for historic contamination and, therefore, planning conditions will be required.
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	0
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	86
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 the northeast of Whippetree Road, Whittlesford, Cambridge assessment



A map of Land to the northeast of Whippetree Road, Whittlesford, Cambridge

Site information	-
Site ID	115906
HELAA Site ID	45586
Suitable Site Area (ha)	3.86469963945583
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	75
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 100 year event. 5% 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	Residential development throughout this site would have a significant adverse effect upon the existing landscape character and views . It would be an encroachment into the countryside, permanent 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	Any residential developments above 50 outside of current urban area will require consultation with Natural England. The site is 50m from the Middle Moor CWS although impact can reasonably be mitigated through appropriate scheme design. Boundary trees, grass margins and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Otherwise, arable habitats are likely to be of low ecological value, although may support farmland birds. Great crested newt records within 1km.
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 adjoining Conservation Area but the impact could be reasonably mitigated. There would need to be a significant reduction in number to respond to the surrounding context.
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 the historic core of the village to the south west of the Scheduled moated site of Whittleseford Manor
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	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-

AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	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/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	93
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 the north-west of Whippetree Road, Whittlesford assessment



A map of Land to the north-west of Whippetree Road, Whittlesford

Site information	-
Site ID	115907
HELAA Site ID	40313
Suitable Site Area (ha)	4.80706347685132
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	165
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 100 year event. 5% 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	Residential development throughout this site would have a significant adverse effect upon the existing landscape character and views . It would be an encroachment into the countryside, permanent and an urbanisation of the rural landscape. The site is of a scale that would be out of character with the village. It does not relate well the village, located well to the west of the heart of the village, and sandwiched between M11 and Hill Farm Road.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

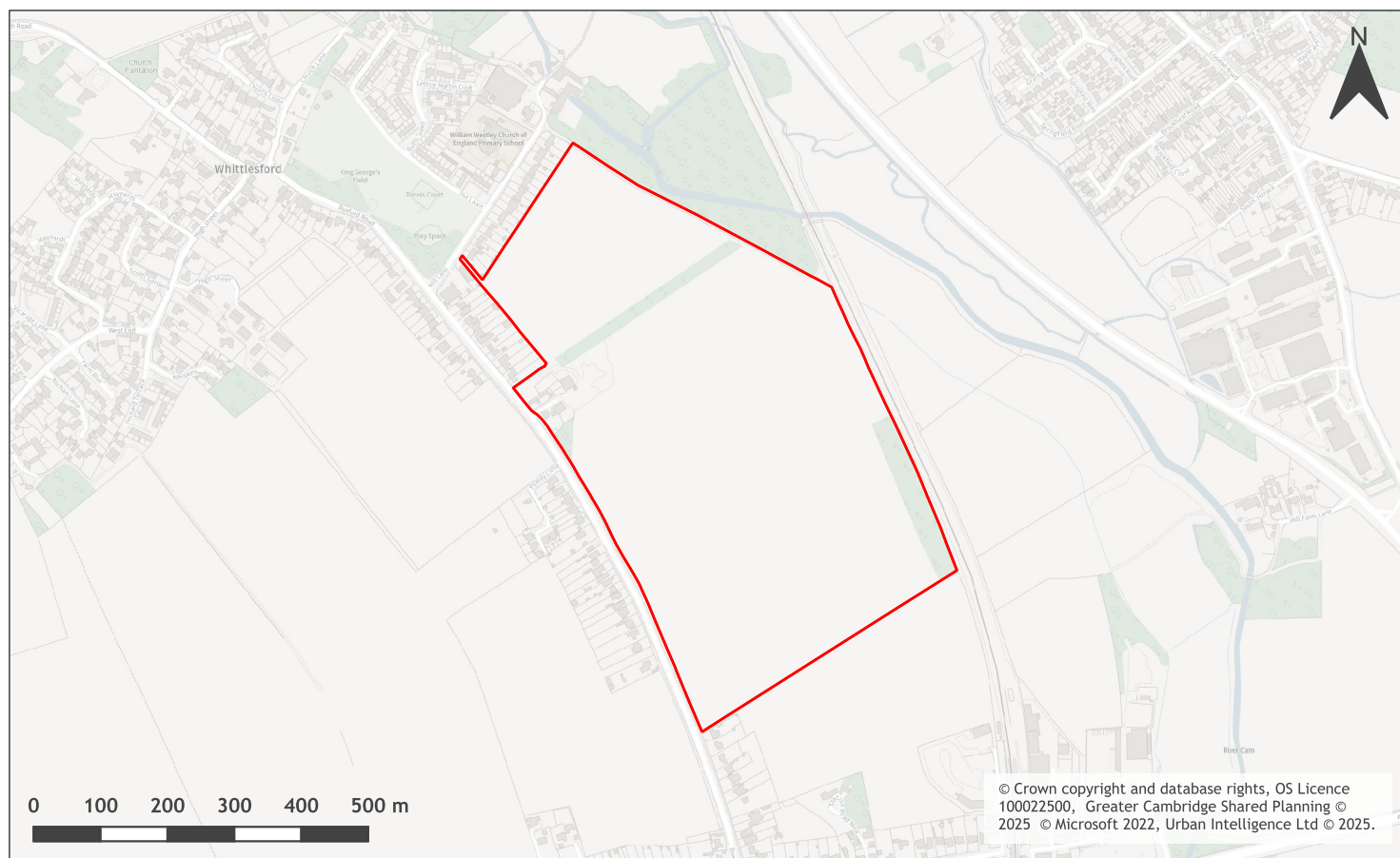
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Any residential development above 50 outside of current urban area will require consultation with Natural England. The site is adjacent to the Middle Moor CWS which is designated for its habitat mosaic, including woodlands, grassland, and open water. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, 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 of this area would need to take into account the adjacent heritage asset and any impact it may have on that.
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 the historic core of the village to the south west of the Scheduled moated site of Whittleseford Manor
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	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
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/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	115
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

## Land at Millfield Farm, Duxford Road, Whittlesford assessment



A map of Land at Millfield Farm, Duxford Road, Whittlesford

Site information	-
Site ID	115908
HELAA Site ID	40145
Suitable Site Area (ha)	32.9130239454334
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	Mixed Use
Proposed employment floorspace (m2)	13000
Proposed residential capacity	987
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%). 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	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 has a largely open character making it clearly visible from most areas. The sheer size of this site would merge both village ends 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 or industrial floorspace over 1000m <sup>2</sup> will require consultation with Natural England. River Cam County Wildlife site is 15m from site boundary, with associated woodland/ecologically valuable habitat and potential for protected species. Potential for impacts from light spill, construction impacts and drainage. Habitats mostly likely to be of relatively low ecological value (arable and young woodland) although boundary hedgerows may be Habitats of Principal Importance/priority habitat. Potential for bat roosts in buildings in west 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 the conservation area to the north and the listed mill and associated river landscape, but the 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	Amber
Archaeology Officer Comment 2021	Located in a landscape of prehistoric archaeology
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 railway noise (and possibly vibration), but is acceptable in principle, subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to 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	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	80.35
Agricultural Land Classification Grade 3	19.65
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 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	494
Estimated employment space (m2)	13000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

## Land at Home Farm, Newton assessment



A map of Land at Home Farm, Newton

Site information	-
Site ID	116084
HELAA Site ID	200848
Suitable Site Area (ha)	0.76888847855447
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)	Agricultural Land / Building
Proposed development	Non-Residential
Proposed employment floorspace (m2)	3000-3105
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 4% lies in a 1 in 30 year event, 2% lies in a 1 in 100 year event and 13% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	This brownfield site contains existing small scale agricultural barns and structures. It is within the Cambridge Green Belt. Information on the scale and appearance of the proposals is limited but involves the conversion of existing agricultural buildings into office buildings. Provided no additional height or mass is added, landscape effects through additional car parking could be mitigated through good design.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	-

Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. Within 50m of a Important Countryside Frontage.
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	-
Policy Officer Comments 2021	-
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	The site includes the Dovecote at Home Farm which is both grade II listed and a Scheduled Ancient Monument. The site is also within 100m of several other Grade II listed buildings including two barns at Newton Court already converted for office use. The wall either side of the site entrance is also Grade II listed. Proposed development of the site involves the conversion of existing agricultural buildings to office space. Development of the site could have a detrimental impact on designated heritage assets their setting, but the impact could be reasonably mitigated, by careful site layout, landscaping, intensity of use and restricting the number of site movements. Any work to convert/alter the Dovecote or the site access will need careful scrutiny.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	Then site is located in the historic core of the village with potential for medieval and post medieval archaeology. Archaeological investigations would be necessary in advance of development. Consideration will also be required of potential impacts on the designated dovecote.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-

Accessibility RAG Assessment 2025 - Automated	Red
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation at the planning application stage.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ light pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-



Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Green
Contaminated Land Officer Comments 2025	Potential for historic contamination, conditions required. Given proposed use will be commercial, the site is considered capable of being developed as there are unlikely to be any contamination / ground stability issues that would impact these uses.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	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?	Yes, Planning permission granted for change of Use for the sitting of a temporary office building(21/04975/FUL)
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	22
Estimated employment space (m2)	3000-3105
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years