

## Land off Ambrose Way, Impington



A map of Land off Ambrose Way, Impington

|                                            |                                               |
|--------------------------------------------|-----------------------------------------------|
| Site information                           | -                                             |
| Site ID                                    | 115061                                        |
| HELAA Site ID                              | 40392                                         |
| Suitable Site Area (ha)                    | 8.55                                          |
| Ward/Parish                                | Histon & Impington                            |
| Greenfield or Previously Developed?        | Greenfield                                    |
| Category of site                           | Dispersal: Villages / Transport Corridor      |
| Category of settlement                     | Within or adjacent to rural centre            |
| Current use(s)                             | Agricultural Land / Building, Paddock / Scrub |
| Proposed development                       | Residential                                   |
| Proposed employment floorspace (m2)        | 0                                             |
| Proposed residential capacity              | 90 to 100                                     |
| Suitability                                | -                                             |
| Adopted Development Plan Policies RAG 2026 | Amber                                         |

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| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk RAG Assessment 2026                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: 7% is in Flood Zone 2. 3% is in Flood Zone 3.</p> <p>Climate Change: 10% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 10% lies in a 1-in-1,000-year event. 3% lies in a 1-in-100-year event. 3% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk RAG Assessment 2025                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk Officer Comment 2025                | <p>A position statement regarding the hydraulic modelling of existing onsite flood risk has been submitted. Based on this new information, the site assessment scoring remains Amber. The submitted information indicates that the existing EA modelling was updated, and it is currently being revised by the EA. The updated modelling outputs indicate the existing site would still be in flood zone 2 and a smaller area in flood zone 3.</p> <p>Flood Zones: Partially in Flood Zone 2 (6%). Partially in Flood Zone 3 (3%). Surface Water Flooding: 3% 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.</p> |
| Flood Risk RAG Assessment 2023                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk Officer Comment 2023                | <p>A position statement regarding the hydraulic modelling of existing onsite flood risk has been submitted. Based on this new information, the site assessment scoring remains Amber. The submitted information indicates that the existing EA modelling was updated, and it is currently being revised by the EA. The updated modelling outputs indicate the existing site would still be in flood zone 2 and a smaller area in flood zone 3.</p>                                                                                                                                                                                                                    |
| Flood Risk RAG Assessment 2021                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk Officer Comment 2021                | The site is within flood zones 3a or 3b.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landscape RAG Assessment 2026                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2026                         | Based on the additional information, the number of homes has been reduced from 177 to 100. However, no new supporting information has been submitted on landscape and, due to the site location away from the village centre and encroaching into the fields the RAG rating remains red.                                                                                                                                                                                                                                                                                                                                                                              |
| Landscape RAG Assessment 2025                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2025                         | The updated Green Belt appraisal and submission details do not significantly alter the landscape concerns regarding development of this parcel. Development would likely have a negative impact on wide views and landscape character.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2023                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| Landscape Comment 2023                                | The number of new homes has been reduced from 190 to 177 and new supporting information has been provided including an LVA and an concept masterplan. The LVA includes an appraisal of landscape character and 6 existing views from the east, northeast and southeast of the site. The LVA indicates that the site is screened, except from the north. However, the LVA is not detailed enough and doesn't include any views from the west and few views from the areas immediately next to the site. The concept masterplan still indicates extensive development plots with small scale buffer planting and therefore there is still a risk that development will have a negative impact on the landscape character and the assessment remains red .                            |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2021                                | The site consists of three irregular shaped agricultural fields on the northeast edge of Impington, within the Green Belt and outside, but abutting the Development Framework Boundary. There are expansive views into and out of the site. The site is somewhat physically disconnected from the village centre. The visual and landscape character impact of development would be significant as it would infill the area of countryside penetrating the irregular northern village edge between the two corridors of development along Mill Lane and Milton Road.                                                                                                                                                                                                               |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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   | An ecology briefing paper has been provided. This identified no likely impacts upon designated sites and no further consultation with Natural England is likely. It also found no evidence of Priority habitats during the field survey. It indicated that a 10% net gain in biodiversity is likely to be obtained for the scheme. Notwithstanding, the report notes further protected species surveys will need to be undertaken. It is also noted that habitat persuasion was used for moving a low population of reptiles from the intitial development. Therefore, as no formal reptile translocation scheme was carried out, it is likely that no significant impacts will be caused upon the known reptile population. As a result, the assessment scoring has been changed. |

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| 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     | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Biodiversity and Geodiversity Officer Comments 2021   | Application unlikely to require Natural England consultation. The southern boundary of the site was used as a reptile translocation receptor site for the adjoining application site. Any development of this section that may result in 'double handling' of reptiles should be avoided as it is against best practice. Therefore, plans must be adjusted to account for this. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2023              | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment Comments 2023                    | The response disagrees with the initial assessment that development on this scale has the potential to cause harm to the setting of the Impington St Andrew's conservation area. However no new information has been provided to satisfy that these concerns have been mitigated therefore the amber rating remains.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Historic Environment RAG Assessment 2021              | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| Historic Environment Comments 2021          | Significant development on this site would start to merge Histon and Impington. There is potential for harm to the setting of the Impington St Andrews conservation area. The impacts of development could be reasonably mitigated.                                                                                                                                                                                                                                                      |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2026            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Archaeology RAG Assessment 2025             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2025            | The previous assessment is still appropriate. Archaeological investigations would be necessary in advance of development.                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2023             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2023            | The additional information has been reviewed. Reference to Roman Road is mistaken. Additionally, the Desk Based Assessment fails to take full account of rich late prehistoric and Roman landscape in which site is located and makes assumptions regarding mitigation based on nearby sites which may not be appropriate. On this basis the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation. |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2021            | Located in a landscape of extensive prehistoric and Roman activity. The route of the Roman road runs through the site                                                                                                                                                                                                                                                                                                                                                                    |
| Accessibility RAG Assessment                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site Access RAG Assessment 2026             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site Access Officer Comment 2026            | Based on the additional information, the site assessment has been amended to amber as the site has demonstrated a suitable access to the adopted public highway for all users, which can be delivered in line with highway requirements.                                                                                                                                                                                                                                                 |
| Site Access RAG Assessment 2025             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site Access Officer Comment 2025            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site Access RAG Assessment 2023             | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site Access Officer Comment 2023            | Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. It is not practical to provide suitable connectivity for non motorised users.                                                                                                                                                                                                                                                                                    |
| Site Access RAG Assessment 2021             | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site Access Officer Comment 2021            | The access link to the public highway is unsuitable to serve the number of units that are being proposed.                                                                                                                                                                                                                                                                                                                                                                                |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| Transport and Roads RAG Assessment 2025                             |                                                                                                                                                                                                                                                                                                                           |
| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                                                                                                                                           |
| Transport and Roads RAG Assessment 2023                             | Amber                                                                                                                                                                                                                                                                                                                     |
| Transport and Roads Guideline Comments 2023                         | Based on the amended proposal the assessment score has changed from red to amber as it has been demonstrated the site can achieve vehicular access. Site will need to provide high quality local non-motorised user routes linking to the Busway and into Cambridge. Will impact the B1049 and its junction with the A14. |
| Transport and Roads RAG Assessment 2021                             | Red                                                                                                                                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2021                         | Transport Assessment and Travel Plan required.                                                                                                                                                                                                                                                                            |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                           |
| 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     | Green                                                                                                                                                                                                                                                                                                                     |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.                                                            |
| 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 2026                                            |                                                                                                                                                                                                                                                                                                                           |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                           |
| AQMA RAG Assessment 2025                                            | Green                                                                                                                                                                                                                                                                                                                     |
| Air Quality Officer Comment 2025                                    | The score remains Green as set out in the previous assessments.                                                                                                                                                                                                                                                           |
| AQMA RAG Assessment 2023                                            | Green                                                                                                                                                                                                                                                                                                                     |

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| Air Quality Officer Comment 2023                              | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal impact on AQMA.                                                                   |
| 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 2026                         |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2026                       |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2025                       |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2023                         | Amber                                                                                                                                                                                                                                                                                                                                      |
| Contaminated Land Officer Comments 2023                       | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required. |
| Contaminated Land RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                                                                      |
| Contaminated Land Officer Comments 2021                       | Previous agricultural land use. Potential for historic contamination, conditions required.                                                                                                                                                                                                                                                 |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                                                                                                                                                                                                                                                                                                 |
| Further constraints                                           | -                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Grade 2 (% overlap)          | 77.78                                                                                                                                                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Urban (% overlap)            | 22.22                                                                                                                                                                                                                                                                                                                                      |
| Source Protection Zone (% overlap)                            | 0                                                                                                                                                                                                                                                                                                                                          |
| Highways England Zones                                        | A14 CNB                                                                                                                                                                                                                                                                                                                                    |
| Available                                                     | -                                                                                                                                                                                                                                                                                                                                          |

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| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.                                               |
| Are there known legal or ownership impediments to development?                                | No                                                                                                                                                                                                   |
| Is there planning permission to develop the site?                                             | No relevant recent planning history                                                                                                                                                                  |
| When will the site be available for development?                                              | 0 to 5 years                                                                                                                                                                                         |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                         |
| 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 |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                         |
| Capacity                                                                                      | -                                                                                                                                                                                                    |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                   |
| Residential capacity at prevailing density                                                    | 257                                                                                                                                                                                                  |
| 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 adjacent to St George's Way and Woodcock Close Impington



A map of Land adjacent to St George's Way and Woodcock Close Impington

|                                            |                                                       |
|--------------------------------------------|-------------------------------------------------------|
| Site information                           | -                                                     |
| Site ID                                    | 115090                                                |
| HELAA Site ID                              | 40282                                                 |
| Suitable Site Area (ha)                    | 3.13                                                  |
| Ward/Parish                                | Histon & Impington                                    |
| Greenfield or Previously Developed?        | Greenfield,Previously developed land                  |
| Category of site                           | Dispersal: Villages / Transport Corridor              |
| Category of settlement                     | Within or adjacent to rural centre                    |
| Current use(s)                             | Agricultural Land / Building, Commercial / Industrial |
| Proposed development                       | Residential                                           |
| Proposed employment floorspace (m2)        | 0                                                     |
| Proposed residential capacity              | 50                                                    |
| Suitability                                | -                                                     |
| Adopted Development Plan Policies RAG 2026 | Amber                                                 |

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| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk RAG Assessment 2026                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 12% lies in a 1-in-1,000-year event. 6% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2025                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2025                | Flood Zones: Site is wholly within Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30 year event. 6% lies in a 1 in 100 year event. 12% 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 2026                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2025                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2023                  | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2023                         | The site is in the Green Belt and outside the Development Framework. The site boundary has been revised to include a drainage ditch on the north edge of the site and to include Woodcock Close up to the junction with Milton Road. Other supporting information has been submitted on transport, adopted Highways and facilities but the new information does not relate to landscape or change the landscape assessment. The landscape assessment therefore remains amber. |
| Landscape RAG Assessment 2021                  | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2021                         | The site is somewhat isolated being to the rear of existing properties and currently is seen as part of the countryside and has a rural landscape character. The site is well contained within the boundary vegetation and could easily become part of the built environment with little harm to the surrounding landscape character. As proposed the site could be developed but should have due consideration of its village edge and rural location.                       |

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| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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   | Application unlikely to require Natural England consultation. There are watercourses adjacent to the eastern boundary of the site which will require surveys and possible mitigation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of housing and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy RAG Rating 2021                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                          |                                                                                                                                                                                                         |
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| Policy Officer Comments 2021             |                                                                                                                                                                                                         |
| Historic Environment RAG Assessment 2026 |                                                                                                                                                                                                         |
| Historic Environment Comments 2026       |                                                                                                                                                                                                         |
| 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 2026          | Green                                                                                                                                                                                                   |
| Archaeology Officer Comment 2026         | The site is located on the eastern edge of the historic village, approximately 240m from the medieval parish church. Archaeological investigation could be secured by condition of planning permission. |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                                                         |
| Archaeology Officer Comment 2025         |                                                                                                                                                                                                         |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                                                         |
| Archaeology Officer Comment 2023         |                                                                                                                                                                                                         |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                                                   |
| Archaeology Officer Comment 2021         | Located on the eastern edge of the historic village core. 19th century brickworks are located to the south.                                                                                             |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                                   |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                      |
| Site Access RAG Assessment 2026          | Amber                                                                                                                                                                                                   |
| Site Access Officer Comment 2026         | Having considered the updated site submission details, the assessment score remains amber. The proposed site is acceptable in principle subject to detailed design.                                     |
| Site Access RAG Assessment 2025          | Amber                                                                                                                                                                                                   |
| Site Access Officer Comment 2025         | Based on the revised location plan and other documentation, assessment of the site has been updated to Amber. The site is acceptable in principle, subject to further detail and consultation.          |

|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Access RAG Assessment 2023                                     | Red                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Access Officer Comment 2023                                    | Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable as the proposed access does not have sufficient width for a carriageway and footway both sides.                                                                                                                                                                                      |
| 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 2026                             | Amber                                                                                                                                                                                                                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2026                         | Having considered the updated submission information, the assessment score remains amber. Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. The development will need to provide an active travel route into Histon. |
| 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 2026     |                                                                                                                                                                                                                                                                                                                                                                                                             |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| 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 2026                               |                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                       |
| 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.                                                                                                            |
| <b>Overall Suitability Score</b>                                    | <b>Amber</b>                                                                                                                                                                                          |
| Further constraints                                                 | -                                                                                                                                                                                                     |
| Agricultural Land Classification Grade 1 (% overlap)                | 0                                                                                                                                                                                                     |
| Agricultural Land Classification Grade 2 (% overlap)                | 0                                                                                                                                                                                                     |
| Agricultural Land Classification Grade 3 (% overlap)                | 0                                                                                                                                                                                                     |
| Agricultural Land Classification Grade 4 (% overlap)                | 0                                                                                                                                                                                                     |

|                                                                                               |                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                    |
| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                                                               |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                    |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                              |
| Available                                                                                     | -                                                                                                                                                                                                    |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.                                               |
| Are there known legal or ownership impediments to development?                                | No                                                                                                                                                                                                   |
| Is there planning permission to develop the site?                                             | No relevant recent planning history                                                                                                                                                                  |
| When will the site be available for development?                                              | 0 to 5 years                                                                                                                                                                                         |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                         |
| 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 |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                         |
| Capacity                                                                                      | -                                                                                                                                                                                                    |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                   |
| Residential capacity at prevailing density                                                    | 75                                                                                                                                                                                                   |
| 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                                                                                                                                                                                            |

## Compass House and adjacent land Chivers Way Histon



A map of Compass House and adjacent land Chivers Way Histon

| Site information                           | -                                     |
|--------------------------------------------|---------------------------------------|
| Site ID                                    | 115117                                |
| HELAA Site ID                              | 200831                                |
| Suitable Site Area (ha)                    | 1.65                                  |
| Ward/Parish                                | Histon & Impington                    |
| Greenfield or Previously Developed?        | Previously developed land             |
| Category of site                           | Densification of existing urban areas |
| Category of settlement                     | Within or adjacent to rural centre    |
| Current use(s)                             | Commercial / Industrial               |
| Proposed development                       | Non-Residential                       |
| Proposed employment floorspace (m2)        | 22000                                 |
| Proposed residential capacity              | 0                                     |
| Suitability                                | -                                     |
| Adopted Development Plan Policies RAG 2026 | Green                                 |

|                                                       |                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site is compatible and consistent with Development Plan policies and allocations.                                                                                                                                                                                                                                             |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                                                                                            |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 6% lies in a 1-in-1,000-year event. 5% lies in a 1-in-100-year event. 10% lies in a 1-in-30-year event.</p>                                                                            |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                            |
| Flood Risk Officer Comment 2025                       | Flood zone: Wholly in Flood Zone 1; Surface water flooding: 10% lies in a 1 in 30 year event, 5% lies in a 1 in 100 year event and 6% lies in a 1 in 1000 year event                                                                                                                                                                             |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk RAG Assessment 2021                        |                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2021                       |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape RAG Assessment 2025                         | Amber                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2025                                | Primary constraints are the TPO trees, which must be retained, and other large-scale trees that should be assessed with a view to retain as part of any proposals to protect positive townscape features. Proposals for non-residential uses must be designed to respond sensitively to the scale and context of the adjacent residential areas. |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape RAG Assessment 2021                         |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Comment 2021                                |                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                  |

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| Biodiversity and Geodiversity RAG Assessment 2025     | Green                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Officer Comments 2025   | A development of the size and scale described would not provide any specific ecological risks to statutory or non-statutory designated sites. However, this does not remove the likelihood of protected and priority species being impacted, nor that a development of the type described would likely be eligible for mandatory biodiversity net gain. |
| Biodiversity and Geodiversity Guideline Comments 2025 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                       |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity RAG Assessment 2021     |                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity Officer Comments 2021   |                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity Guideline Comments 2021 |                                                                                                                                                                                                                                                                                                                                                         |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                   |
| Policy Officer Comment 2026                           | The site is adjacent to or within 50m of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                      |
| Policy RAG Rating 2025                                | Green                                                                                                                                                                                                                                                                                                                                                   |
| Policy Officer Comment 2025                           | Within 50m of Protected Open Space. Within 50m of a Semi-natural Green Space. Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                     |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                         |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                         |
| Policy RAG Rating 2021                                |                                                                                                                                                                                                                                                                                                                                                         |
| Policy Officer Comments 2021                          |                                                                                                                                                                                                                                                                                                                                                         |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                         |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                         |
| Historic Environment RAG Assessment 2025              | Amber                                                                                                                                                                                                                                                                                                                                                   |

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| Historic Environment Comments 2025       | The conservation area and a terrace of grade II listed cottages are immediately to the north. A potential non-designated heritage asset to the south (Bidder Building). Development is likely to impact their setting, and mitigation will be required in the form of careful massing, design and landscaping. |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2023       |                                                                                                                                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2021 |                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2021       |                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                                |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2025          | Amber                                                                                                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2025         | Features relating to the 19th century fruit preserves industry may survive in the area. Archaeological investigations may be necessary in advance of development.                                                                                                                                              |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                                                                                                                                                                |
| Archaeology Officer Comment 2023         |                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2021          |                                                                                                                                                                                                                                                                                                                |
| Archaeology Officer Comment 2021         |                                                                                                                                                                                                                                                                                                                |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                                                                                                                                          |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                             |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                                |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                                                                                                                |
| Site Access RAG Assessment 2025          | Amber                                                                                                                                                                                                                                                                                                          |
| Site Access Officer Comment 2025         | The site has been scored as Amber based on the information provided. The site is acceptable in principle, subject to further detail and consultation.                                                                                                                                                          |
| Site Access RAG Assessment 2023          |                                                                                                                                                                                                                                                                                                                |
| Site Access Officer Comment 2023         |                                                                                                                                                                                                                                                                                                                |
| Site Access RAG Assessment 2021          |                                                                                                                                                                                                                                                                                                                |
| Site Access Officer Comment 2021         |                                                                                                                                                                                                                                                                                                                |

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| Transport and Roads RAG Assessment 2026                             |                                                                                                                                                                                                                                                                                                                              |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                                                                                                                                              |
| Transport and Roads RAG Assessment 2025                             | Amber                                                                                                                                                                                                                                                                                                                        |
| Transport and Roads Guideline Comments 2025                         | <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p> <p>The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use.</p> <p>A Transport Assessment and a Travel Plan will be required.</p> |
| 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 2026     |                                                                                                                                                                                                                                                                                                                              |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                              |
| 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 2026                                            |                                                                                                                                                                                                                                                                                                                              |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                              |
| AQMA RAG Assessment 2025                                            | Green                                                                                                                                                                                                                                                                                                                        |

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| Air Quality Officer Comment 2025                              | The site has been scored Green based on the additional information provided. 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 2026                         |                                                                                                                                                                                                                     |
| Contaminated Land Officer Comments 2026                       |                                                                                                                                                                                                                     |
| Contaminated Land RAG Assessment 2025                         | Amber                                                                                                                                                                                                               |
| Contaminated Land Officer Comments 2025                       | Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.                                   |
| Contaminated Land RAG Assessment 2023                         |                                                                                                                                                                                                                     |
| Contaminated Land Officer Comments 2023                       |                                                                                                                                                                                                                     |
| Contaminated Land RAG Assessment 2021                         |                                                                                                                                                                                                                     |
| Contaminated Land Officer Comments 2021                       |                                                                                                                                                                                                                     |
| <b>Overall Suitability Score</b>                              | <b>Amber</b>                                                                                                                                                                                                        |
| <b>Further constraints</b>                                    | <b>-</b>                                                                                                                                                                                                            |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                                                                                                                                                   |
| Agricultural Land Classification Grade 2 (% overlap)          | 0                                                                                                                                                                                                                   |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                                                                                                                                                                   |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                                                                                                                                                   |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                                                                                                                                                   |
| Agricultural Land Classification Urban (% overlap)            | 100.00                                                                                                                                                                                                              |
| Source Protection Zone (% overlap)                            | 0                                                                                                                                                                                                                   |

|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                                                                                                                                                                                         |
| 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 alterations to the facade and construction of access ramp. (20/01122/FUL), Planning permission granted for single storey rear kitchen extension. (22/04657/FUL), Planning permission granted for change of use from office (Class E) to mixed use office (Class E) and car driving test centre (Sui Generis)(25/00451/FUL) |
| When will the site be available for development?                                              | 0 to 5 years                                                                                                                                                                                                                                                                                                                                                    |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                                                                                                                                    |
| 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                                                                                                                                                            |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                                                                                                                                    |
| Capacity                                                                                      | -                                                                                                                                                                                                                                                                                                                                                               |
| Prevailing Density (weighted) (dwellings per ha)                                              | 48                                                                                                                                                                                                                                                                                                                                                              |
| Residential capacity at prevailing density                                                    | 71                                                                                                                                                                                                                                                                                                                                                              |
| Estimated employment space (m2)                                                               | 22000                                                                                                                                                                                                                                                                                                                                                           |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                                                                                                                                       |
| Estimated annual build-out rate (pa)                                                          | -                                                                                                                                                                                                                                                                                                                                                               |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                                                                                                                                       |

## Land north of Impington Lane, Impington



A map of Land north of Impington Lane, Impington

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115155                                   |
| HELAA Site ID                              | 40061                                    |
| Suitable Site Area (ha)                    | 2.59                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to rural centre       |
| Current use(s)                             | Agricultural Land / Building             |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 40 to 55                                 |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                    |
| Flood Risk RAG Assessment 2026                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: 2% is in Flood Zone 2. 2% is in Flood Zone 3.</p> <p>Climate Change: 4% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 7% lies in a 1-in-1,000-year event. 2% lies in a 1-in-100-year event. 4% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                    |
| Flood Risk RAG Assessment 2025                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2025                | <p>Flood zone: Partly in Flood Zone 2 (2%) Partly in Flood Zone 3 (2%)</p> <p>Surface water flooding: 4% lies in a 1 in 30 year event, 2% lies in a 1 in 100 year event and 7% lies in a 1 in 1000 year event</p>                                                                                                                                                                                                                                                                                                                       |
| Flood Risk RAG Assessment 2023                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2023                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2021                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2021                | The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.                                                                                                                                                                                            |
| Landscape RAG Assessment 2026                  | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2026                         | Having considered the additional site information submitted, the assessment rating has been changed to amber. The site has a number of constraints, including being in the Green Belt and outside the development framework. The field has extensive boundary vegetation which should be retained as they form an important part of the village edge conditions. If the site were to be developed, a focus on tree/boundary retention, careful placement of units and appropriate buffering could allow some development to take place. |
| Landscape RAG Assessment 2025                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2025                         | Based on the additional information, the assessment score remains red. Development will remove one of the distinctive small-scale paddocks, mature native hedgerow and trees at the village edge, exposing the site. Development will extend into the open countryside beyond the existing built line.                                                                                                                                                                                                                                  |
| Landscape RAG Assessment 2023                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2023                         | New information concerns planning issues and a re-examination of the Council's Green Belt study, not directly related to landscape. Landscape issues remain. Development will remove one of the distinctive small-scale paddocks, mature native hedgerow and trees at the village edge, exposing the site. Development will extend into the open countryside beyond the existing built line. The site assessment therefore remains unchanged.                                                                                           |

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| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2021                                | Any development of this site, on the northern edge of the village, would be further encroachment into the countryside and would be difficult to develop without exposing extensive views of it from the north and northeast.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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   | Additional information has been submitted which notes further studies will need to be undertaken and potentially necessary mitigation measures introduced. Therefore there is no change to the assessment scoring.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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     | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity Officer Comments 2021   | Application unlikely to require Natural England consultation. The southern boundary of the site was used as a reptile receptor site for the adjoining development. Therefore any translocation of resident reptile population may result in double handling which is against Natural England best practice guidance. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| Policy Officer Comment 2026              | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                        |
| Policy RAG Rating 2025                   |                                                                                                                                                                                                |
| Policy Officer Comment 2025              |                                                                                                                                                                                                |
| Policy RAG Rating 2023                   |                                                                                                                                                                                                |
| Policy Officer Comment 2023              |                                                                                                                                                                                                |
| Policy RAG Rating 2021                   |                                                                                                                                                                                                |
| Policy Officer Comments 2021             |                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2026 |                                                                                                                                                                                                |
| Historic Environment Comments 2026       |                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2025 |                                                                                                                                                                                                |
| Historic Environment Comments 2025       |                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2023 | Green                                                                                                                                                                                          |
| Historic Environment Comments 2023       | The revised information has submitted no additional comments regarding heritage assets. The RAG rating remains the same.                                                                       |
| 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 2026          |                                                                                                                                                                                                |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                                                |
| Archaeology Officer Comment 2025         |                                                                                                                                                                                                |
| Archaeology RAG Assessment 2023          | Amber                                                                                                                                                                                          |
| Archaeology Officer Comment 2023         | Based on the additional information provided, the site assessment remains as amber as there is evidence of Iron Age and Roman archaeology in the area that will require further investigation. |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                                          |
| Archaeology Officer Comment 2021         | Excavations in advance of development to the south identified evidence for Iron Age and Roman settlement.                                                                                      |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                          |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                             |

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| Site Access RAG Assessment 2026                                     | Amber                                                                                                                                                                                                                                                                                                                                                           |
| Site Access Officer Comment 2026                                    | Based on the additional information provided, the site assessment has been amended to amber. The site boundary now abuts public highway and therefore is acceptable in principle, subject to detailed design and further consultation.                                                                                                                          |
| Site Access RAG Assessment 2025                                     |                                                                                                                                                                                                                                                                                                                                                                 |
| Site Access Officer Comment 2025                                    |                                                                                                                                                                                                                                                                                                                                                                 |
| Site Access RAG Assessment 2023                                     | Red                                                                                                                                                                                                                                                                                                                                                             |
| Site Access Officer Comment 2023                                    | Based on the new information provided, the site access assessment remains unchanged. The scheme is not acceptable as the site does not have a direct link to the adopted public highway. Access is proposed through an allocated residential site currently under development. However, the access through this site is not part of the adopted public highway. |
| Site Access RAG Assessment 2021                                     | Red                                                                                                                                                                                                                                                                                                                                                             |
| Site Access Officer Comment 2021                                    | The proposed site does not to have a direct link to the adopted public highway.                                                                                                                                                                                                                                                                                 |
| Transport and Roads RAG Assessment 2026                             |                                                                                                                                                                                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                                                                                                                                                                                 |
| Transport and Roads RAG Assessment 2025                             |                                                                                                                                                                                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                                                                                                                                                                                 |
| Transport and Roads RAG Assessment 2023                             | Amber                                                                                                                                                                                                                                                                                                                                                           |
| Transport and Roads Guideline Comments 2023                         | Based on the new information provided, the assessment score remains amber as mitigation measures will be required to serve this development including contributions towards the GCP Histon Road Improvement Scheme, a high sustainable mode share and possible improvements to the B1049/Water Lane/The Green/Impington Lane junction.                          |
| 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 2026     |                                                                                                                                                                                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                 |

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| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                            |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     | Green                                                                                                                                                                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.                                                                                                                                      |
| 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 2026                                            |                                                                                                                                                                                                                                                                                                                                            |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                                            |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                                                                                                                                                            |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                                                                                                                                                            |
| AQMA RAG Assessment 2023                                            | Green                                                                                                                                                                                                                                                                                                                                      |
| Air Quality Officer Comment 2023                                    | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.                                                           |
| 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 2026                               |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2025                               |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2025                             |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2023                               | Amber                                                                                                                                                                                                                                                                                                                                      |
| Contaminated Land Officer Comments 2023                             | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required. |
| Contaminated Land RAG Assessment 2021                               | Amber                                                                                                                                                                                                                                                                                                                                      |
| Contaminated Land Officer Comments 2021                             | Previous agricultural land use. Potential for historic contamination, conditions required.                                                                                                                                                                                                                                                 |

|                                                                                               |                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                                                                         |
| Further constraints                                                                           | -                                                                                                                                                                                                    |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                                                                    |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 36.00                                                                                                                                                                                                |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                                                                    |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                                    |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                    |
| Agricultural Land Classification Urban (% overlap)                                            | 64.00                                                                                                                                                                                                |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                    |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                              |
| Available                                                                                     | -                                                                                                                                                                                                    |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.                                               |
| Are there known legal or ownership impediments to development?                                | No                                                                                                                                                                                                   |
| Is there planning permission to develop the site?                                             | No relevant recent planning history                                                                                                                                                                  |
| When will the site be available for development?                                              | 0 to 5 years                                                                                                                                                                                         |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                         |
| 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 |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                         |
| Capacity                                                                                      | -                                                                                                                                                                                                    |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                   |
| Residential capacity at prevailing density                                                    | 62                                                                                                                                                                                                   |
| 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 |

A map of the proposed development area in Cambridge, UK. The area is outlined in red and is situated to the west of the A14 road. The map shows surrounding residential areas, including areas labeled 'The Coppice' and 'The Cretice'. A scale bar at the bottom left indicates distances from 0 to 400 meters. A north arrow is located in the top right corner. The map is credited to Crown copyright and database rights, OS Licence 100022500, Greater Cambridge Shared Planning © 2026, and Microsoft 2022, Urban Intelligence Ltd © 2026.

|                                            |                                    |
|--------------------------------------------|------------------------------------|
| Site information                           | -                                  |
| Site ID                                    | 115174                             |
| HELAA Site ID                              | 40232                              |
| Suitable Site Area (ha)                    | 9.95                               |
| Ward/Parish                                | Histon & Impington                 |
| Greenfield or Previously Developed?        | Greenfield                         |
| Category of site                           | Dispersal: Villages                |
| Category of settlement                     | Within or adjacent to rural centre |
| Current use(s)                             | Agricultural Land / Building       |
| Proposed development                       | Residential                        |
| Proposed employment floorspace (m2)        | 0                                  |
| Proposed residential capacity              | 50 to 78                           |
| Suitability                                | -                                  |
| Adopted Development Plan Policies RAG 2026 | Amber                              |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                        |
| Flood Risk RAG Assessment 2026                 | Amber                                                                                                                                                                                                                                                                                                                                                                                       |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 6% lies in a 1-in-1,000-year event. 8% lies in a 1-in-100-year event. 8% lies in a 1-in-30-year event.</p>                                                                                                                        |
| Flood Risk RAG Assessment 2025                 | Amber                                                                                                                                                                                                                                                                                                                                                                                       |
| Flood Risk Officer Comment 2025                | Flood zone: Wholly in Flood Zone 1; Surface water flooding: 5% lies in a 1 in 30 year event, 3% lies in a 1 in 100 year event and 14% 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 2026                  | Red                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2026                         | Having considered the updated site details, the assessment rating remains red. Any development of the site would have an adverse effect on the rural landscape surrounding Cambridge, as well as on visual context due to extensive views from the north, south and west.                                                                                                                   |
| Landscape RAG Assessment 2025                  | Red                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2025                         | Based on the additional information provided, the assessment score remains red. The site remains isolated from the main part of the village and is predominantly within the Green Belt. Any development of the site would have an adverse effect on the rural landscape surrounding Cambridge, as well as on visual context due to extensive views from the north, south and west.          |
| Landscape RAG Assessment 2023                  | Red                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2023                         | Additional information includes a site area (5.2ha), proposed units number reduction (78), feasibility study and comments questioning the previous assessment scoring. However the submitted study does not address the negative impact of the development on landscape character and extensive views therefore the information does not change the assessment. The RAG rating remains red. |
| Landscape RAG Assessment 2021                  | Red                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2021                         | The site is isolated from the main part of the village and is outside the village framework. Any development of the site would have a negative landscape impact because of the extensive views from the north west and south.                                                                                                                                                               |

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| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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. No additional information has been provided in relation to ecology impacts and mitigation. Therefore, there is no change to the site assessment scoring.                                                                                                                                                                                                                                    |
| 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   | No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity Officer Comments 2021   | Development over 50 dwellings or large infrastructure over 1000m <sup>2</sup> floorspace requires consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, watercourses and marginal habitats may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable). |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                  |
| Policy RAG Rating 2025                                | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Policy Officer Comment 2025                           | Site is not on a protected open space designation, however there is a protected open space designation on the periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated. Within 50m of Protected Open Space.                                                                                                                                    |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| 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 2026 |                                                                                                                                                                                                                                                                          |
| Historic Environment Comments 2026       |                                                                                                                                                                                                                                                                          |
| Historic Environment RAG Assessment 2025 | Green                                                                                                                                                                                                                                                                    |
| Historic Environment Comments 2025       | Based on the new information provided, 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 |                                                                                                                                                                                                                                                                          |
| Historic Environment Comments 2023       |                                                                                                                                                                                                                                                                          |
| Historic Environment RAG Assessment 2021 | Green                                                                                                                                                                                                                                                                    |
| Historic Environment Comments 2021       | Development of the site would have no impact on any designated or non-designated heritage assets.                                                                                                                                                                        |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                                          |
| Archaeology RAG Assessment 2025          | Amber                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2025         | The assessment for for the site remains unchanged. Archaeological investigations would be necessary in advance of construction.                                                                                                                                          |
| Archaeology RAG Assessment 2023          | Amber                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2023         | Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.                                                                            |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2021         | Cropmarks of Iron Age and Roman settlement are located in the area.                                                                                                                                                                                                      |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                                                                                                    |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                       |
| Site Access RAG Assessment 2026          | Red                                                                                                                                                                                                                                                                      |
| Site Access Officer Comment 2026         | Having considered the updated site submission details, the assessment score remains red. The proposed access connecting the site to the adopted public highway is unsuitable to serve the number of units proposed.                                                      |

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| Site Access RAG Assessment 2025                                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site Access Officer Comment 2025                                    | Based on the additional information provided, assessment of the site remains unchanged as Red. The proposed access connecting the site to the adopted public highway is unsuitable to serve the number of units proposed.                                                                                                                                                                                                                                                                                                                                                                                                    |
| Site Access RAG Assessment 2023                                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site Access Officer Comment 2023                                    | Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable as the access route is unsuitable to serve the number of units that are being proposed.                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 2026                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Transport and Roads RAG Assessment 2025                             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Transport and Roads Guideline Comments 2025                         | Based on the additional information provided, the overall assessment score has remained unchanged. Whilst the site is relatively close to the Guided Busway, it will need to provide high-quality, local non-motorised user routes linking to the Busway stops and passenger transport routes into Cambridge. The current links with the existing highway are unlikely to offer sufficient capacity to serve the quantum of development proposed. Significant strategic infrastructure improvements will be required on the B1049 and its junction with the A14. Development of this site will require a robust Travel Plan. |
| Transport and Roads RAG Assessment 2023                             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Transport and Roads Guideline Comments 2023                         | Based on the additional information provided, the assessment score remains amber. Whilst the site is relatively close to the Guided Busway it will need to provide high quality local non motorised user routes linking to the Busway stops and passenger transport routes into Cambridge. The current links existing highway are unlikely to offer sufficient capacity to serve the quantum of development as proposed. Significant strategic infrastructure improvements will be required on the B1049 and its junction with the A14. Will require a robust Travel Plan.                                                   |
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                     |                                                                                                                                                                                                                                                                                                                                                        |
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| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | The assessment score has not changed and remains amber. The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.                                                                                                         |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. Detailed site specific assessments will be required for any future planning applications at this location.                                                                                                                                                                                    |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.                                                                                                                                                                   |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                                                                                                                                                                        |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                                                        |
| AQMA RAG Assessment 2025                                            | Green                                                                                                                                                                                                                                                                                                                                                  |
| Air Quality Officer Comment 2025                                    | Based on the new information provided, the site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA). Given the scale of the scheme, the site will have a minimal impact on designated AQMAs.                                                                                                                  |
| AQMA RAG Assessment 2023                                            | Amber                                                                                                                                                                                                                                                                                                                                                  |
| Air Quality Officer Comment 2023                                    | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. |
| AQMA RAG Assessment 2021                                            | Amber                                                                                                                                                                                                                                                                                                                                                  |
| Air Quality Officer Comment 2021                                    | Partially within SCDC AQMA and relatively large site - potential for AQMA traffic impact without mitigation                                                                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                               | Amber                                                                                                                                                                                                                                                                                                                                                  |
| Contaminated Land Officer Comments 2025                             | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as amber. This is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required.      |
| Contaminated Land RAG Assessment 2023                               | Amber                                                                                                                                                                                                                                                                                                                                                  |

|                                                                                               |                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminated Land Officer Comments 2023                                                       | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required. |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                                                                                                                                                                                                      |
| Contaminated Land Officer Comments 2021                                                       | Previous agricultural land use. Potential for historic contamination, conditions required.                                                                                                                                                                                                                                                 |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                                                                                                                                                                                                                 |
| Further constraints                                                                           | -                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 85.90                                                                                                                                                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 14.10                                                                                                                                                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                                                                                                                                                                                                          |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                                                                                                                                                          |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                                                                                                                                                                    |
| Available                                                                                     | -                                                                                                                                                                                                                                                                                                                                          |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.                                                                                                                                                                                     |
| Are there known legal or ownership impediments to development?                                | No                                                                                                                                                                                                                                                                                                                                         |
| Is there planning permission to develop the site?                                             | No relevant recent planning history                                                                                                                                                                                                                                                                                                        |
| When will the site be available for development?                                              | 0 to 5 years                                                                                                                                                                                                                                                                                                                               |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                                                                                                               |
| 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       | 209       |
| Estimated employment space (m2)                  | 0         |
| Estimated start date                             | 0-5 Years |
| Estimated annual build-out rate (pa)             | 40-75     |
| Development completion timescales (years)        | 0-5 Years |

## Land north of Villa Road



A map of Land north of Villa Road

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115220                                   |
| HELAA Site ID                              | 40236                                    |
| Suitable Site Area (ha)                    | 2.26                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Minor Rural Centre |
| Current use(s)                             | Agricultural Land / Building             |
| Proposed development                       | Non-residential                          |
| Proposed employment floorspace (m2)        | 14999-22000                              |
| Proposed residential capacity              | 0                                        |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk RAG Assessment 2026                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: 42% is in Flood Zone 2. 46% is in Flood Zone 3.</p> <p>Climate Change: 95% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 2% lies in a 1-in-1,000-year event. 9% lies in a 1-in-100-year event. 86% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2025                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2025                | <p>Flood Zone: Partly in Flood Zone 2 (43%). Partly in Flood Zone 3 (50%).</p> <p>Surface Water Flooding: 88% lies in a 1 in 30 year event. 9% lies in a 1 in 100 year event. 2% lies in a 1 in 1000 year event</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk RAG Assessment 2023                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2023                | <p>A Flood Risk Management Note has been produced. Based on this new information the site assessment scoring remains as Red. The site is mostly within Flood Zones 2 and 3 and at risk of surface water flooding. The submitted information only depicts potential mitigation to flood risk and the site remains mostly at high risk from flooding, the content is not sufficiently detailed to verify its suitability.</p>                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2021                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2021                | <p>The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.</p>                                                                                                                                                                                                                                                                                                                                                           |
| Landscape RAG Assessment 2026                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2026                         | <p>Having considered the updated site details, the assessment score has been amended to red. The site is situated on relatively prominent land outside the existing village, which lies on lower land to the north, and it protrudes from a well-defined settlement edge. Whilst some carefully planned, LVIA-led development might be possible in closer proximity to the existing settlement edge and in combination with landscape mitigation, the site's prominent position, varied visual containment and separation from the existing settlement means that the proposed extent of development would still appear as encroachment into the countryside, which would be difficult to fully mitigate.</p> |
| Landscape RAG Assessment 2025                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2023                  | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Landscape Comment 2023                                | Additional information includes feasibility and flood studies and representations which question the previous HELAA scoring. Previous assessment stated that landscape impacts were likely to be limited, however development would need to be of good design, limited height and screened behind a generous landscape buffer along the northern and southern boundaries to filter views in and out of the development. Based on this, the assessment scoring has been amended to Amber. |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2021                                | The site is an agricultural field on the western edge of Impington which includes some hedges to the east and west but is open to the south and north, with extensive level views to the southwest towards the A14. The development of the site would have limited negative landscape impact. It may be possible at an appropriate height and design to include some development with a landscape buffer.                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity Officer Comments 2023   | No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity Officer Comments 2021   | Large infrastructure over 1000m <sup>2</sup> floorspace likely to require consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, drain and mature trees may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species. Otherwise, site likely to be of low ecological value (arable).                                                                     |

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| 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 2026                                | Green                                                                                                                                                                                                      |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                    |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                            |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                            |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                            |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                            |
| Policy RAG Rating 2021                                |                                                                                                                                                                                                            |
| Policy Officer Comments 2021                          |                                                                                                                                                                                                            |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                            |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                            |
| 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 2026                       | Amber                                                                                                                                                                                                      |
| Archaeology Officer Comment 2026                      | Cropmarks to the south indicate the location of a possible Roman Villa. Field evaluation would be necessary in support of a planning application to determine the suitability of the site for development. |
| Archaeology RAG Assessment 2025                       |                                                                                                                                                                                                            |
| Archaeology Officer Comment 2025                      |                                                                                                                                                                                                            |
| Archaeology RAG Assessment 2023                       | Amber                                                                                                                                                                                                      |
| Archaeology Officer Comment 2023                      | Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.              |
| Archaeology RAG Assessment 2021                       | Amber                                                                                                                                                                                                      |
| Archaeology Officer Comment 2021                      | Cropmarks of probable late prehistoric or Roman date are recorded to the south. Features of prehistoric date are recorded to the west.                                                                     |

|                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Accessibility RAG Assessment                                    | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Accessibility Comment                                           | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                                                                                                                                                                                               |
| Site Access RAG Assessment 2026                                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site Access Officer Comment 2026                                | Based on the new information provided, the site access assessment remains unchanged as Red. The surrounding residential streets and access road that serves the site is not suitable to carry significant levels of commercial traffic, which a development of this scale and nature is likely to generate.                                                                                                                                                                      |
| Site Access RAG Assessment 2025                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site Access Officer Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site Access RAG Assessment 2023                                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site Access Officer Comment 2023                                | Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. The proposed site does not have a direct link to the adopted public highway.                                                                                                                                                                                                                                                                             |
| Site Access RAG Assessment 2021                                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site Access Officer Comment 2021                                | The proposed site does not to have a direct link to the adopted public highway.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads RAG Assessment 2026                         | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026                     | Based on the additional information provided, the site assessment remains amber as development on the site will likely have a detrimental impact on the surrounding highway network. Whilst the site is adjacent to the Guided Busway, it will need to provide high-quality local non-motorised user routes linking to the Busway stops and non-motorised user routes into Cambridge. Will impact the B1049 and its junction with the A14 and will require a robust Travel Plan. |
| Transport and Roads RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads Guideline Comments 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads RAG Assessment 2023                         | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2023                     | Based on the additional information provided, the site assessment remains amber. Whilst the site is adjacent to the Guided Busway it will need to provide high quality local non motorised user routes linking to the Busway stops and non motorised user routes into Cambridge. Will impact the B1049 and its junction with the A14 and will require a robust Travel Plan.                                                                                                      |
| Transport and Roads RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2021                     | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                                                                                                                                                                                                                                                                                                         |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                     |                                                                                                                                                                                                                                                                                                                                            |
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| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                            |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                            |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                            |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. Detailed site specific assessments will be required for any future planning applications at this location.                                                                                                                                                                        |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.                                                                                                                                      |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                                                                                                                                                            |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                                            |
| 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 2026                               |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2025                               |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2025                             |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2023                               | Amber                                                                                                                                                                                                                                                                                                                                      |
| Contaminated Land Officer Comments 2023                             | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required. |

|                                                                                               |                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2021                                                       | Previous agricultural land use. Potential for historic contamination, conditions required.                                                                                                                                                  |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                                                                                                                  |
| Further constraints                                                                           | -                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 98.59                                                                                                                                                                                                                                       |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Urban (% overlap)                                            | 1.41                                                                                                                                                                                                                                        |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                                                           |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                                                                     |
| Available                                                                                     | -                                                                                                                                                                                                                                           |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.                                                                                      |
| Are there known legal or ownership impediments to development?                                | No                                                                                                                                                                                                                                          |
| Is there planning permission to develop the site?                                             | No relevant recent planning history                                                                                                                                                                                                         |
| When will the site be available for development?                                              | 0 to 5 years                                                                                                                                                                                                                                |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |

|                                            |             |
|--------------------------------------------|-------------|
| Residential capacity at prevailing density | 54          |
| Estimated employment space (m2)            | 14999-22000 |
| Estimated start date                       | 0-5 Years   |
| Estimated annual build-out rate (pa)       |             |
| Development completion timescales (years)  | 0-5 Years   |

## Barn 3, Park Farm, Villa Road, Impington



A map of Barn 3, Park Farm, Villa Road, Impington

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115240                                   |
| HELAA Site ID                              | 200772                                   |
| Suitable Site Area (ha)                    | 1.56                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Previously developed land                |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to rural centre       |
| Current use(s)                             | Car Park, Commercial / Industrial        |
| Proposed development                       | Non-Residential                          |
| Proposed employment floorspace (m2)        | 4000-6000                                |
| Proposed residential capacity              | 0                                        |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                       |                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                    |
| Flood Risk RAG Assessment 2026                        | Red                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: 7% is in Flood Zone 2. 1% is in Flood Zone 3.</p> <p>Climate Change: 12% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 5% lies in a 1-in-1,000-year event. 12% lies in a 1-in-100-year event. 8% lies in a 1-in-30-year event.</p> <p>The site is a dry island.</p> |
| Flood Risk RAG Assessment 2025                        | Red                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2025                       | <p>Flood zone: Partly in Flood Zone 2 (7%) Partly in Flood Zone 3 (1%);</p> <p>Surface water flooding: 8% lies in a 1 in 30 year event, 12% lies in a 1 in 100 year event and 5% lies in a 1 in 1000 year event</p>                                                                                     |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2021                        |                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2021                       |                                                                                                                                                                                                                                                                                                         |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                         |
| Landscape RAG Assessment 2025                         | Green                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2025                                | The site is part of an existing development of similar buildings and uses. Provided new built development, parking and access are integrated with existing vegetation and with new planting, development would be acceptable.                                                                           |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                         |
| Landscape RAG Assessment 2021                         |                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2021                                |                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                         |

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| 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 2026                                | Green                                                                                                                                                                                      |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                    |
| 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. the site is wholly outside an open space designation |
| Policy RAG Rating 2023                                |                                                                                                                                                                                            |
| Policy Officer Comment 2023                           |                                                                                                                                                                                            |
| Policy RAG Rating 2021                                |                                                                                                                                                                                            |
| Policy Officer Comments 2021                          |                                                                                                                                                                                            |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                            |
| Historic Environment Comments 2026                    |                                                                                                                                                                                            |
| Historic Environment RAG Assessment 2025              | Green                                                                                                                                                                                      |
| Historic Environment Comments 2025                    | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.                 |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                            |

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| Historic Environment Comments 2023          |                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2021    |                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2021          |                                                                                                                                                                                                                                                                                                                                                                     |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                                                                                                                                                                                                                     |
| Archaeology Officer Comment 2026            |                                                                                                                                                                                                                                                                                                                                                                     |
| Archaeology RAG Assessment 2025             | Green                                                                                                                                                                                                                                                                                                                                                               |
| Archaeology Officer Comment 2025            | Previous archaeological evaluation indicates that significant archaeology does not survive in this area.                                                                                                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                                                                                                                                                                                                                     |
| Archaeology Officer Comment 2023            |                                                                                                                                                                                                                                                                                                                                                                     |
| Archaeology RAG Assessment 2021             |                                                                                                                                                                                                                                                                                                                                                                     |
| Archaeology Officer Comment 2021            |                                                                                                                                                                                                                                                                                                                                                                     |
| Accessibility RAG Assessment                | Green                                                                                                                                                                                                                                                                                                                                                               |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                                                                                  |
| Site Access RAG Assessment 2026             |                                                                                                                                                                                                                                                                                                                                                                     |
| Site Access Officer Comment 2026            |                                                                                                                                                                                                                                                                                                                                                                     |
| 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. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints. |
| Site Access RAG Assessment 2023             |                                                                                                                                                                                                                                                                                                                                                                     |
| Site Access Officer Comment 2023            |                                                                                                                                                                                                                                                                                                                                                                     |
| Site Access RAG Assessment 2021             |                                                                                                                                                                                                                                                                                                                                                                     |
| Site Access Officer Comment 2021            |                                                                                                                                                                                                                                                                                                                                                                     |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                     |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                     |
| Transport and Roads RAG Assessment 2025     | Amber                                                                                                                                                                                                                                                                                                                                                               |

|                                                                     |                                                                                                                                                                                                                                                                                                            |
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| Transport and Roads Guideline Comments 2025                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.<br>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 2026     |                                                                                                                                                                                                                                                                                                            |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                            |
| 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 2026                                            |                                                                                                                                                                                                                                                                                                            |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                            |
| 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                                            |                                                                                                                                                                                                                                                                                                            |

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| Air Quality Officer Comment 2021                                                              |                                                                                                                                                                                   |
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                                                   |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                                                   |
| Contaminated Land RAG Assessment 2025                                                         | Amber                                                                                                                                                                             |
| Contaminated Land Officer Comments 2025                                                       | Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues. |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                                                   |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                                                   |
| Contaminated Land RAG Assessment 2021                                                         |                                                                                                                                                                                   |
| Contaminated Land Officer Comments 2021                                                       |                                                                                                                                                                                   |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                                                        |
| Further constraints                                                                           | -                                                                                                                                                                                 |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                                                 |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                                            |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                                                 |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                 |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                 |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                 |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                           |
| Available                                                                                     | -                                                                                                                                                                                 |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.                            |
| Are there known legal or ownership impediments to development?                                | No                                                                                                                                                                                |

|                                                                 |                                                                                                                                                                                                      |
|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is there planning permission to develop the site?               | No relevant recent planning history                                                                                                                                                                  |
| When will the site be available for development?                | 0 to 5 years                                                                                                                                                                                         |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                         |
| 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 |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                         |
| Capacity                                                        | -                                                                                                                                                                                                    |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                   |
| Residential capacity at prevailing density                      | 42                                                                                                                                                                                                   |
| Estimated employment space (m2)                                 | 4000-6000                                                                                                                                                                                            |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                            |
| Estimated annual build-out rate (pa)                            | -                                                                                                                                                                                                    |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                            |

## Land east of Glebe Way (adjacent to Histon and Impington Park Primary)



### A map of Land east of Glebe Way (adjacent to Histon and Impington Park Primary)

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115249                                   |
| HELAA Site ID                              | 40192                                    |
| Suitable Site Area (ha)                    | 9.57                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             | Agricultural land/building               |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 250 to 300                               |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                           |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 9% lies in a 1-in-1,000-year event. 2% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.</p>                                                                                                                                                                                           |
| Flood Risk RAG Assessment 2025                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2025                   | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 9% 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 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2023                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2023                            | <p>Additional information provided submits a reduced red line area for development and a reduction in units from 270 to 60.</p> <p>This reduction would likely reduce the encroachment impact on the countryside, but development would continue to impact VDG principles previously mentioned and therefore there is no change to the assessment scoring.</p>                                                                                                 |
| Landscape RAG Assessment 2021                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2021                            | The site lies to the north east of the village outside and abutting the development framework. Development upon this site would have a significant adverse impact upon the landscape character and an encroachment into the countryside. It would also have an adverse impact upon the Village Design Guide principles notably the removal of key views out of the village and natural habitats and the removal of the rural relationship with the settlement. |
| Biodiversity and Geodiversity RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2023   | No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2021   | Discharge of water/waste above 20m <sup>3</sup> per day to ground or surface water likely to require consultation with Natural England. Boundary hedgerow may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value. Otherwise, site likely to be of low ecological value (arable). Farmland bird populations may be present. |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                              |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                      |

|                                          |                                                                                                                                                                                                                         |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2025 |                                                                                                                                                                                                                         |
| Historic Environment Comments 2025       |                                                                                                                                                                                                                         |
| Historic Environment RAG Assessment 2023 | Amber                                                                                                                                                                                                                   |
| Historic Environment Comments 2023       | The information submitted does not contain any information to change the RAG and has requested that it is an 'amber' rating.                                                                                            |
| Historic Environment RAG Assessment 2021 | Amber                                                                                                                                                                                                                   |
| Historic Environment Comments 2021       | Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                         |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                         |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                                                                         |
| Archaeology Officer Comment 2025         |                                                                                                                                                                                                                         |
| Archaeology RAG Assessment 2023          | Amber                                                                                                                                                                                                                   |
| Archaeology Officer Comment 2023         | Based on the amended information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.                              |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                                                                   |
| Archaeology Officer Comment 2021         | Cropmarks of probable late prehistoric, Roman and medieval date recorded in the area.                                                                                                                                   |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                                                   |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                      |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                         |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                         |
| Site Access RAG Assessment 2025          |                                                                                                                                                                                                                         |
| Site Access Officer Comment 2025         |                                                                                                                                                                                                                         |
| Site Access RAG Assessment 2023          | Amber                                                                                                                                                                                                                   |
| Site Access Officer Comment 2023         | Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage.                          |
| Site Access RAG Assessment 2021          | Amber                                                                                                                                                                                                                   |

|                                                                           |                                                                                                                                                                                      |
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| Site Access Officer<br>Comment 2021                                       | The proposed site is acceptable in principle subject to detailed design.                                                                                                             |
| Transport and Roads RAG<br>Assessment 2026                                |                                                                                                                                                                                      |
| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                      |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2023                                | Amber                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2023                            | Based on the proposed site amendment, the assessment score remains amber as any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                             |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     | Amber                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 | New information provided has not changed the assessment. Detailed site specific assessments will be required for any future planning applications at this location.                  |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                      |

|                                                               |                                                                                                                                                                                                        |
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| AQMA RAG Assessment 2023                                      | Green                                                                                                                                                                                                  |
| Air Quality Officer Comment 2023                              | The amended site boundary has been reviewed but the assessment remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA. |
| 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 2026                         |                                                                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                       |                                                                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                         |                                                                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                       |                                                                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                         | Amber                                                                                                                                                                                                  |
| Contaminated Land Officer Comments 2023                       | The amended site boundary has been reviewed but the assessment is unchanged. This is a site with the potential for historic contamination and planning conditions will be required.                    |
| Contaminated Land RAG Assessment 2021                         | Amber                                                                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                       | Potential for historic contamination, conditions required.                                                                                                                                             |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                                                                                                                                                             |
| Further constraints                                           | -                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)          | 100.00                                                                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)            | 0                                                                                                                                                                                                      |
| Source Protection Zone (% overlap)                            | 0                                                                                                                                                                                                      |
| Highways England Zones                                        | A14 CNB                                                                                                                                                                                                |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 201                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| 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 of Park Lane, Histon



### A map of Land to the north of Park Lane, Histon

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115396                                   |
| HELAA Site ID                              | 48052                                    |
| Suitable Site Area (ha)                    | 1.81                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 40                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk RAG Assessment 2026                      | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: 8% is in Flood Zone 2. 48% is in Flood Zone 3.</p> <p>Climate Change: 55% is in a climate-change-adjusted flood zone.</p> <p>Surface Water Flood Risk: None.</p> <p>The site is a dry island.</p>                                                                                                                                                                                                                                                                           |
| Flood Risk RAG Assessment 2025                      | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2025                     | <p>Flood Zone: Partly in Flood Zone 2 (8%). Partly in Flood Zone 3 (48%)..</p> <p>Surface Water Flooding: None</p>                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk RAG Assessment 2023                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk RAG Assessment 2021                      | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2021                     | The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.                                                                                                                                                |
| Landscape RAG Assessment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape RAG Assessment 2021                       | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2021                              | The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. The site is identified as an 'Important Countryside Frontage, the site ought to be retained for its significance as a landscape and countryside character. The site is also identified in the Histon and Impington village design guide as an 'Important Green Space'. Development here would be to the detriment of the village. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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 impact on designated sites. Boundary trees, watercourse and hedges may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. 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 not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                               |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| Historic Environment Comments 2025       |                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2023       |                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2021 | Amber                                                                                                                                                                                                                                                       |
| Historic Environment Comments 2021       | Immediately adjacent to the Conservation Area. Forming a rural buffer to the Conservation Area and village. Potential impacts on views and setting of the Conservation Area and listed buildings, which need further assessment and mitigation as required. |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                             |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                             |
| 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 to the west of the medieval site of Histon Manor. Cropmarks of probable Iron Age settlement are recorded to the north west.                                                                                                                         |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                                                                                       |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                          |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                                                             |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                                                             |
| 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 2026  |                                                                                                                                                                                                                                                             |

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| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                              |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                              |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                              |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                              |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                              |
| Transport and Roads RAG<br>Assessment 2021                                | Green                                                                                                                                                                                        |
| Transport and Roads<br>Guideline Comments 2021                            | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.                                                                             |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                        |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2021 | The proposed site may also be affected by noise from the nearby Cambridge Guided Busway but is acceptable in principle subject to appropriate detailed design considerations and mitigation. |
| AQMA RAG Assessment<br>2026                                               |                                                                                                                                                                                              |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                              |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                              |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                              |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                              |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                              |

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| 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 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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.                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 97.80                                                                                                                                                  |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 2.20                                                                                                                                                   |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 49                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land off Mill Lane, Impington



A map of Land off Mill Lane, Impington

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115398                                   |
| HELAA Site ID                              | 40242                                    |
| Suitable Site Area (ha)                    | 1.34                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield and Previously Developed Land |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 40                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 7% lies in a 1-in-1,000-year event. 2% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                        |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 7% 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 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Comment 2021                                | The site is on the irregular northern edge of village which allows the countryside to penetrate the village urban area. It would be exposed to views in and out of the area to open countryside and panoramic views. Development of the site would push the village developed area further to the southeast. However, existing development to the north and south also protrude southeast. Limited development on the site could be achieved with appropriate mitigation. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| 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 and no designated sites in close proximity. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/priority habitats. Buildings and mature trees may support roosting bats (if suitable). Reptiles and birds of conservation concern recorded in close proximity. |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                              |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                                                                                      |

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| 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 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| 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            | Prehistoric and Roman archaeology recorded to south                                                                                                                        |
| Accessibility RAG Assessment                | Green                                                                                                                                                                      |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                         |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| 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 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2025 |                                                                                                                                                                            |

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| 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 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| 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 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 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| 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 2026                               |                                                                                                                                                                                                       |

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| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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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| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 36                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Histon Infant School Playing field, New School Road, Histon



A map of Histon Infant School Playing field, New School Road, Histon

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115400                                   |
| HELAA Site ID                              | 40170                                    |
| Suitable Site Area (ha)                    | 0.4                                      |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 12                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                            |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 9% lies in a 1-in-1,000-year event. 22% lies in a 1-in-100-year event. 39% lies in a 1-in-30-year event.</p>                                                                                                                                          |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2025                     | Flood Zone: . Surface Water Flooding: 39% lies in a 1 in 30 year event. 22% lies in a 1 in 100 year event. 9% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                    |
| Flood Risk RAG Assessment 2023                      |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk Officer Comment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk RAG Assessment 2021                      | Red                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2021                     | The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.                                                                    |
| Landscape RAG Assessment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape RAG Assessment 2021                       | Red                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Comment 2021                              | Development of residential units upon this site would have a harmful impact upon the Protected Village Amenity Area. It would be permanent, removing the green space and have a significant adverse impact upon the settlement character and existing amenity. Even with a reduction in residential units with landscape mitigation measure the harm to the PVAA would still be both permanent and significant. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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   | Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                            |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                      |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Green                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | No significant archaeology is likely to survive in this area                                                                                                               |
| Accessibility RAG Assessment                | Green                                                                                                                                                                      |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                         |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| 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 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |

|                                                                     |                                                                                                                                                                                               |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 2026     |                                                                                                                                                                                               |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                               |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                               |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                               |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                               |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                               |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                         |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                               |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                               |
| 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 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 12                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Histon Early Years Centre, New School Rd, Histon



A map of Histon Early Years Centre, New School Rd, Histon

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115401                                   |
| HELAA Site ID                              | 40174                                    |
| Suitable Site Area (ha)                    | 0.2                                      |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Previously Developed Land                |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 6                                        |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 6% lies in a 1-in-1,000-year event. 16% lies in a 1-in-100-year event. 15% lies in a 1-in-30-year event.</p>                                                                       |
| Flood Risk RAG Assessment 2025                      | Red                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2025                     | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 15% lies in a 1 in 30 year event. 16% lies in a 1 in 100 year event. 6% lies in a 1 in 1000 year event                                                                                                                                                                           |
| Flood Risk RAG Assessment 2023                      |                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2023                     |                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk RAG Assessment 2021                      | Red                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2021                     | The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3. |
| Landscape RAG Assessment 2026                       |                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                              |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                              |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                              |
| Landscape RAG Assessment 2021                       | Green                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2021                              | There is a PVAA to the south west of the site. Development upon this site would have a neutral impact upon the settlement character and with careful landscape enhancement measures the impact would be positive. Development should reflect the adjacent properties on Saffron Road and include a soft landscape edge to the PVAA.          |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                              |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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   | Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries, and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                                    |
| Policy RAG Rating 2026                                | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2026                           | The site is within 50m of a protected open space designation and partially overlaps with protected open space. Development of the site may have a detrimental impact on the peripheral open space designations, 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                          |                                                                                                                                                                                                                                                   |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment Comments 2026       |                                                                                                                                                                                                                                                   |
| 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 grade II listed building and the conservation area opposite the site, but the impact could be reasonably mitigated by layout, design scale and massing of the site. |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                   |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                   |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                                                                                                   |
| Archaeology Officer Comment 2025         |                                                                                                                                                                                                                                                   |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                                                                                                   |
| Archaeology Officer Comment 2023         |                                                                                                                                                                                                                                                   |
| Archaeology RAG Assessment 2021          | Green                                                                                                                                                                                                                                             |
| Archaeology Officer Comment 2021         | Significant archaeology is unlikely to survive in the area.                                                                                                                                                                                       |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                                                                             |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                                                   |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                                                   |
| 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                                                                                                                                                                                                                                             |

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| Site Access Officer<br>Comment 2021                                       | The proposed site is acceptable in principle subject to detailed design.                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2026                                |                                                                                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                                                                                |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                                                                |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                                                                |
| Transport and Roads RAG<br>Assessment 2021                                | Green                                                                                                                                                                                                                                          |
| Transport and Roads<br>Guideline Comments 2021                            | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.                                                                                                                               |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                                                                          |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2021 | The proposed site will be affected by noise from nearby industrial/commercial activities and by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. |
| AQMA RAG Assessment<br>2026                                               |                                                                                                                                                                                                                                                |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                                                                |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                                                                |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                                                                |

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|---------------------------------------------------------------|-------------------------------------------------------------------|
| 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 2026                         |                                                                   |
| Contaminated Land Officer Comments 2026                       |                                                                   |
| 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      |
| <b>Overall Suitability Score</b>                              | <b>Amber</b>                                                      |
| Further constraints                                           | -                                                                 |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                 |
| Agricultural Land Classification Grade 2 (% overlap)          | 0                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                 |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                 |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                 |
| Agricultural Land Classification Urban (% overlap)            | 100.00                                                            |
| Source Protection Zone (% overlap)                            | 0                                                                 |
| Highways England Zones                                        | A14 CNB                                                           |
| 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?                                | Yes - covenant on part of site restricting use for educational purposes only.                                                                                                                                                               |
| Is there planning permission to develop the site?                                             | No relevant recent planning history                                                                                                                                                                                                         |
| When will the site be available for development?                                              | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Amber</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 6                                                                                                                                                                                                                                           |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                                                          | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                   |

## 93 Impington Lane, Impington



A map of 93 Impington Lane, Impington

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115402                                   |
| HELAA Site ID                              | 40102                                    |
| Suitable Site Area (ha)                    | 1.08                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Previously Developed Land                |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 20                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                       |                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                           |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 1% lies in a 1-in-1,000-year event.</p>                                                                                                                                              |
| 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                        | 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 2026                         |                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                                                                          |
| Landscape Comment 2021                                | The site made up of an existing Impington Lane property plus a field to the rear. The use of vegetation to contain and buffer development from view or impact will be required. The site will form a new village edge and as such, appropriate buffering to integrate the site into the context of the existing village edge will be required. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                |
| 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   | Application unlikely to 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 would not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                    |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                              |
| 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 2026              |                                                                                                                                                                                                                                      |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                      |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                      |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                      |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                      |
| Historic Environment Comments 2023                    |                                                                                                                                                                                                                                      |
| Historic Environment RAG Assessment 2021              | Amber                                                                                                                                                                                                                                |

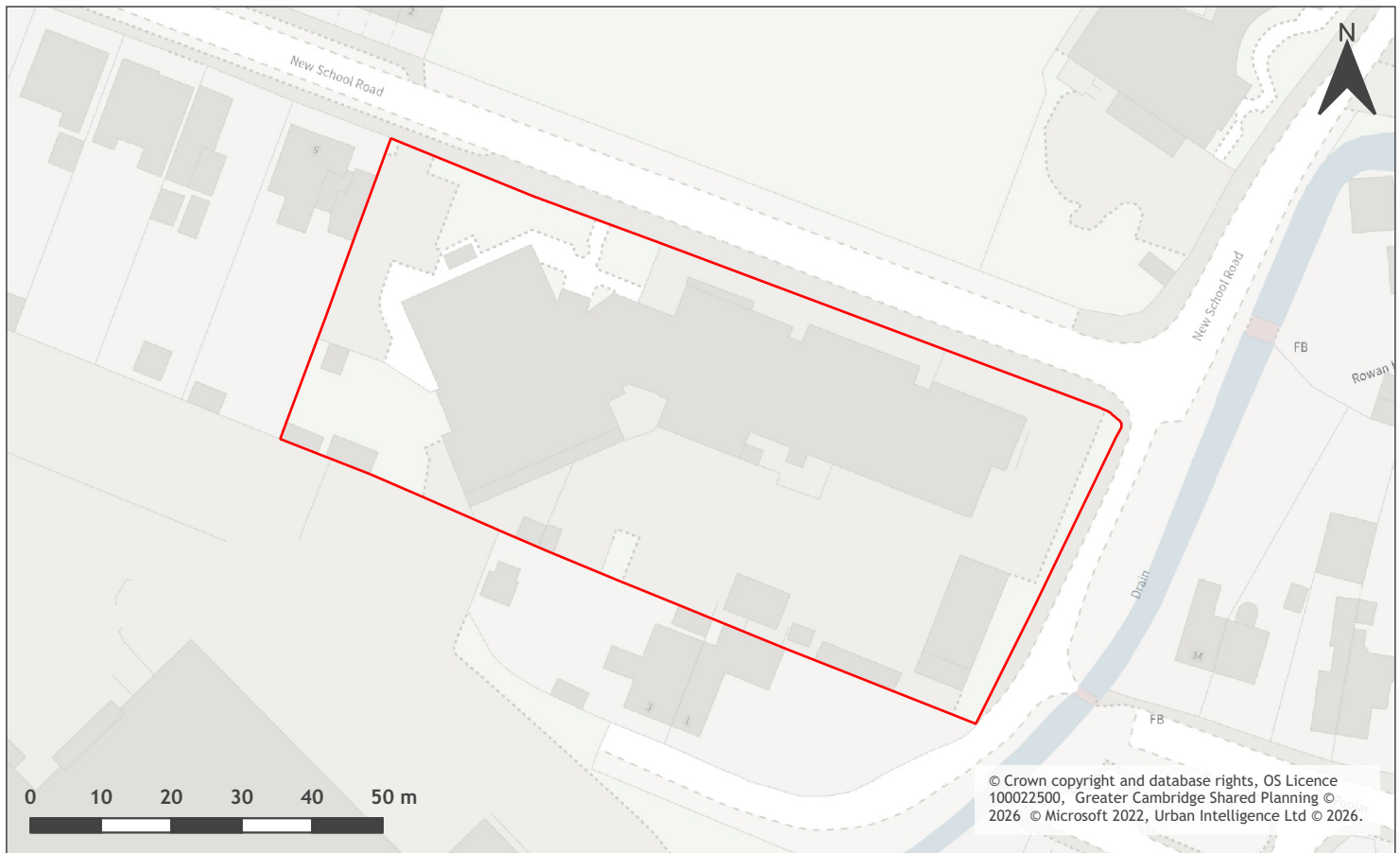
|                                             |                                                                                                                                                                                  |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment Comments 2021          | Not likely to have a significant impact on nearby Grade I listed building. May have some impact on townscape in conservation area, but the impact could be reasonably mitigated. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                                  |
| Archaeology Officer Comment 2026            |                                                                                                                                                                                  |
| 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            | Prehistoric and Roman archaeology recorded to west                                                                                                                               |
| Accessibility RAG Assessment                | Green                                                                                                                                                                            |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                               |
| Site Access RAG Assessment 2026             |                                                                                                                                                                                  |
| Site Access Officer Comment 2026            |                                                                                                                                                                                  |
| 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 2026     |                                                                                                                                                                                  |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                                  |
| 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 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| 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 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 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| 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 2026                               |                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                       |
| 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 a previously contaminated site. Potential for historic contamination, conditions required.                                            |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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                                                                                                                                              |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                           |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 13                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 13                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Histon Infant School, New School Road, Histon



A map of Histon Infant School, New School Road, Histon

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115403                                   |
| HELAA Site ID                              | 40169                                    |
| Suitable Site Area (ha)                    | 0.51                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Previously Developed Land                |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 14                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                       |                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 18% lies in a 1-in-1,000-year event. 48% lies in a 1-in-100-year event. 29% lies in a 1-in-30-year event.</p>                                                                      |
| Flood Risk RAG Assessment 2025                        | Red                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 29% lies in a 1 in 30 year event. 48% lies in a 1 in 100 year event. 18% lies in a 1 in 1000 year event                                                                                                                                                                          |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk RAG Assessment 2021                        | Red                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2021                       | The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3. |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                              |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                              |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                              |
| Landscape RAG Assessment 2021                         | Green                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2021                                | Wide views are negligible. Local and amenity views are both high and filtered due to boundary vegetation particularly to the south and east of the site. With careful landscape mitigation measures the landscape impact would be neutral.                                                                                                   |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                              |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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   | Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                                   |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2026                           | The site does not contain protected open space, but it is adjacent to or within 50m of an open space designation. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                               |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

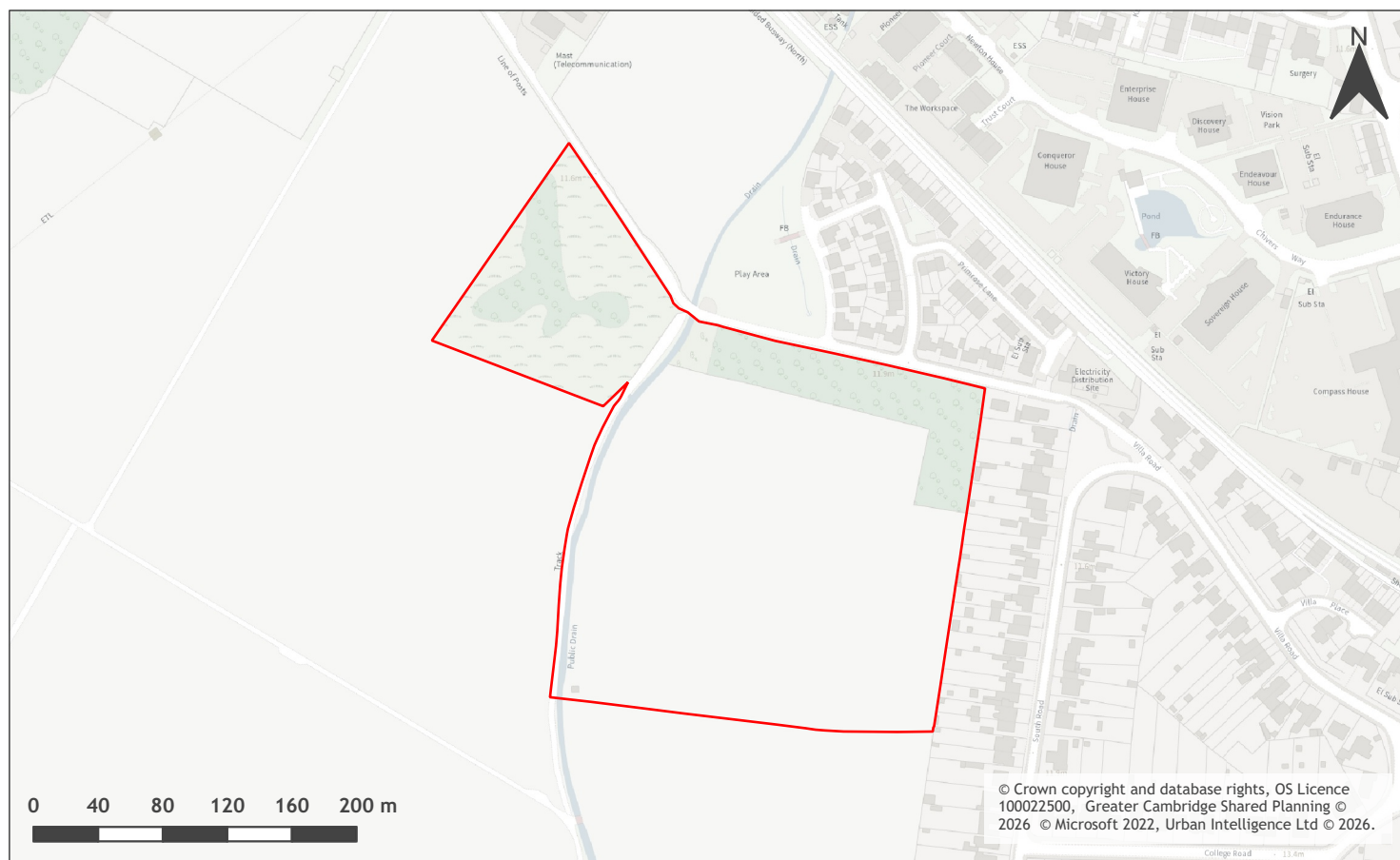
|                                             |                                                                                                                  |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2023    |                                                                                                                  |
| Historic Environment Comments 2023          |                                                                                                                  |
| Historic Environment RAG Assessment 2021    | Green                                                                                                            |
| Historic Environment Comments 2021          | Development of the site would not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                                  |
| Archaeology Officer Comment 2026            |                                                                                                                  |
| Archaeology RAG Assessment 2025             |                                                                                                                  |
| Archaeology Officer Comment 2025            |                                                                                                                  |
| Archaeology RAG Assessment 2023             |                                                                                                                  |
| Archaeology Officer Comment 2023            |                                                                                                                  |
| Archaeology RAG Assessment 2021             | Green                                                                                                            |
| Archaeology Officer Comment 2021            | No significant archaeology is likely to survive in this area                                                     |
| Accessibility RAG Assessment                | Green                                                                                                            |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                               |
| Site Access RAG Assessment 2026             |                                                                                                                  |
| Site Access Officer Comment 2026            |                                                                                                                  |
| 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 2026     |                                                                                                                  |
| Transport and Roads Guideline Comments 2026 |                                                                                                                  |
| Transport and Roads RAG Assessment 2025     |                                                                                                                  |

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|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                               |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                               |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                               |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                         |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                               |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                               |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                               |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                               |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                               |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                               |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                         |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2021 | The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. |
| AQMA RAG Assessment<br>2026                                               |                                                                                                                                                                                               |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                               |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                               |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                               |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                               |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                               |
| AQMA RAG Assessment<br>2021                                               | Green                                                                                                                                                                                         |
| Air Quality Officer<br>Comment 2021                                       | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                             |

|                                                                                               |                                                                                                                                                        |
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| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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                                                                                           |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 15                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Kings Gate site, Villa Road, Impington



A map of Kings Gate site, Villa Road, Impington

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115405                                   |
| HELAA Site ID                              | 40041                                    |
| Suitable Site Area (ha)                    | 6.72                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 120                                      |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk RAG Assessment 2026                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: 23% is in Flood Zone 2. 68% is in Flood Zone 3.</p> <p>Climate Change: 92% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 8% lies in a 1-in-1,000-year event. 11% lies in a 1-in-100-year event. 72% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2025                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2025                | Technical Notes containing a Summary of Flood Risk and Drainage Matters have been produced. Based on this new information, the site assessment scoring remains as Amber. The detailed hydraulic modelling report shows that an area of the site remains in flood zone 2 or 3. The LLFA have accepted the hydraulic fluvial model as a proxy for the surface water flood risk on the site. The applicant has not submitted evidence to the LPA on whether this information confirms a change in relation to the Environment Agency flood maps. |
| Flood Risk RAG Assessment 2023                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2023                | Technical Notes containing a Summary of Flood Risk and Drainage Matters have been produced. Based on this new information, the site assessment scoring remains as Amber. The detailed hydraulic modelling report shows that an area of the site remains in flood zone 2 or 3. The LLFA have accepted the hydraulic fluvial model as a proxy for the surface water flood risk on the site. The applicant has not submitted evidence to the LPA on whether this information confirms a change in relation to the Environment Agency flood maps. |
| Flood Risk RAG Assessment 2021                 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2021                | The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.                                                                                                                                                                                                  |
| Landscape RAG Assessment 2026                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2025                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2023                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2023                         | New information submitted has been reviewed including a Vision document, a Technical Note on Landscape, Visual and Green Belt Matters and a mapbook of Landscape photographs and mapping. The information does not alter the original assessment with regard to the negative landscape and visual impacts of development.                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2021                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape Comment 2021                                | The site is isolated from the main part of the village and is outside the village framework. Any development of the site would have a negative landscape impact because of the extensive views from the north west and south.                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2023   | Additional information has been submitted which notes further studies will need to be undertaken and potentially necessary mitigation measures introduced. Therefore there is no change to the assessment scoring.                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2021   | Unlikely to require consultation with Natural England. No designated sites nearby. North-west and northern areas and boundary habitats including hedgerows and watercourses may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable). Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

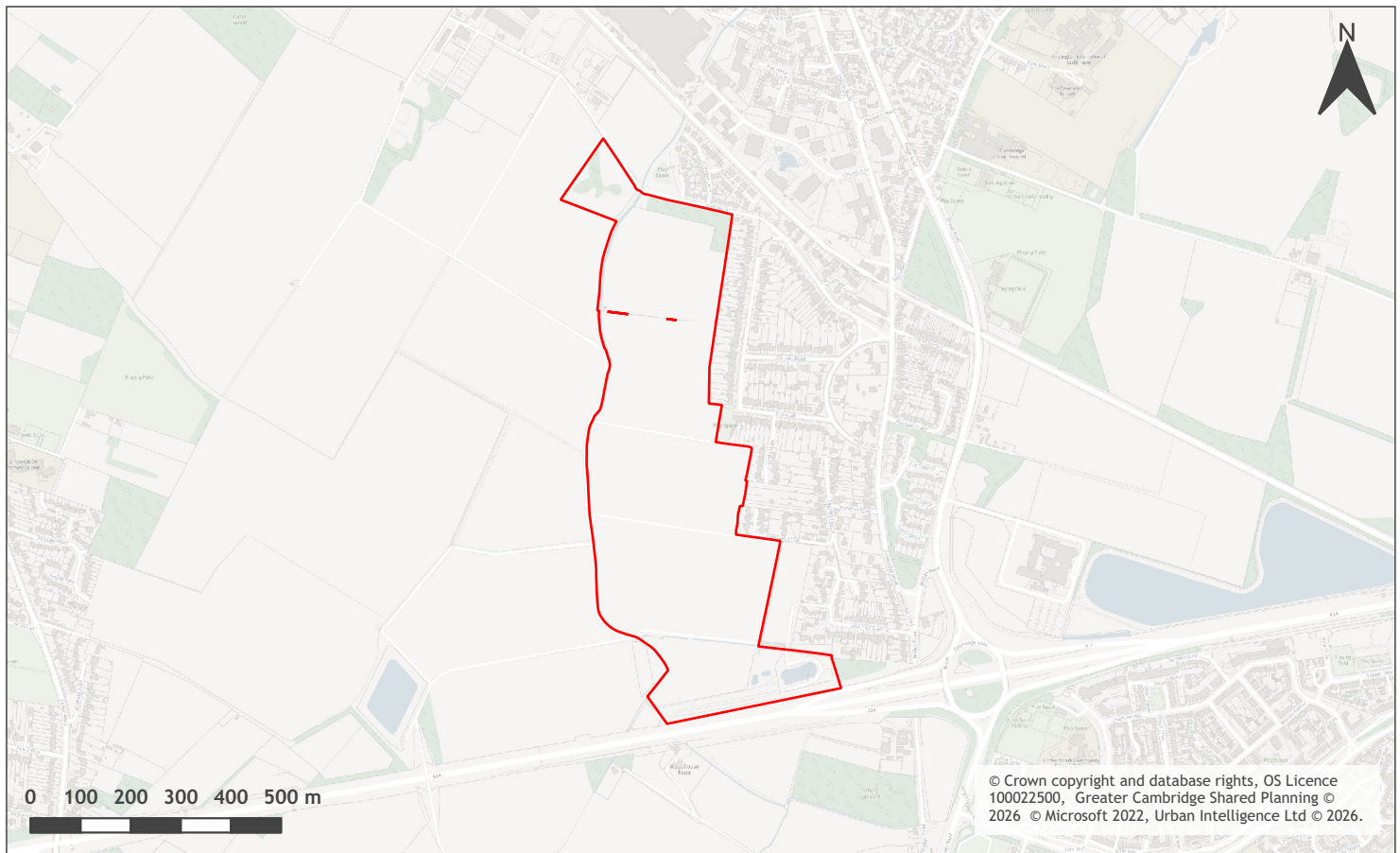
|                                          |                                                                                                                                                                            |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 2026 |                                                                                                                                                                            |
| Historic Environment Comments 2026       |                                                                                                                                                                            |
| 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 2026          |                                                                                                                                                                            |
| Archaeology Officer Comment 2026         |                                                                                                                                                                            |
| 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 to the west of settlement of probable Roman date                                                                                                                 |
| Accessibility RAG Assessment             | Green                                                                                                                                                                      |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                         |
| Site Access RAG Assessment 2026          |                                                                                                                                                                            |
| Site Access Officer Comment 2026         |                                                                                                                                                                            |
| Site Access RAG Assessment 2025          |                                                                                                                                                                            |

|                                                                           |                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Access Officer<br>Comment 2025                                       |                                                                                                                                                                                                                                                                                                                                |
| Site Access RAG<br>Assessment 2023                                        |                                                                                                                                                                                                                                                                                                                                |
| Site Access Officer<br>Comment 2023                                       |                                                                                                                                                                                                                                                                                                                                |
| Site Access RAG<br>Assessment 2021                                        | Amber                                                                                                                                                                                                                                                                                                                          |
| Site Access Officer<br>Comment 2021                                       | The proposed site is acceptable in principle subject to detailed design.                                                                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2026                                |                                                                                                                                                                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                                                                                                                                                                |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                                                                                                                                                |
| Transport and Roads RAG<br>Assessment 2023                                | Amber                                                                                                                                                                                                                                                                                                                          |
| Transport and Roads<br>Guideline Comments 2023                            | Based on the amended proposal, the assessment score remains amber as although the site is relatively close to the Guided Busway, it will need to provide non motorised user links to the Busway and into Cambridge. There are also potential issues on the B1049 and at the junctions with the A14 which will need mitigation. |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                                                                                                                                          |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                          |

|                                                                     |                                                                                                                                                                                                       |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| 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 2026                               |                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                       |
| 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.                                                                                                                                            |
| <b>Overall Suitability Score</b>                                    | <b>Red</b>                                                                                                                                                                                            |
| Further constraints                                                 | -                                                                                                                                                                                                     |
| Agricultural Land Classification Grade 1 (% overlap)                | 0                                                                                                                                                                                                     |
| Agricultural Land Classification Grade 2 (% overlap)                | 99.73                                                                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                | 0                                                                                                                                                                                                     |
| Agricultural Land Classification Grade 4 (% overlap)                | 0                                                                                                                                                                                                     |

|                                                                                               |                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Urban (% overlap)                                            | 0.27                                                                                                                                                                                                                                        |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                                                           |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                                                                     |
| 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, application withdrawn                                                                                                                                                                                                                   |
| When will the site be available for development?                                              | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 141                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                                                          | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                   |

## Kingsgate Land off Villa Road, Impington



A map of Kingsgate Land off Villa Road, Impington

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115406                                   |
| HELAA Site ID                              | 40239                                    |
| Suitable Site Area (ha)                    | 29.62                                    |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield and Previously Developed Land |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 770                                      |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk RAG Assessment 2026                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: 9% is in Flood Zone 2. 34% is in Flood Zone 3.</p> <p>Climate Change: 43% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 8% lies in a 1-in-1,000-year event. 15% lies in a 1-in-100-year event. 37% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2025                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2025                | Technical Notes containing a Summary of Flood Risk and Drainage Matters have been produced. Based on this new information, the site assessment scoring remains as Amber. The detailed hydraulic modelling report shows that an area of the site remains in flood zone 2 or 3. The LLFA have accepted the hydraulic fluvial model as a proxy for the surface water flood risk on the site. The applicant has not submitted evidence to the LPA on whether this information confirms a change in relation to the Environment Agency flood maps. |
| Flood Risk RAG Assessment 2023                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2023                | Technical Notes containing a Summary of Flood Risk and Drainage Matters have been produced. Based on this new information, the site assessment scoring remains as Amber. The detailed hydraulic modelling report shows that an area of the site remains in flood zone 2 or 3. The LLFA have accepted the hydraulic fluvial model as a proxy for the surface water flood risk on the site. The applicant has not submitted evidence to the LPA on whether this information confirms a change in relation to the Environment Agency flood maps. |
| Flood Risk RAG Assessment 2021                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2021                | The site is within flood zones 3a or 3b.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2026                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2025                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2023                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2023                         | Additional information includes Vision document, LVIA and Green Belt assessments, and mentions boundary changes and an increase in number of units. It is considered that there is no reason to alter the original assessment with regard to the negative landscape and visual impacts of development therefore the RAG rating remains red.                                                                                                                                                                                                   |
| Landscape RAG Assessment 2021                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape Comment 2021                                | <p>The development of the site would have a significant adverse landscape impact.</p> <p>There are extensive level views to the south beyond the A14, west and north. The site currently acts as a landscape buffer between the southern end of the village of Impington and the A14 and its development would result in that buffer being removed. There would be little opportunity for mitigation of new development because of the size and shape of the site.</p>                                                                                       |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2023   | <p>A Preliminary Ecological Assessment (PEA) has been carried out on the site, which has outlined the requirement for further surveys for protected species (Bats, GCN, Reptiles, Water Vole and Badger), as well as possible requirement for breeding bird surveys for farmland birds. Whilst the PEA has ruled out impacts of the development upon nearby SSSI's, the scheme still requires consultation with Natural England and potentially mitigation measures will need to be introduced. Therefore, there is no change to the assessment scoring.</p> |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2021   | Development over 50 dwellings or large infrastructure over 1000m <sup>2</sup> floorspace requires consultation with Natural England in relation to Histon Road SSSI. No other designated sites nearby. Boundary habitats including hedgerows, watercourses and marginal habitats and adjacent mature trees/woodland may qualify as Habitats of Principal Importance/priority habitats and support protected/notable species e.g. water vole. Otherwise, site likely to be of low ecological value (arable).                                                  |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                          |                                                                                                                                       |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Policy Officer Comment 2026              | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                               |
| 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 2026 |                                                                                                                                       |
| Historic Environment Comments 2026       |                                                                                                                                       |
| 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 no impact on any designated or non-designated heritage assets                                      |
| Archaeology RAG Assessment 2026          |                                                                                                                                       |
| Archaeology Officer Comment 2026         |                                                                                                                                       |
| 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 to the west of and within the area indicating extensive Iron Age and Roman settlement                                       |
| Accessibility RAG Assessment             | Green                                                                                                                                 |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                    |
| Site Access RAG Assessment 2026          |                                                                                                                                       |

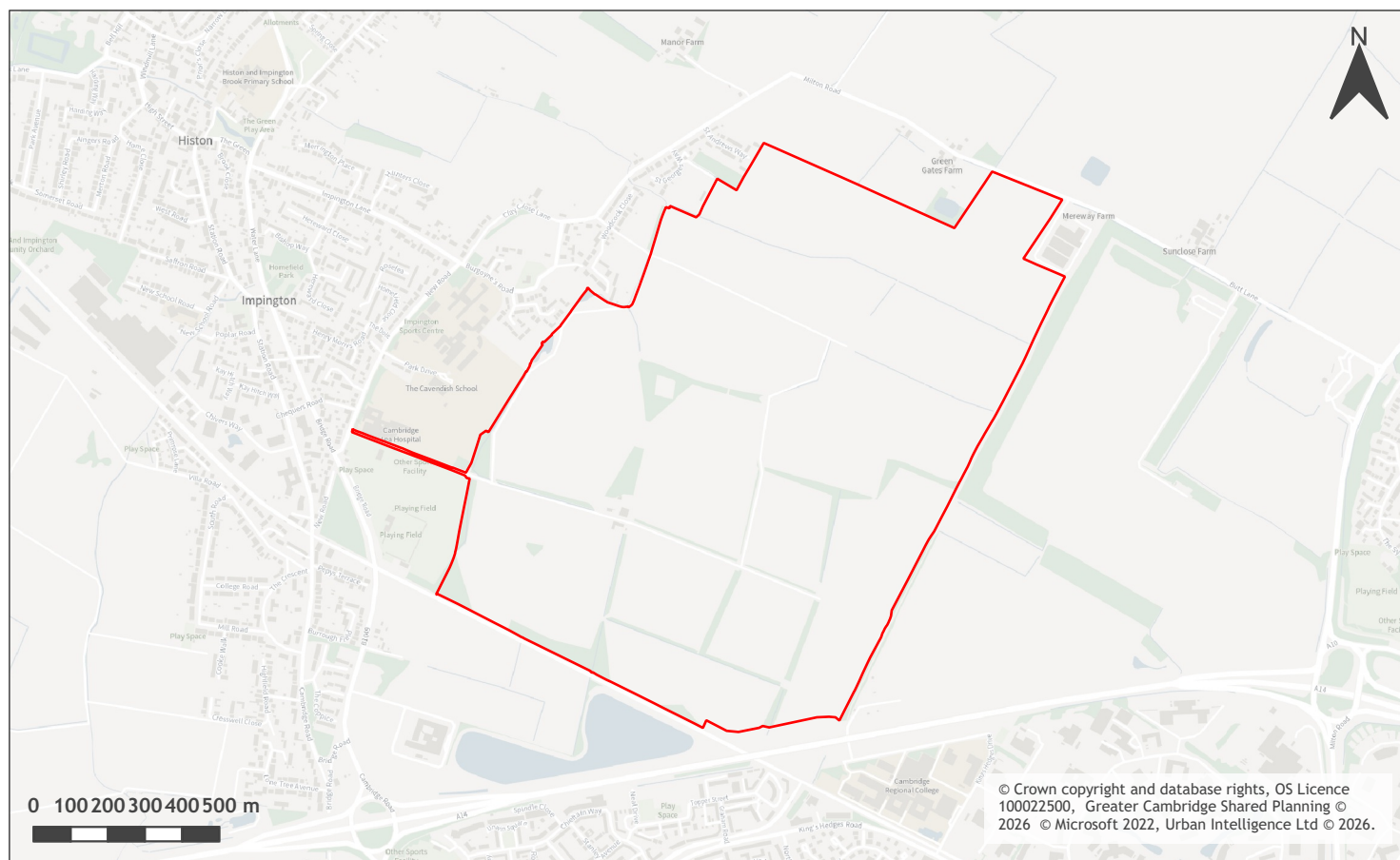
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| Site Access Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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 2026                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads RAG Assessment 2025                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads RAG Assessment 2023                             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2023                         | Based on the amended proposal, the site assessment remains amber. Whilst the site is relatively close to the Guided Busway it will need to provide high quality local non motorised user routes linking to the Busway stops and non motorised user routes into Cambridge. The current links to the existing highway are unlikely to offer sufficient capacity to serve the quantum of development as proposed. Significant strategic infrastructure improvements will be required on the B1049 and its junction with the A14. Will require a robust Travel Plan. |
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| 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 2026                                            |                                                                                                                                                                                                                                                                                                                                                                                            |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                                                                                            |
| 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                                    | Partially in AQMA, reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation                                                                                                                                                                                                                                                              |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                                                                                                                                                                                                            |
| 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.                                                                                                                                                                                                                                                                                                                                 |
| <b>Overall Suitability Score</b>                                    | <b>Red</b>                                                                                                                                                                                                                                                                                                                                                                                 |
| Further constraints                                                 | -                                                                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Grade 1 (% overlap)                | 0                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                                                               |                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Land Classification Grade 2 (% overlap)                                          | 99.94                                                                                                                                                                                                                                       |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Urban (% overlap)                                            | 0.06                                                                                                                                                                                                                                        |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                                                           |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                                                                     |
| 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                                                                                                                                                                                                                                  |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 444                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| Estimated start date                                                                          | 6-10 Years                                                                                                                                                                                                                                  |
| Estimated annual build-out rate (pa)                                                          | 86                                                                                                                                                                                                                                          |

|                                           |             |
|-------------------------------------------|-------------|
| Development completion timescales (years) | 11-15 Years |
|-------------------------------------------|-------------|

## Land North of A14 and south of Milton Road, Impington



A map of Land North of A14 and south of Milton Road, Impington

|                                            |                                    |
|--------------------------------------------|------------------------------------|
| Site information                           | -                                  |
| Site ID                                    | 115407                             |
| HELAA Site ID                              | 40096                              |
| Suitable Site Area (ha)                    | 164.69                             |
| Ward/Parish                                | Histon & Impington                 |
| Greenfield or Previously Developed?        | Greenfield                         |
| Category of site                           | Edge of Cambridge: Green Belt      |
| Category of settlement                     | Within or adjacent to Rural Centre |
| Current use(s)                             |                                    |
| Proposed development                       | Non-Residential                    |
| Proposed employment floorspace (m2)        | 185806                             |
| Proposed residential capacity              | 0                                  |
| Suitability                                | -                                  |
| Adopted Development Plan Policies RAG 2026 | Amber                              |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2026                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 16% lies in a 1-in-1,000-year event. 6% lies in a 1-in-100-year event. 5% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2025                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2025                | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 5% lies in a 1 in 30 year event. 6% lies in a 1 in 100 year event. 16% 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 2026                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Comment 2026                         | We have reviewed that submitted additional information, and notwithstanding the arguments presented, consider that development of the site would lead to substantial and irreversible harm to landscape character. While the A14 forms a physical edge to Cambridge, it's presence does not prevent development on the site from reading as urban sprawl. Urban expansion in this location would erode the sensitive and long-established relationship between the city and it's rural hinterland, significantly diminish the perceived separation between Histon and Milton, and result in the loss of distinctive local field patterns and shelter belts. Therefore, the assessment rating remains red. |
| Landscape RAG Assessment 2025                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Comment 2025                         | The new information provided does not affect or alter the issues which remain with Landscape. Significant loss of the landscape buffer between Histon, Milton and Cambridge and loss of distinctive landscape features which contribute to the landscape character.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape RAG Assessment 2023                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape Comment 2023                                | Extensive new information including Vision documents and re-examination of LUC Green-Belt study. However landscape issues remain. The site is an important landscape buffer between Histon and Milton. The A14 defines the northern edge of Cambridge. Development would remove distinctive local field patterns and shelter belts, begin joining Histon and Milton and extend Cambridge north over A14 into the countryside. The site assessment therefore remains unchanged. |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2021                                | Development throughout the site would have a significant adverse impact to the wide and local landscape character views and visual amenity. It would be a significant encroachment in the landscape, permanent, removal of agricultural open fields and an urbanisation of rural countryside. Even with a reduction in development with landscape mitigation measures the harm would still adverse and unacceptable.                                                           |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2023   | A further Biodiversity statement has been submitted, which outlines the ambition to achieve a 30% net biodiversity gain. A Preliminary Ecology Assessment was also conducted in 2019, which will need to be updated. Therefore, further studies will need to be undertaken and potentially necessary mitigation measures introduced. Therefore, there is no change to the assessment scoring.                                                                                  |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2021   | Any infrastructure such as warehousing over 1000m <sup>2</sup> will require Natural England consultation. The site contains broadleaved deciduous woodland priority habitat, as well as grasslands, hedges and wooded boundaries which are also likely to have ecological value.                                                                                                                                                                                               |

|                                                       |                                                                                                                                                                                                                                                                                                    |
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| 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 2026                                | Green                                                                                                                                                                                                                                                                                              |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                            |
| 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 a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                    |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                    |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                    |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                    |
| Historic Environment RAG Assessment 2023              | Amber                                                                                                                                                                                                                                                                                              |
| Historic Environment Comments 2023                    | The revised documents have provided no additional information regarding heritage assets, therefore the previous comments are unchanged. The RAG rating remains the same.                                                                                                                           |
| Historic Environment RAG Assessment 2021              | Amber                                                                                                                                                                                                                                                                                              |
| Historic Environment Comments 2021                    | Development would impact on the rural setting of Impington Conservation Area, eroding significance and rural buffer between here and Milton, but the impact could be reasonably mitigated.                                                                                                         |
| Archaeology RAG Assessment 2026                       |                                                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2026                      |                                                                                                                                                                                                                                                                                                    |
| Archaeology RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2025                      |                                                                                                                                                                                                                                                                                                    |
| Archaeology RAG Assessment 2023                       | Amber                                                                                                                                                                                                                                                                                              |
| Archaeology Officer Comment 2023                      | Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.                                                                                                      |
| Archaeology RAG Assessment 2021                       | Amber                                                                                                                                                                                                                                                                                              |

|                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Archaeology Officer Comment 2021                                | Located in the post medieval formal garden of Impington Hall. Extensive evidence for late prehistoric and Roman activity in the vicinity, including the route of the Roman road Akeman Street forming the eastern boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Accessibility RAG Assessment                                    | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Accessibility Comment                                           | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site Access RAG Assessment 2026                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Access Officer Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Access RAG Assessment 2025                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Access Officer Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Access RAG Assessment 2023                                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site Access Officer Comment 2023                                | Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site Access RAG Assessment 2021                                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site Access Officer Comment 2021                                | The proposed site is acceptable in principle subject to detailed design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Transport and Roads RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Transport and Roads Guideline Comments 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Transport and Roads RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Transport and Roads Guideline Comments 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Transport and Roads RAG Assessment 2023                         | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Transport and Roads Guideline Comments 2023                     | Based on the additional information provided, the assessment score remains amber. Whilst the site is adjacent to the Guided Busway it will need to provide high quality local non motorised user routes linking to the Busway stops (potential to look at new stops) and non motorised user and passenger transport routes into Cambridge. The current links New Road and Milton Road are unlikely to offer sufficient capacity to serve the quantum of development as proposed. Significant strategic infrastructure improvements will be required to the B1049 and the A14 junction, also further measures/contributions which must tie into the current A10 study. Will require a robust Travel Plan |
| Transport and Roads RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Transport and Roads Guideline Comments 2021                     | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                        |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                        |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                        |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. Detailed site specific assessments will be required for any future planning applications at this location.                                                                                                                                                                                    |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.                          |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                                                                                                                                                                        |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                                                        |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                                                                                                                                                                        |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                                                                                                                                                                        |
| AQMA RAG Assessment 2023                                            | Amber                                                                                                                                                                                                                                                                                                                                                  |
| Air Quality Officer Comment 2023                                    | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. |
| AQMA RAG Assessment 2021                                            | Amber                                                                                                                                                                                                                                                                                                                                                  |
| Air Quality Officer Comment 2021                                    | Partially in AQMA, very edge of site overlaps with AQMA.                                                                                                                                                                                                                                                                                               |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                               |                                                                                                                                                                                                                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                             |                                                                                                                                                                                                                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                               | Amber                                                                                                                                                                                                                                                                                                                                                  |

|                                                                                               |                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminated Land Officer Comments 2023                                                       | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site with the potential for historic contamination and planning conditions will be required. |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                                                                                                                                                                                  |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                                                                                                                                                                                  |
| Further constraints                                                                           | -                                                                                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 41.00                                                                                                                                                                                                                                                                                                       |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 51.12                                                                                                                                                                                                                                                                                                       |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                                                                                                                                           |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                                                                                                                           |
| Agricultural Land Classification Urban (% overlap)                                            | 7.87                                                                                                                                                                                                                                                                                                        |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                                                                                                                           |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                                                                                                                                     |
| 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                                                                                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                                                                                |
| 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       | 2470      |
| Estimated employment space (m2)                  | 185806    |
| Estimated start date                             | 0-5 Years |
| Estimated annual build-out rate (pa)             | -         |
| Development completion timescales (years)        | 0-5 Years |

## Bedlam Farm, Milton Rd, Impington



A map of Bedlam Farm, Milton Rd, Impington

| Site information                           | -                                                |
|--------------------------------------------|--------------------------------------------------|
| Site ID                                    | 115413                                           |
| HELAA Site ID                              | 40389                                            |
| Suitable Site Area (ha)                    | 2.41                                             |
| Ward/Parish                                | Histon & Impington                               |
| Greenfield or Previously Developed?        | Greenfield and Previously Developed Land         |
| Category of site                           | Dispersal: Villages                              |
| Category of settlement                     | Not within or adjacent to an existing settlement |
| Current use(s)                             |                                                  |
| Proposed development                       | Non-Residential                                  |
| Proposed employment floorspace (m2)        | 9750                                             |
| Proposed residential capacity              | 0                                                |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 12% lies in a 1-in-1,000-year event. 6% lies in a 1-in-100-year event. 5% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                              |
| Flood Risk RAG Assessment 2025                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2025                   | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 5% lies in a 1 in 30 year event. 6% lies in a 1 in 100 year event. 12% 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 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2021                     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2021                            | The site, currently in commercial use, is in an isolated location within the Green Belt. Existing buildings are single storey and partly concealed behind an immature woodland belt. The development is discrete and does little to disrupt the flat rural landscape character of the area. In landscape terms, development of the site could be achieved, subject to appropriate landscape mitigation measures, including careful consideration of scale and massing of buildings and suitable boundary treatment to soften views |
| Biodiversity and Geodiversity RAG Assessment 2026 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Officer Comments 2026   | Having considered the submitted information, the former assessment is still considered relevant and the assessment rating remains amber. Any agricultural/industrial development that could cause air pollution, and any discharge of water or liquid waste of more than 20m <sup>3</sup> to ground a day will require consultation with Natural England. Where there is a likelihood of protected and priority species being impacted, a full assessment must be undertaken. A development of the type described would likely be eligible for mandatory biodiversity net gains.                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2026 | 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 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 agricultural/industrial development that could cause air pollution, and any discharge of water or liquid waste of more than 20m <sup>3</sup> to ground a day will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are buildings, grasslands, wooded area, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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 2026 |                                                                                                                                                                                              |
| Historic Environment Comments 2026       |                                                                                                                                                                                              |
| 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 2026          |                                                                                                                                                                                              |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                              |
| 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 of enclosures of Iron Age and Roman date are located to the west.                                                                                                                  |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                                        |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                       |
| Site Access RAG Assessment 2026          | Amber                                                                                                                                                                                        |
| Site Access Officer Comment 2026         | Based on the additional information, the site assessment has been amended to amber as the site boundary has been amended, which means it now has direct access to the adopted public highway |
| Site Access RAG Assessment 2025          |                                                                                                                                                                                              |
| Site Access Officer Comment 2025         |                                                                                                                                                                                              |
| Site Access RAG Assessment 2023          | Red                                                                                                                                                                                          |

|                                                                     |                                                                                                                                                                                                       |
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| Site Access Officer Comment 2023                                    | Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. The proposed site does not have a direct link to the adopted public highway.  |
| Site Access RAG Assessment 2021                                     | Red                                                                                                                                                                                                   |
| Site Access Officer Comment 2021                                    | The proposed site does not to have a direct link to the adopted public highway.                                                                                                                       |
| Transport and Roads RAG Assessment 2026                             |                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                       |
| 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 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| 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 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |

|                                                               |                                                                   |
|---------------------------------------------------------------|-------------------------------------------------------------------|
| 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 2026                         |                                                                   |
| Contaminated Land Officer Comments 2026                       |                                                                   |
| 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                       | No prior history of development.                                  |
| <b>Overall Suitability Score</b>                              | <b>Amber</b>                                                      |
| <b>Further constraints</b>                                    | <b>-</b>                                                          |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                 |
| Agricultural Land Classification Grade 2 (% overlap)          | 76.34                                                             |
| Agricultural Land Classification Grade 3 (% overlap)          | 23.66                                                             |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                 |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                 |
| Agricultural Land Classification Urban (% overlap)            | 0                                                                 |
| Source Protection Zone (% overlap)                            | 0                                                                 |
| Highways England Zones                                        | A14 CNB                                                           |

|                                                                                               |                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                       |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                    |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                    |
| Capacity                                                                                      | -                                                                                                                                                                                                                                               |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                              |
| Residential capacity at prevailing density                                                    | 58                                                                                                                                                                                                                                              |
| Estimated employment space (m2)                                                               | 9750                                                                                                                                                                                                                                            |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                       |
| Estimated annual build-out rate (pa)                                                          | -                                                                                                                                                                                                                                               |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                       |

## Land at Evolution Business Park, Milton Road, Impington



A map of Land at Evolution Business Park, Milton Road, Impington

|                                            |                                                  |
|--------------------------------------------|--------------------------------------------------|
| Site information                           | -                                                |
| Site ID                                    | 115414                                           |
| HELAA Site ID                              | 40260                                            |
| Suitable Site Area (ha)                    | 1.04                                             |
| Ward/Parish                                | Histon & Impington                               |
| Greenfield or Previously Developed?        | Greenfield and Previously Developed Land         |
| Category of site                           | Dispersal: Villages / Transport Corridor         |
| Category of settlement                     | Not within or adjacent to an existing settlement |
| Current use(s)                             |                                                  |
| Proposed development                       | Non-Residential                                  |
| Proposed employment floorspace (m2)        | 2117                                             |
| Proposed residential capacity              | 0                                                |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                             |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                                                                                            |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 3% lies in a 1-in-1,000-year event. 3% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.</p>                                                                             |
| 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. 3% lies in a 1 in 100 year event. 3% lies in a 1 in 1000 year event                                                                                                                                                                                 |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                                                                                                                                                                                            |
| Flood Risk Officer Comment 2021                       | The site is within flood 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 2026                         |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                  |
| Landscape RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2021                                | The site lies 800m to the west of Impington village immediately northwest of Milton Household Recycling Centre. Development of the site could be achieved with due consideration of the rural context. A landscape strategy including a suitable edge treatment is necessary. The scale and massing of buildings must reflect the rural context. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                  |

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| 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   | Discharge to ground or surface water of more than 20m <sup>3</sup> per day would require consultation with Natural England. Site likely to be of low ecological value, although boundary habitats including hedgerow and watercourse may be priority habitat/Habitats of Principal Importance and be of high ecological value. Farmland birds may be present. Boundary drain may support protected species e.g. water vole but could be retained. |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                           |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Green                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | No significant archaeology is likely to survive in this area                                                                                                               |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                      |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| 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 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |

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| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                 |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2021                                               | Green                                                                                                                                                                                                 |
| Air Quality Officer<br>Comment 2021                                       | Not suggested for residential use therefore likely low traffic impact on AQMA                                                                                                                         |

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| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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.                                                                                                                          |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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?                                             | In part, multiple planning permissions for commercial development related to the wider site                                                            |

|                                                                 |                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                       |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                    |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                    |
| Capacity                                                        | -                                                                                                                                                                                                                                               |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                              |
| Residential capacity at prevailing density                      | 28                                                                                                                                                                                                                                              |
| Estimated employment space (m2)                                 | 2117                                                                                                                                                                                                                                            |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                       |
| Estimated annual build-out rate (pa)                            | -                                                                                                                                                                                                                                               |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                       |

## Land to the south of Milton Road, Impington



A map of Land to the south of Milton Road, Impington

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115415                                   |
| HELAA Site ID                              | 40460                                    |
| Suitable Site Area (ha)                    | 7.51                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 50                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 21% lies in a 1-in-1,000-year event. 3% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                 |
| 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. 3% lies in a 1 in 100 year event. 21% 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 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape RAG Assessment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Comment 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape RAG Assessment 2021                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2021                            | The proposal would extend the northernmost end of the ribbon type development along Milton Road still further north and into the countryside. This expansion of the linear urban corridor of Milton Road would have a significant effect on the surrounding rural landscape character by having an urbanising effect particularly as there are extensive views in and out of the site. It would also make the entrance to the village from the northeast more drawn-out thereby amplifying the isolation of the site. |
| Biodiversity and Geodiversity RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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   | Discharge to surface or ground water of more than 20m <sup>3</sup> /day would require consultation with Natural England. Boundary habitats including hedgerows, trees and drains 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                      |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                              |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                          |                                                                                                                                                                            |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 2026          |                                                                                                                                                                            |
| Archaeology Officer Comment 2026         |                                                                                                                                                                            |
| 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         | Extensive evidence for prehistoric and Roman settlement is recorded to the north.                                                                                          |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                      |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026          |                                                                                                                                                                            |
| Site Access Officer Comment 2026         |                                                                                                                                                                            |
| 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 2026  |                                                                                                                                                                            |

|                                                                           |                                                                                                                                                                                                       |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                 |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Green                                                                                                                                                                                                 |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>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 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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.                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 96.26                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 3.74                                                                                                                                                   |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 158                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land r/o no. 7 St Georges Close, Impington



A map of Land r/o no. 7 St Georges Close, Impington

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115416                                   |
| HELAA Site ID                              | 40409                                    |
| Suitable Site Area (ha)                    | 0.55                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 9                                        |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 7% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 2% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2025                     | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 7% 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 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape RAG Assessment 2021                       | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Comment 2021                              | The site is well contained within the boundary vegetation and could be developed with limited visual harm to the surrounding landscape character. Any development must respect the site's edge of village location and maintain a rural feel. All boundary vegetation must be protected and enhanced to create an appropriate rural edge treatment to soften views and integrate development into the surroundings. Space for this landscape mitigation may lessen proposed unit numbers for the site. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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   | Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, scrub and woodland, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                       |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

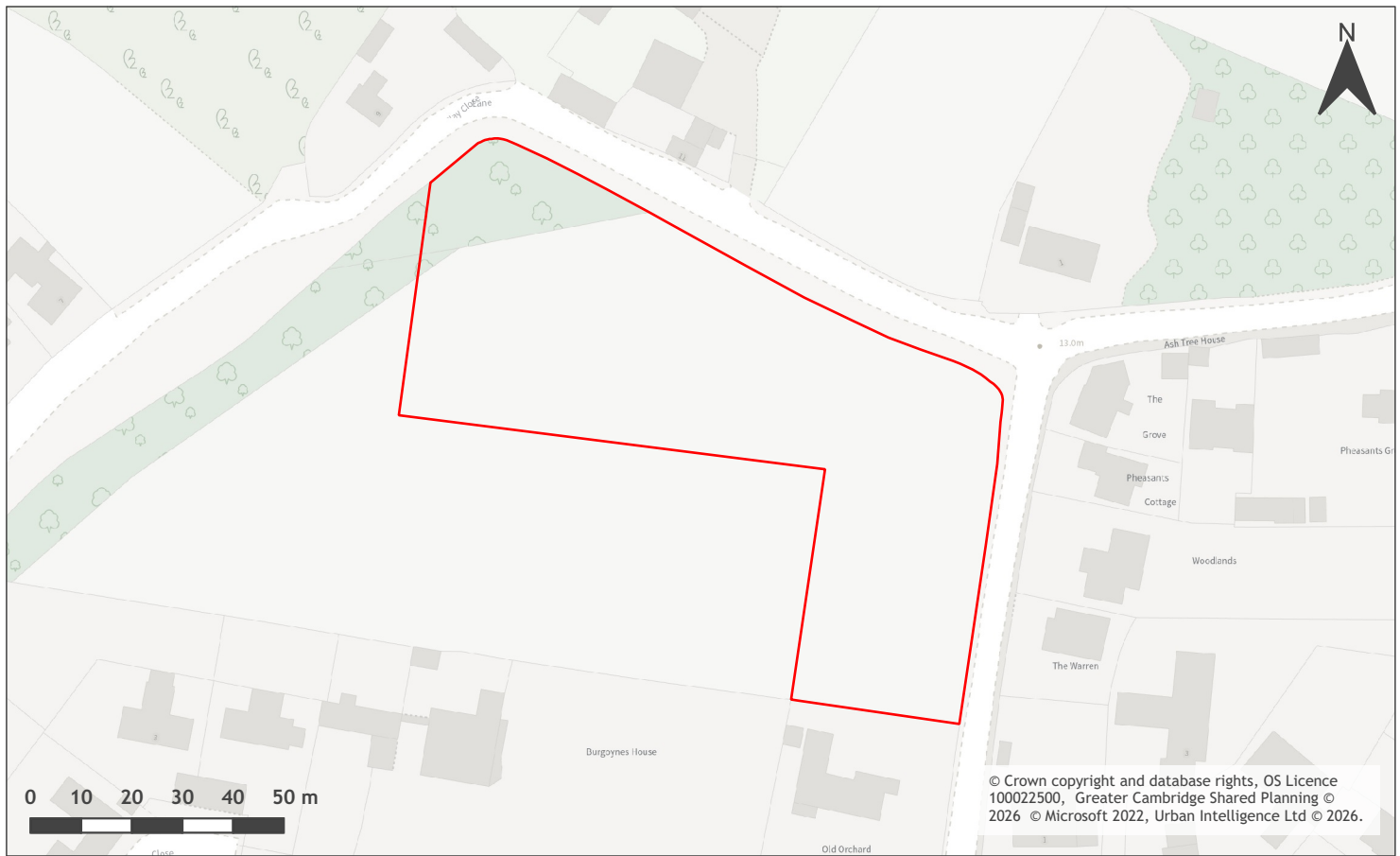
|                                             |                                                                                                                                                                            |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | Located on north eastern edge of historic village core                                                                                                                     |
| Accessibility RAG Assessment                | Green                                                                                                                                                                      |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                         |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| 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 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |

|                                                                     |                                                                                                                                                                                                       |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| 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 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 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| 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 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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                                                                                           |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 13.31                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0.66                                                                                                                                                   |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 86.03                                                                                                                                                  |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 16                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land off Clay Close Lane, Impington



A map of Land off Clay Close Lane, Impington

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115418                                   |
| HELAA Site ID                              | 51651                                    |
| Suitable Site Area (ha)                    | 0.62                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 14                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 2% lies in a 1-in-1,000-year event.</p>                                                                                                                                                                                                                                                                                                                                                                   |
| 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                      | 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 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2021                       | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Comment 2021                              | The site is part of a grass paddock, surrounded by mature vegetation, located within the Green Belt, outside, but adjacent to the village framework boundary. Development upon this site would have a significant adverse impact to the settlement character. It would permanently erode the existing paddock located upon the edge of the village, harm the important views out to the countryside and urbanise the rural landscape. Even with a reduction in residential units within landscape mitigation measure the harm would still be adverse and permanent. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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 impact on designated sites. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. 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 not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                              |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                        |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 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 this site will have an impact on the heritage asset, the Conservation Area, which it sits within. The openness of the site is a welcome space in the Conservation Area. A well-considered development may be acceptable, subject to scale, layout and other mitigation measures. |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                     |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                                                                     |
| 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 village core to the north of the medieval parish church.                                                                                                                                                                                                                    |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                                                                                                                               |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                  |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                     |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                                                                                                     |
| 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 2026  |                                                                                                                                                                                                                                                                                                     |

|                                                                     |                                                                                                                                                                                                       |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                       |
| 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 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| 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 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| 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 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 18                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land at Milton Road, Impington



A map of Land at Milton Road, Impington

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115419                                   |
| HELAA Site ID                              | 40435                                    |
| Suitable Site Area (ha)                    | 3.47                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 100                                      |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                       |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 13% lies in a 1-in-1,000-year event. 3% lies in a 1-in-100-year event. 5% lies in a 1-in-30-year event.</p>                                                                                                                                                                      |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2025                     | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 5% lies in a 1 in 30 year event. 3% lies in a 1 in 100 year event. 13% 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 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2021                       | Red                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2021                              | This location it is seen as being within the developed area although in a very rural location. The site could be developed with a reduction in the number of dwellings and with due consideration of its village edge and rural location. If the density were to be lowered and appropriate edge treatment to soften views and integrate any development into the surroundings were to be incorporated some development could be achieved. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 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   | Application unlikely to require Natural England consultation. There is a ditch that runs adjacent to the northern boundary that will require surveys and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, scrub, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

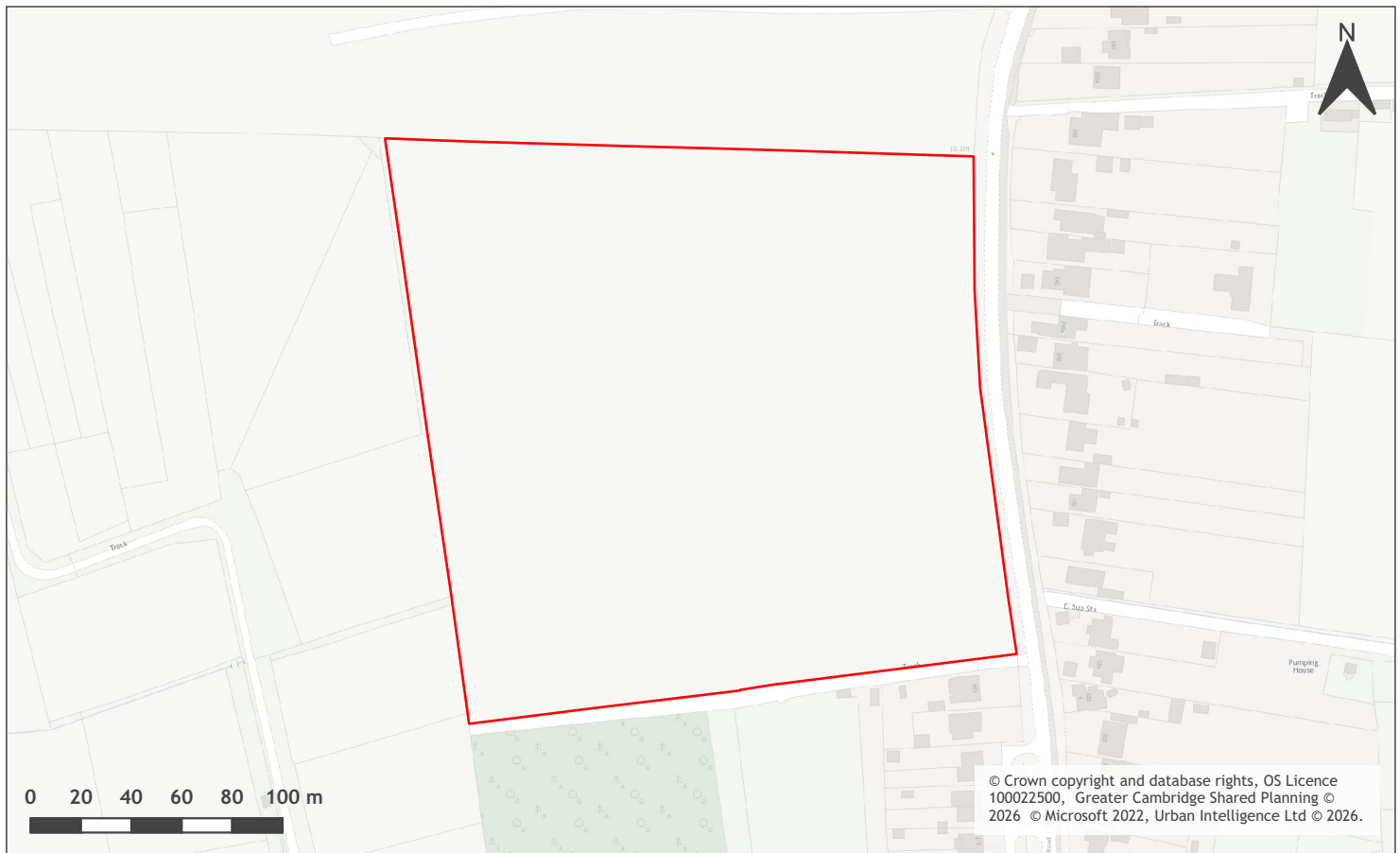
|                                          |                                                                                                                                           |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 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       | Design, layout and landscaping, especially around the access point, would determine whether there would be harm to the conservation area. |
| Archaeology RAG Assessment 2026          |                                                                                                                                           |
| Archaeology Officer Comment 2026         |                                                                                                                                           |
| Archaeology RAG Assessment 2025          |                                                                                                                                           |
| Archaeology Officer Comment 2025         |                                                                                                                                           |
| Archaeology RAG Assessment 2023          |                                                                                                                                           |
| Archaeology Officer Comment 2023         |                                                                                                                                           |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                     |
| Archaeology Officer Comment 2021         | Located on northern edge of historic village core to the north of the medieval parish church                                              |
| Accessibility RAG Assessment             | Green                                                                                                                                     |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                        |
| Site Access RAG Assessment 2026          |                                                                                                                                           |
| Site Access Officer Comment 2026         |                                                                                                                                           |
| 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 2026  |                                                                                                                                           |

|                                                                           |                                                                                                                                                                                                       |
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| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                 |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>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 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 83.45                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 16.55                                                                                                                                                  |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 83                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land west of Cottenham Road, Histon



A map of Land west of Cottenham Road, Histon

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115426                                   |
| HELAA Site ID                              | 40193                                    |
| Suitable Site Area (ha)                    | 4.81                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 40                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 4% lies in a 1-in-1,000-year event. 4% lies in a 1-in-100-year event. 4% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                     |
| 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. 4% lies in a 1 in 100 year event. 4% 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 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape RAG Assessment 2023                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2023                            | Additional information provided submits a reduction in unit numbers and describes a particular placement for the units. However, this reduction does not alter the original assessment in relation to urbanisation of the rural countryside and conflicts with allocation for open space (SC/1).                                                                                                                                                                                         |
| Landscape RAG Assessment 2021                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2021                            | The site lies to the north of the village outside and abutting the development framework. Development upon this site would have a significant adverse impact upon the landscape character. Residential units would be permanent, urbanise the rural landscape and be an encroachment into the countryside. Development of the site would also conflict with its allocation for open space (SC/1) and remove the openness of the land and the provision of outdoor recreation activities. |
| Biodiversity and Geodiversity RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                       |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                       |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                       |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                       |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                       |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2023   | No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.                                                                                                                                                                                                            |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                 |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2021   | Discharge of water/waste above 20m <sup>3</sup> per day to ground or surface water likely to require consultation with Natural England. Boundary hedgerows may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value. Otherwise, site likely to be of low ecological value (arable). Farmland bird populations may be present. |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                               |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                       |

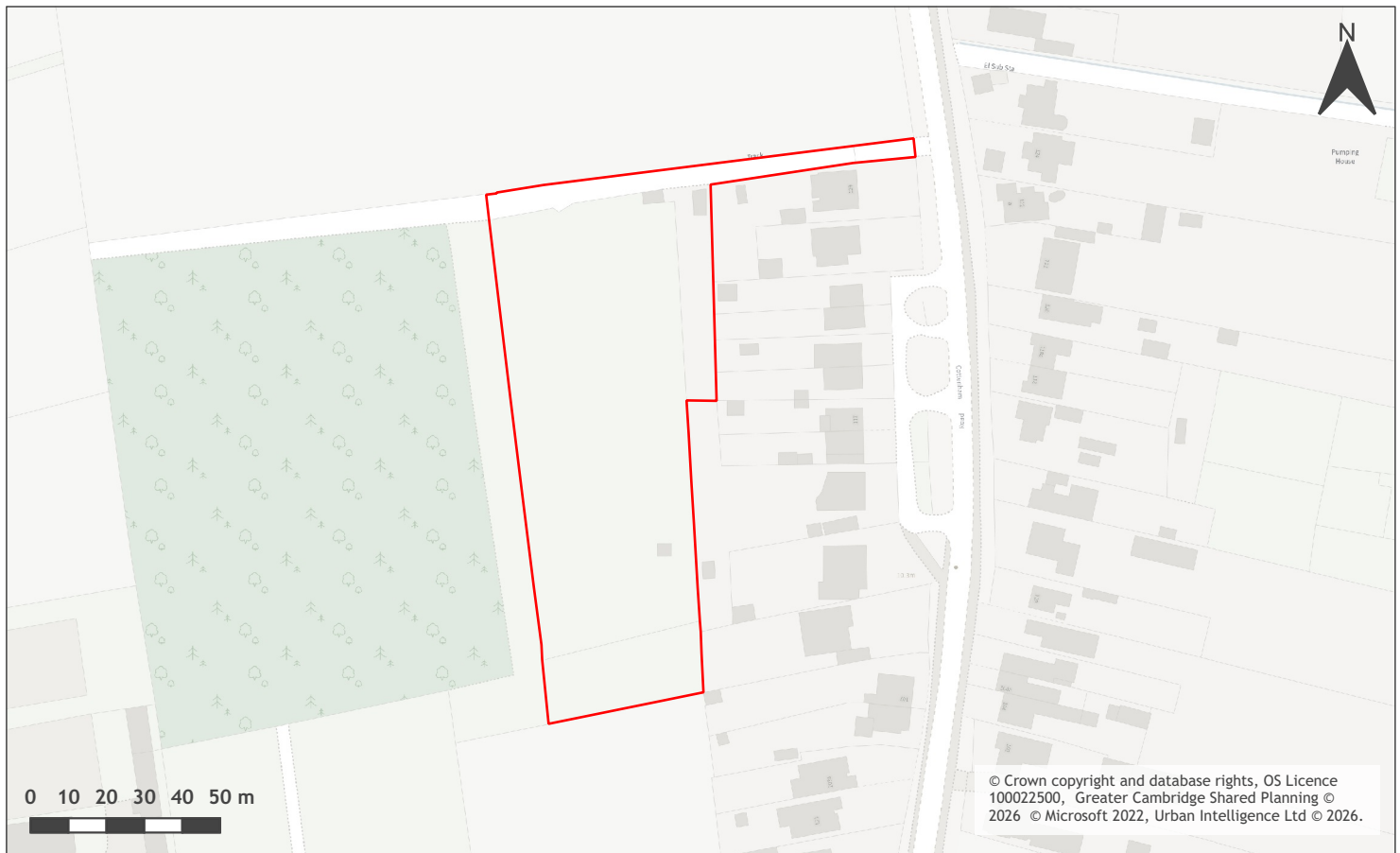
|                                          |                                                                                                                                                                                                |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2025 |                                                                                                                                                                                                |
| Historic Environment Comments 2025       |                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2023 | Green                                                                                                                                                                                          |
| Historic Environment Comments 2023       | The additional information has not changed the RAG rating which was green. There will be no detrimental impact on any heritage assets as there are none close to the site.                     |
| 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 2026          |                                                                                                                                                                                                |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                                                |
| Archaeology Officer Comment 2025         |                                                                                                                                                                                                |
| Archaeology RAG Assessment 2023          | Amber                                                                                                                                                                                          |
| Archaeology Officer Comment 2023         | Based on the amended information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.     |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                                          |
| Archaeology Officer Comment 2021         | Crompark enclosures of probable late prehistoric date are recorded in the area.                                                                                                                |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                                          |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                         |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                |
| Site Access RAG Assessment 2025          |                                                                                                                                                                                                |
| Site Access Officer Comment 2025         |                                                                                                                                                                                                |
| Site Access RAG Assessment 2023          | Amber                                                                                                                                                                                          |
| Site Access Officer Comment 2023         | Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage. |
| Site Access RAG Assessment 2021          | Amber                                                                                                                                                                                          |

|                                                                           |                                                                                                                                                                                      |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Access Officer<br>Comment 2021                                       | The proposed site is acceptable in principle subject to detailed design.                                                                                                             |
| Transport and Roads RAG<br>Assessment 2026                                |                                                                                                                                                                                      |
| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                      |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2023                                | Amber                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2023                            | Based on the proposed site amendment, the assessment score remains amber as any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                             |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     | Amber                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 | New information provided has not changed the assessment. Detailed site specific assessments will be required for any future planning applications at this location.                  |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                      |

|                                                               |                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AQMA RAG Assessment 2023                                      | Green                                                                                                                                                                                                                                                                            |
| Air Quality Officer Comment 2023                              | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA. |
| 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 2026                         |                                                                                                                                                                                                                                                                                  |
| Contaminated Land Officer Comments 2026                       |                                                                                                                                                                                                                                                                                  |
| Contaminated Land RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                  |
| Contaminated Land Officer Comments 2025                       |                                                                                                                                                                                                                                                                                  |
| Contaminated Land RAG Assessment 2023                         | Amber                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2023                       | The new information has been reviewed but the assessment of the site remains unchanged. This is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required.                                                    |
| Contaminated Land RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2021                       | Previous agricultural land use. Potential for historic contamination, conditions required.                                                                                                                                                                                       |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                                                                                                                                                                                                                                       |
| Further constraints                                           | -                                                                                                                                                                                                                                                                                |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                                                                                                                                                                                                                |
| Agricultural Land Classification Grade 2 (% overlap)          | 55.72                                                                                                                                                                                                                                                                            |
| Agricultural Land Classification Grade 3 (% overlap)          | 44.28                                                                                                                                                                                                                                                                            |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                                                                                                                                                                                                                |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                                                                                                                                                                                                                |
| Agricultural Land Classification Urban (% overlap)            | 0                                                                                                                                                                                                                                                                                |
| Source Protection Zone (% overlap)                            | 0                                                                                                                                                                                                                                                                                |
| Highways England Zones                                        | A14 CNB                                                                                                                                                                                                                                                                          |

|                                                                                               |                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 115                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                                                          | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                   |

## Land r/o 113 Cottenham Road, Histon



A map of Land r/o 113 Cottenham Road, Histon

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115428                                   |
| HELAA Site ID                              | 40526                                    |
| Suitable Site Area (ha)                    | 0.72                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 22                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk RAG Assessment 2026                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 7% lies in a 1-in-1,000-year event. 4% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                              |
| 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. 4% lies in a 1 in 100 year event. 7% 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 2026                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2025                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2023                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2023                         | Additional information provided includes a statement which counters the previous assessment however, does not alter the findings of the original assessment. In addition, there are a significant number of trees and other constraints on the site which would likely affect the actual number of units achievable.                                                                                                                                                                                                                              |
| Landscape RAG Assessment 2021                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2021                         | Development upon this site would be an encroachment into the countryside and have an adverse impact upon the landscape character. In addition, the site would have a harmful impact upon the designation outlined within the Village Design Guide. Development of this site would be permanent, urbanise the rural landscape and erode the sensitive visual relationship with the village. Even with a reduction in residential units the site would still have a significant harmful impact and contrary to the Village Design Guide principles. |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2023   | No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2021   | Discharge to ground or surface water of more than 20m <sup>3</sup> /day would require consultation with Natural England. Otherwise consultation not required. Features including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland diversity will need to be assessed. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. Buildings and trees 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 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 2026 |                                                                                                                                                                                               |
| Historic Environment Comments 2026       |                                                                                                                                                                                               |
| 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 2026          |                                                                                                                                                                                               |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                               |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                                               |
| Archaeology Officer Comment 2025         |                                                                                                                                                                                               |
| Archaeology RAG Assessment 2023          | Amber                                                                                                                                                                                         |
| Archaeology Officer Comment 2023         | Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation. |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                                         |
| Archaeology Officer Comment 2021         | Cropmark enclosures of probable late prehistoric date are recorded to the north and are likely to extend into the area..                                                                      |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                         |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                            |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                               |
| Site Access Officer Comment 2026         |                                                                                                                                                                                               |
| Site Access RAG Assessment 2025          |                                                                                                                                                                                               |
| Site Access Officer Comment 2025         |                                                                                                                                                                                               |
| Site Access RAG Assessment 2023          | Red                                                                                                                                                                                           |

|                                                                     |                                                                                                                                                                                      |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Access Officer Comment 2023                                    | Based on the new information provided, the site assessment remains red as the access road to the site does not adjoin the adopted public highway at 113 Cottenham Road.              |
| Site Access RAG Assessment 2021                                     | Red                                                                                                                                                                                  |
| Site Access Officer Comment 2021                                    | The access link to the public highway is unsuitable to serve the number of units that are being proposed.                                                                            |
| Transport and Roads RAG Assessment 2026                             |                                                                                                                                                                                      |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                      |
| 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 2026     |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                      |
| 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 2026                                            |                                                                                                                                                                                      |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                      |

|                                                               |                                                                   |
|---------------------------------------------------------------|-------------------------------------------------------------------|
| 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 2026                         |                                                                   |
| Contaminated Land Officer Comments 2026                       |                                                                   |
| 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.        |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                        |
| <b>Further constraints</b>                                    | <b>-</b>                                                          |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                 |
| Agricultural Land Classification Grade 2 (% overlap)          | 100.00                                                            |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                 |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                 |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                 |
| Agricultural Land Classification Urban (% overlap)            | 0                                                                 |
| Source Protection Zone (% overlap)                            | 0                                                                 |
| Highways England Zones                                        | A14 CNB                                                           |

|                                                                                               |                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 20                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                                                          | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                   |

## Land to the west of Croft Close, Histon



A map of Land to the west of Croft Close, Histon

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115429                                   |
| HELAA Site ID                              | 48053                                    |
| Suitable Site Area (ha)                    | 4.62                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 92                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 6% lies in a 1-in-1,000-year event. 4% lies in a 1-in-100-year event. 6% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                 |
| Flood Risk RAG Assessment 2025                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2025                   | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 6% lies in a 1 in 30 year event. 4% lies in a 1 in 100 year event. 6% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2023                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2021                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2021                   | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2021                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Comment 2021                            | The site is identified in the Histon and Impington Village Design Guide as an 'important natural habitat', the site ought to be retained for its landscape features such as grassland, pond and hedgerow which are integral to habitat on site, and connectivity. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. No development is suitable in this location when considering the importance of the site. |
| Biodiversity and Geodiversity RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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   | Discharge to ground or surface waste of more than 20m <sup>3</sup> /day would require consultation with Natural England. Grassland marsh, hedgerows, waterbodies and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Ponds within or adjacent to site may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

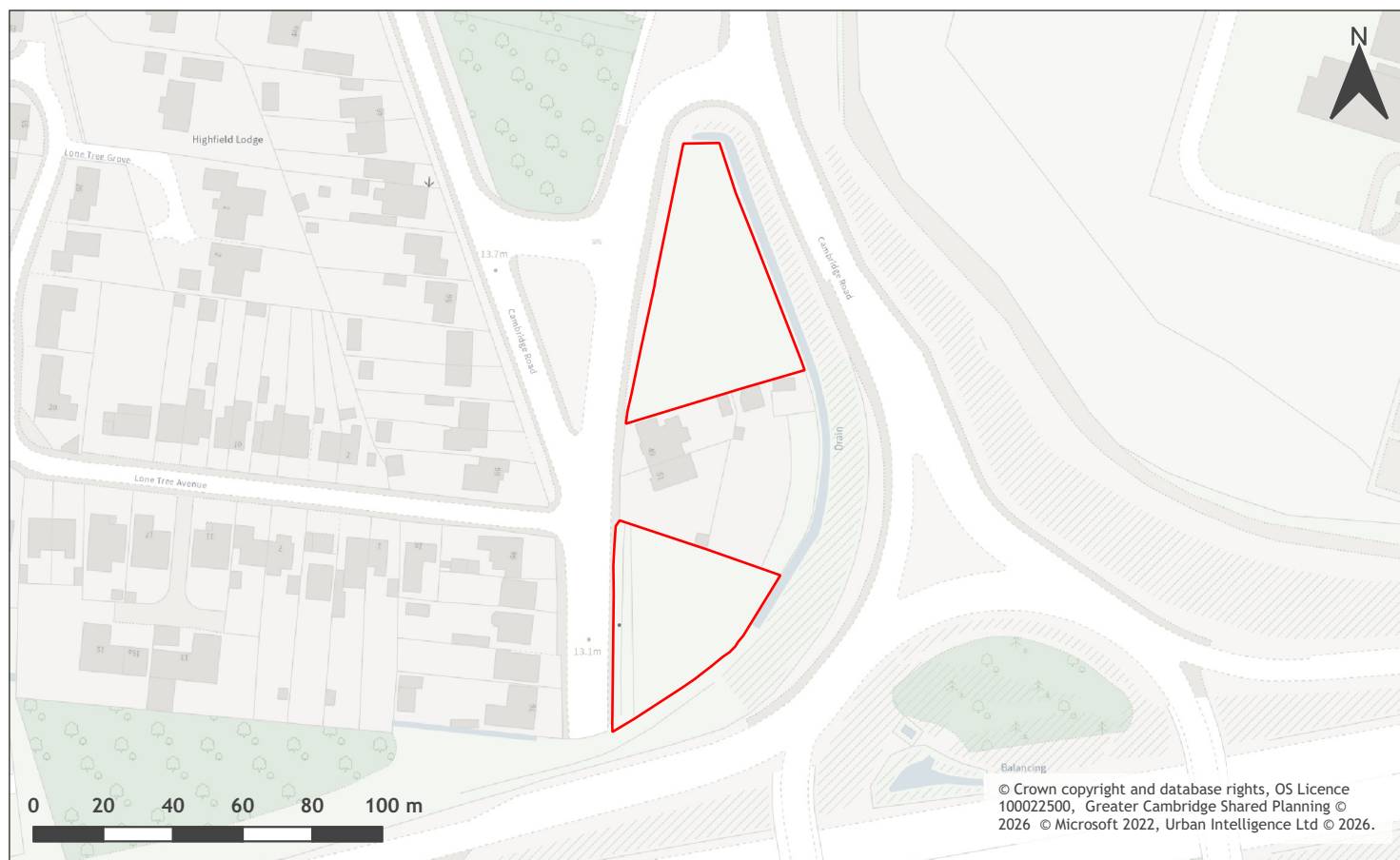
|                                          |                                                                                                                                                                                                                     |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2026 |                                                                                                                                                                                                                     |
| Historic Environment Comments 2026       |                                                                                                                                                                                                                     |
| 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 would impact on Caxton End Conservation Area and the setting of the Listed church to north west; however, the impact could be reasonably mitigated to include an appropriate layout/design. |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                     |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                     |
| 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         | A cropmark enclosure is located to the west and finds of Roman date are recorded in the area.                                                                                                                       |
| Accessibility RAG Assessment             | Green                                                                                                                                                                                                               |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                  |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                     |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                     |
| 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<br>Comment 2021                                       | The proposed site is acceptable in principle subject to detailed design.                                                                                                                              |
| Transport and Roads RAG<br>Assessment 2026                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                 |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Green                                                                                                                                                                                                 |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>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 2026                         |                                                                                            |
| Contaminated Land Officer Comments 2026                       |                                                                                            |
| 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. |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                                                 |
| Further constraints                                           | -                                                                                          |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                          |
| Agricultural Land Classification Grade 2 (% overlap)          | 0                                                                                          |
| Agricultural Land Classification Grade 3 (% overlap)          | 29.92                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                          |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                          |
| Agricultural Land Classification Urban (% overlap)            | 70.08                                                                                      |
| Source Protection Zone (% overlap)                            | 0                                                                                          |
| Highways England Zones                                        | A14 CNB                                                                                    |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 111                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                                                          | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                   |

## Land adjoining 49-51 Cambridge Road, Impington



### A map of Land adjoining 49-51 Cambridge Road, Impington

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115560                                   |
| HELAA Site ID                              | 40312                                    |
| Suitable Site Area (ha)                    | 0.4                                      |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 5                                        |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 3% lies in a 1-in-1,000-year event. 10% lies in a 1-in-100-year event. 50% lies in a 1-in-30-year event.</p>                                                                                                                                                                                       |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk Officer Comment 2025                     | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 48% lies in a 1 in 30 year event. 8% lies in a 1 in 100 year event. 7% 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 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 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 upon the Protected Village Amenity Area and the designated important green space. Development would erode the green buffer between this end of Impington and the A14/City of Cambridge. In addition, development would further degrade the separation, and amalgamate Impington with Cambridge. Even with a reduction in residential units the harm would still be significantly adverse. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                      |
| 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. No apparent priority habitat; however, there is a ditch adjacent to the eastern and southern boundary which is likely associated with the adjacent road junction. |
| 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 2026                                | Red                                                                                                                                                                                                                                                                                  |
| Policy Officer Comment 2026                           | The site contains protected open space. Development of the site would result in detrimental open space impacts that could not be reasonably mitigated locally or a loss of protected open space which could not be replaced locally.                                                 |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                      |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                      |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                      |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                      |
| Policy RAG Rating 2021                                | Red                                                                                                                                                                                                                                                                                  |
| Policy Officer Comments 2021                          | Site is located on protected open space (Protected Village Amenity Area). Development on protected open space is not acceptable in principle.                                                                                                                                        |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                      |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                      |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                      |

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| Historic Environment Comments 2025          |                                                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2023    |                                                                                                                                                                                                                       |
| Historic Environment Comments 2023          |                                                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                                                                 |
| Historic Environment Comments 2021          | Depending on location and design of the access, this may have an impact on the neighbouring listed building, but the impact could be reasonably mitigated through design, layout and inclusion of a landscape buffer. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                                                                       |
| Archaeology Officer Comment 2026            |                                                                                                                                                                                                                       |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                                                                       |
| Archaeology Officer Comment 2025            |                                                                                                                                                                                                                       |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                                                                       |
| Archaeology Officer Comment 2023            |                                                                                                                                                                                                                       |
| Archaeology RAG Assessment 2021             | Green                                                                                                                                                                                                                 |
| Archaeology Officer Comment 2021            | No significant archaeology is likely to survive in this area                                                                                                                                                          |
| Accessibility RAG Assessment                | Green                                                                                                                                                                                                                 |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                    |
| Site Access RAG Assessment 2026             |                                                                                                                                                                                                                       |
| Site Access Officer Comment 2026            |                                                                                                                                                                                                                       |
| 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 2026     |                                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                                                                       |

|                                                                     |                                                                                                                                                                                      |
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| 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 2026     |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                      |
| 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     | Red                                                                                                                                                                                  |
| 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 2026                                            |                                                                                                                                                                                      |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                      |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                      |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                      |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                      |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                      |
| AQMA RAG Assessment 2021                                            | Amber                                                                                                                                                                                |

|                                                                                               |                                                                                                                                                        |
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| Air Quality Officer Comment 2021                                                              | Fully in AQMA, but small site therefore minimum traffic impact                                                                                         |
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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                                                       | No prior history of development                                                                                                                        |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                |
| 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 12                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land adj. 106 Cambridge Road, Impington, CB24 9NX



A map of Land adj. 106 Cambridge Road, Impington, CB24 9NX

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115561                                   |
| HELAA Site ID                              | 56181                                    |
| Suitable Site Area (ha)                    | 0.8                                      |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Edge of Cambridge                        |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 20                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 33% lies in a 1-in-1,000-year event. 28% lies in a 1-in-100-year event. 21% lies in a 1-in-30-year event.</p>                                                                                                                                                                                  |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Flood Risk Officer Comment 2025                     | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 39% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 49% 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 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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 upon the settlement of Cambridge. It would be an encroachment into the landscape, an urbanisation of the rural landscape, permanent and not reflect the existing characteristics particularly upon the edge of Cambridge. However, with a significant reduction in residential units the site could accommodate a development subject to the following landscape mitigation measures. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                             |
| 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   | All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land but appears to have reverted to grassland with potential to support protected species, including scarce farmland birds. |
| 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 2026                                | Green                                                                                                                                                                                                                                                                       |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                     |
| 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 2026              |                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                             |

|                                             |                                                                                                                                                                            |
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| 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 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| 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            | Evidence for Roman activity in the vicinity includes the site of a Roman temple to the south.                                                                              |
| Accessibility RAG Assessment                | Green                                                                                                                                                                      |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                         |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| 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 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |

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| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                 |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2021                                               | Green                                                                                                                                                                                                 |
| Air Quality Officer<br>Comment 2021                                       | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                     |

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| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| 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                                                       | No prior history of development.                                                                                                                       |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | Cambridge                                                                                                                                              |
| 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                                                                                                                    |

|                                                                 |                                                                                                                                                                                                                                             |
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| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 23                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land between Huntingdon Road and Histon Road (SS/2)



A map of Land between Huntingdon Road and Histon Road (SS/2)

|                                            |                                    |
|--------------------------------------------|------------------------------------|
| Site information                           | -                                  |
| Site ID                                    | 115562                             |
| HELAA Site ID                              | OS024                              |
| Suitable Site Area (ha)                    | 31.07                              |
| Ward/Parish                                | Histon & Impington                 |
| Greenfield or Previously Developed?        | Greenfield                         |
| Category of site                           | Edge of Cambridge - non-Green Belt |
| Category of settlement                     | Edge of Cambridge                  |
| Current use(s)                             |                                    |
| Proposed development                       | Mixed use                          |
| Proposed employment floorspace (m2)        | 0                                  |
| Proposed residential capacity              | 1000                               |
| Suitability                                | -                                  |
| Adopted Development Plan Policies RAG 2026 | Amber                              |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                            |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 6% lies in a 1-in-1,000-year event. 12% lies in a 1-in-100-year event. 27% lies in a 1-in-30-year event.</p>                                                                                          |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2025                     | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 19% lies in a 1 in 30 year event. 4% lies in a 1 in 100 year event. 25% 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 2026                       |                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape RAG Assessment 2021                       | Amber                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2021                              | Wide views and local views are limited due to boundary vegetation and intervening built form. Development upon this site would have a negligible impact to the landscape character subject to landscape mitigation measures. A significant landscape buffer to be provided to the north and west of the site to ensure separation between Impington and Girton. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                 |

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| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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   | Consultation with Natural England would be required for more than 50 dwellings or industry/infrastructure over 1000m <sup>2</sup> . Histon Road SSSI is 115m south-east but is designated for geological reasons so impact may be unlikely. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Boundary watercourses, hedgerows and grassland margins may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species such as water vole. All applications should achieve 10% net biodiversity gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy. |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2026                           | The site is adjacent to or within 50m of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

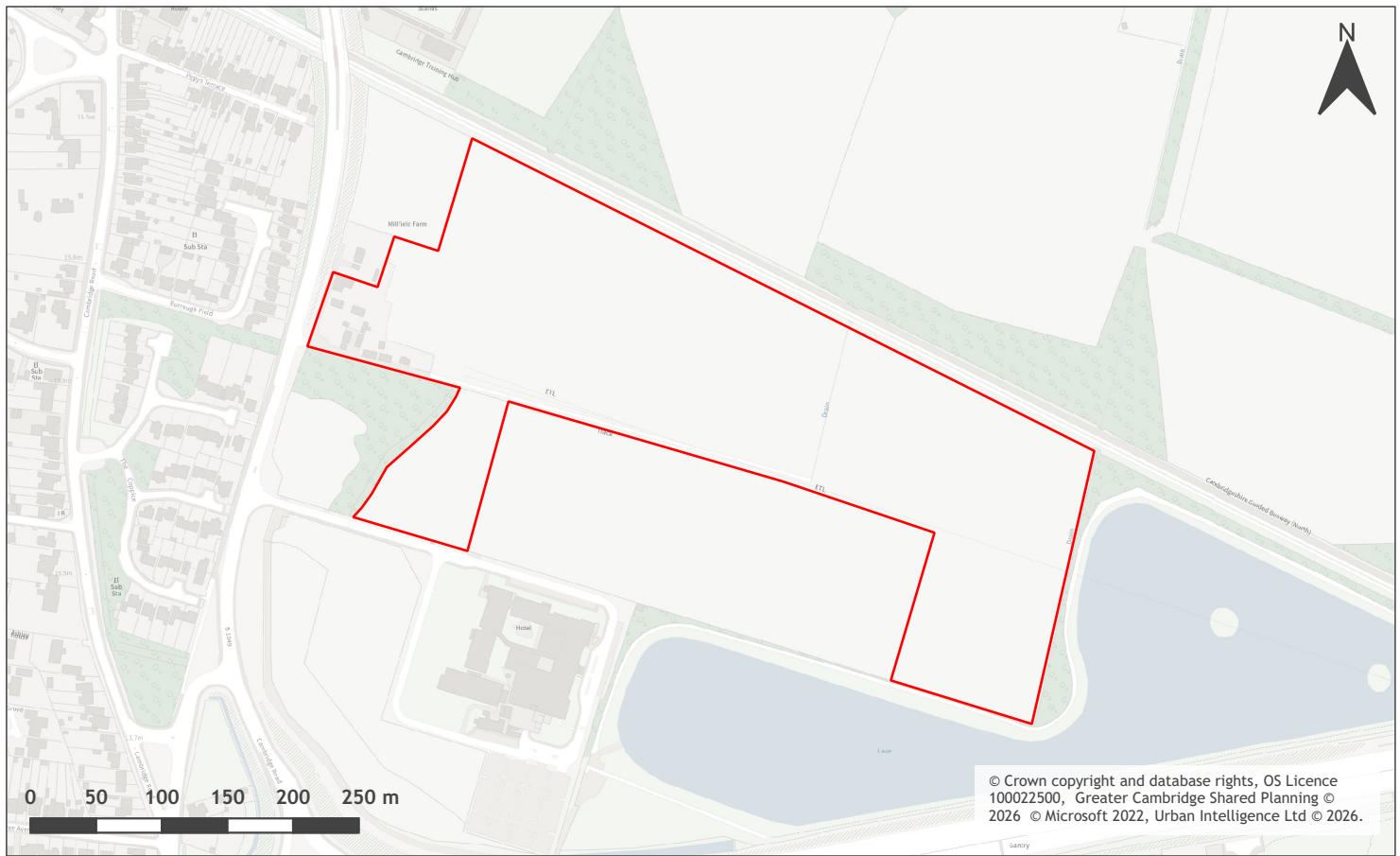
|                                          |                                                                                                                                                                            |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment Comments 2026       |                                                                                                                                                                            |
| 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 2026          |                                                                                                                                                                            |
| Archaeology Officer Comment 2026         |                                                                                                                                                                            |
| 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         | Significant archaeology identified by evaluation                                                                                                                           |
| Accessibility RAG Assessment             | Green                                                                                                                                                                      |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                         |
| Site Access RAG Assessment 2026          |                                                                                                                                                                            |
| Site Access Officer Comment 2026         |                                                                                                                                                                            |
| 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.                                                                                                   |

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| Transport and Roads RAG Assessment 2026                             |                                                                                                                                                                                                                                                                                     |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                                                                                                     |
| 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                         | Must consider the context of existing planning permissions and Strategies/Policies within this area. Network is approaching capacity so critical that travel by non car mode and reduced car parking are included with contribution towards GCP/Strategic schemes will be required. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                                                                                                     |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                     |
| 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 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 2026                                            |                                                                                                                                                                                                                                                                                     |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                     |
| 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                              | Large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| Contaminated Land RAG Assessment 2026                         |                                                                                                 |
| Contaminated Land Officer Comments 2026                       |                                                                                                 |
| 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.      |
| <b>Overall Suitability Score</b>                              | <b>Amber</b>                                                                                    |
| Further constraints                                           | -                                                                                               |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                               |
| Agricultural Land Classification Grade 2 (% overlap)          | 86.47                                                                                           |
| Agricultural Land Classification Grade 3 (% overlap)          | 13.53                                                                                           |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                               |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                               |
| Agricultural Land Classification Urban (% overlap)            | 0                                                                                               |
| Source Protection Zone (% overlap)                            | 0                                                                                               |
| Highways England Zones                                        | A14 CNB, Cambridge                                                                              |
| Available                                                     | -                                                                                               |

|                                                                                               |                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site is an existing Local Plan Allocation and confirmation of its availability has been confirmed in the Greater Cambridge Housing Trajectory and Five year Housing Land Supply                     |
| 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                                                                                                                                                                                              |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                            |
| Achievable                                                                                    | -                                                                                                                                                                                                       |
| Is there a reasonable prospect that the site will be developed?                               | Land is known to be available, evidenced through the published housing trajectory. The site has a low existing use value and development is likely to be economically viable at an appropriate density. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                            |
| Capacity                                                                                      | -                                                                                                                                                                                                       |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                      |
| Residential capacity at prevailing density                                                    | 466                                                                                                                                                                                                     |
| Estimated employment space (m2)                                                               | 0                                                                                                                                                                                                       |
| Estimated start date                                                                          | 6-10 Years                                                                                                                                                                                              |
| Estimated annual build-out rate (pa)                                                          | 120                                                                                                                                                                                                     |
| Development completion timescales (years)                                                     | 6-10 Years                                                                                                                                                                                              |

## Land East of Bridge Road, Impington



A map of Land East of Bridge Road, Impington

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 116103                                   |
| HELAA Site ID                              | 200829                                   |
| Suitable Site Area (ha)                    | 9.87                                     |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to rural centre       |
| Current use(s)                             | Agricultural Land / Building             |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 224                                      |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 13% lies in a 1-in-1,000-year event. 5% lies in a 1-in-100-year event. 5% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                  |
| Flood Risk RAG Assessment 2025                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2025                   | Flood zone: Wholly in Flood Zone 1; Surface water flooding: 5% lies in a 1 in 30 year event, 5% 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 2026                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2026                            | The new information does not change the landscape assessment provided in 2025. "Development would have an adverse impact on the setting of Cambridge and separation between Cambridge and Impington. The site is open and edged with the Guided Busway along the north. Generally, development would have a negative impact on the landscape character, which highlights that the character is settled and in some areas, such as this parcel, have had their rural qualities eroded."                 |
| Landscape RAG Assessment 2025                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2025                            | The site is within the Green Belt. The site plays a role in maintaining the Green Belt purposes. Development would have an adverse impact on the setting of Cambridge and separation between Cambridge and Impington. The site is open and edged with the Guided Busway along the north. Generally, development would have a negative impact on the landscape character, which highlights that the character is settled and in some areas, such as this parcel, have had their rural qualities eroded. |
| Landscape RAG Assessment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape RAG Assessment 2021                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2021                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity RAG Assessment 2026 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| Biodiversity and Geodiversity Officer Comments 2026   | Having considered the submitted draft PEA, the former assessments are still considered relevant. 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 statutory protected sites. The proposed site may contain priority habitat, which will require assessment and possible compensation if removed. Where there is a likelihood of protected and priority species being impacted a full assessment must be undertaken. |
| Biodiversity and Geodiversity Guideline Comments 2026 | 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 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. This includes increases in recreational pressure on nearby statutory protected sites. The proposed site may contain priority habitat, which will require assessment and possible compensation if removed. Where there is a likelihood of protected and priority species being impacted a full assessment must be undertaken.                                                                                                  |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy Officer Comment 2026                           | The site does not contain protected open space, but it is adjacent to or within 50m of an open space designation. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy RAG Rating 2025                                | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy Officer Comment 2025              | Site is not on a protected open space designation, however there are some protected open space designations on the periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated. Within 50m of a Semi-natural Green Space and within 50m of a Outdoor Sports Facility.                                                                                                                           |
| Policy RAG Rating 2023                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy Officer Comment 2023              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy RAG Rating 2021                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy Officer Comments 2021             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Historic Environment RAG Assessment 2026 | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Historic Environment Comments 2026       | Having considered the additional information, the site assessment remains green. There are heritage assets in Histon and Impington, but they are some distance from the site, aside from a memorial stone immediately north. 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 2025 | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Historic Environment Comments 2025       | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Historic Environment Comments 2023       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Historic Environment RAG Assessment 2021 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Historic Environment Comments 2021       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Archaeology RAG Assessment 2026          | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Archaeology Officer Comment 2026         | Having considered the updated information submitted, the site assessment remains the same. A trackway is recorded in the area, recorded as Iron Age in date. This may however be associated with a Roman site located to the east. Originally identified by archaeological works on the guided busway, recent investigations indicate that this is the edge of a significant, high status which is likely to extend to the south and west. Archaeological investigations would be necessary in advance of development. |
| Archaeology RAG Assessment 2025          | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Archaeology Officer Comment 2025         | A trackway is recorded in the area, recorded as Iron Age in date. This may however be associated with a Roman site located to the east. Originally identified by archaeological works on the guided busway, recent investigations indicate that this is the edge of a significant, high status which is likely to extend to the south and west. Archaeological investigations would be necessary in advance of development.                                                                                            |

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| Archaeology RAG Assessment 2023             |                                                                                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2023            |                                                                                                                                                                                                                                                                                                                                    |
| Archaeology RAG Assessment 2021             |                                                                                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2021            |                                                                                                                                                                                                                                                                                                                                    |
| Accessibility RAG Assessment                | Green                                                                                                                                                                                                                                                                                                                              |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                                                 |
| Site Access RAG Assessment 2026             | Amber                                                                                                                                                                                                                                                                                                                              |
| Site Access Officer Comment 2026            | Having considered the updated site submission details, the assessment score remains amber. The proposed site is acceptable in principle subject to detailed design.                                                                                                                                                                |
| Site Access RAG Assessment 2025             | Red                                                                                                                                                                                                                                                                                                                                |
| Site Access Officer Comment 2025            | The site has been scored as Red. The proposed access cannot be delivered within land under the ownership of the applicant and therefore cannot be achieved.                                                                                                                                                                        |
| 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 2026     | Amber                                                                                                                                                                                                                                                                                                                              |
| Transport and Roads Guideline Comments 2026 | Having considered the updated site information, the site assessment rating remains amber. Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. |
| 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.<br>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     |                                                                                                                                                                                                                                                                                                                                    |

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| Transport and Roads Guideline Comments 2021                         |                                                                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     | Amber                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 | New information provided has not changed the assessment. The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle, subject to appropriate detailed design considerations and mitigation. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     | Amber                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | The proposed site will be affected by road traffic noise from nearby main roads, but is acceptable in principle, subject to appropriate detailed design considerations and mitigation.                                                          |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     |                                                                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 |                                                                                                                                                                                                                                                 |
| AQMA RAG Assessment 2026                                            | Amber                                                                                                                                                                                                                                           |
| Air Quality Officer Comment 2026                                    | Based on the additional information required, the site remains Amber. Inherent/intrinsic designed-in air quality mitigation measures and conditions may be necessary to offset air quality impacts.                                             |
| AQMA RAG Assessment 2025                                            | Amber                                                                                                                                                                                                                                           |
| Air Quality Officer Comment 2025                                    | The site has been scored as Amber. Inherent/intrinsic designed-in air quality mitigation measures and conditions may be necessary to offset impacts on designated Air Quality Management Areas (AQMA).                                          |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                                                                 |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                                                                                 |
| AQMA RAG Assessment 2021                                            |                                                                                                                                                                                                                                                 |
| Air Quality Officer Comment 2021                                    |                                                                                                                                                                                                                                                 |
| Contaminated Land RAG Assessment 2026                               | Amber                                                                                                                                                                                                                                           |
| Contaminated Land Officer Comments 2026                             | Having considered the additional information, the site assessment remains amber as the site comprises agricultural land and buildings with potential for contamination. Conditions required.                                                    |
| Contaminated Land RAG Assessment 2025                               | Amber                                                                                                                                                                                                                                           |

|                                                                                               |                                                                                                                                                                                                        |
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| Contaminated Land Officer Comments 2025                                                       | The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues. Potential for historic contamination, conditions required. |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         |                                                                                                                                                                                                        |
| Contaminated Land Officer Comments 2021                                                       |                                                                                                                                                                                                        |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 82.42                                                                                                                                                                                                  |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 17.58                                                                                                                                                                                                  |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                      |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                                |
| Available                                                                                     | -                                                                                                                                                                                                      |
| Is the site controlled by a developer or landowner who has expressed an intention to develop? | The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.                                                 |
| Are there known legal or ownership impediments to development?                                | No                                                                                                                                                                                                     |
| Is there planning permission to develop the site?                                             | No relevant recent planning history                                                                                                                                                                    |
| When will the site be available for development?                                              | 0 to 5 years                                                                                                                                                                                           |
| <b>Available RAG</b>                                                                          | <b>Amber</b>                                                                                                                                                                                           |
| 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 |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                         |
| Capacity                                                        | -                                                                                                                                                                                                    |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                   |
| Residential capacity at prevailing density                      | 207                                                                                                                                                                                                  |
| 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                                                                                                                                                                                           |

## NIAB Park Farm, Villa Rd, Histon



A map of NIAB Park Farm, Villa Rd, Histon

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 116472                                   |
| HELAA Site ID                              | 208851                                   |
| Suitable Site Area (ha)                    | 11.68                                    |
| Ward/Parish                                | Histon & Impington                       |
| Greenfield or Previously Developed?        | Previously developed land                |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to Rural Centre       |
| Current use(s)                             | Commercial / Industrial                  |
| Proposed development                       | Non-residential                          |
| Proposed employment floorspace (m2)        | 8000 to 15000                            |
| Proposed residential capacity              | 0                                        |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                          |
| Flood Risk RAG Assessment 2026                    | Red                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: 5% is in Flood Zone 2.</p> <p>Climate Change: 6% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 5% lies in a 1-in-1,000-year event. 3% lies in a 1-in-100-year event. 5% lies in a 1-in-30-year event.</p> <p>The site is a dry island.</p>                                                                                                                                                |
| Flood Risk RAG Assessment 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2025                   |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2023                   |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2021                    |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2021                   |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2026                     | Green                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2026                            | Development of this exposed and semi-developed site within the greenbelt could be achieved if adequate landscape buffering were provided to the south and western edges. The buffer should be deep and wooded to reinforce the landscape character and screen the electricity works. Heights of any new buildings will need to remain low to ensure that impacts remain low and in keeping with the edge character condition. |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2021                     |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2021                            |                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity RAG Assessment 2026 | Green                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Officer Comments 2026   | A development of the size and scale described would not provide any specific ecological risks to statutory or non-statutory designated sites. However, this does not remove the likelihood of protected and priority species being impacted, nor that a development of the type described would likely be eligible for mandatory biodiversity net gain. Natural England should be consulted on large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m <sup>2</sup> or more. |
| Biodiversity and Geodiversity Guideline Comments 2026 | Development of the site is unlikely to have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity RAG Assessment 2021     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2021   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Guideline Comments 2021 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy RAG Rating 2021                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comments 2021                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Historic Environment RAG Assessment 2026              | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                          |                                                                                                                                                                                                                          |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment Comments 2026       | 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 2025 |                                                                                                                                                                                                                          |
| Historic Environment Comments 2025       |                                                                                                                                                                                                                          |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                                                                          |
| Historic Environment Comments 2023       |                                                                                                                                                                                                                          |
| Historic Environment RAG Assessment 2021 |                                                                                                                                                                                                                          |
| Historic Environment Comments 2021       |                                                                                                                                                                                                                          |
| Archaeology RAG Assessment 2026          | Green                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2026         | Features of Bronze Age date are recorded to the west and enclosures of probable Roman origin are known from cropmarks to the immediate south. Archaeological works could be secured by condition of planning permission. |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2025         |                                                                                                                                                                                                                          |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2023         |                                                                                                                                                                                                                          |
| Archaeology RAG Assessment 2021          |                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2021         |                                                                                                                                                                                                                          |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                                                                    |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                                   |
| Site Access RAG Assessment 2026          | Red                                                                                                                                                                                                                      |
| Site Access Officer Comment 2026         | The proposed site does not to have a direct link to the adopted public highway. The approach road from Cambridge Road is not suitable for the nature and scale of commercial use proposed.                               |
| 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                                     |                                                                                                                                                                                                                                                                                                    |
| Site Access Officer Comment 2021                                    |                                                                                                                                                                                                                                                                                                    |
| Transport and Roads RAG Assessment 2026                             | Amber                                                                                                                                                                                                                                                                                              |
| Transport and Roads Guideline Comments 2026                         | Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated. The site is adjacent to the Cambridgeshire Guided Busway. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. |
| 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                             |                                                                                                                                                                                                                                                                                                    |
| Transport and Roads Guideline Comments 2021                         |                                                                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     | Amber                                                                                                                                                                                                                                                                                              |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 | The north eastern most edge of the site is adjacent to the Cambridgeshire Guided Busway. Some on site noise mitigation may be required to facades nearest to this transportation noise source.                                                                                                     |
| 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     |                                                                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 |                                                                                                                                                                                                                                                                                                    |
| AQMA RAG Assessment 2026                                            | Amber                                                                                                                                                                                                                                                                                              |

|                                                               |                                                                                                                                                                                                             |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Air Quality Officer Comment 2026                              | The site is amber due to the quantum of commercial development proposed and the potential impact on air quality. The site may be deemed suitable for use with careful 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                                      |                                                                                                                                                                                                             |
| Air Quality Officer Comment 2021                              |                                                                                                                                                                                                             |
| Contaminated Land RAG Assessment 2026                         | Amber                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2026                       | The site comprises agricultural land and buildings with potential for contamination, as well as commercial development. Conditions required.                                                                |
| 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                         |                                                                                                                                                                                                             |
| Contaminated Land Officer Comments 2021                       |                                                                                                                                                                                                             |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                                                                                                                                                                  |
| Further constraints                                           | -                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 2 (% overlap)          | 100.00                                                                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                                                                                                                                           |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                                                                                                                                           |

|                                                                                               |                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                                                                     |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                     |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                               |
| 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                                                                                                                                                                                            |
| <b>Available RAG</b>                                                                          | <b>Amber</b>                                                                                                                                                                                          |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                          |
| Capacity                                                                                      | -                                                                                                                                                                                                     |
| Prevailing Density (weighted) (dwellings per ha)                                              | 10                                                                                                                                                                                                    |
| Residential capacity at prevailing density                                                    | 59                                                                                                                                                                                                    |
| Estimated employment space (m2)                                                               | 8000 to 15000                                                                                                                                                                                         |
| Estimated start date                                                                          | 6-10 Years                                                                                                                                                                                            |
| Estimated annual build-out rate (pa)                                                          | 0                                                                                                                                                                                                     |
| Development completion timescales (years)                                                     | 6-10 Years                                                                                                                                                                                            |

## Evolution Business Park, Milton Road, CB24 9NG



A map of Evolution Business Park, Milton Road, CB24 9NG

|                                            |                                                  |
|--------------------------------------------|--------------------------------------------------|
| Site information                           | -                                                |
| Site ID                                    | 116530                                           |
| HELAA Site ID                              | 208871                                           |
| Suitable Site Area (ha)                    | 2.77                                             |
| Ward/Parish                                | Histon & Impington                               |
| Greenfield or Previously Developed?        | Previously developed land                        |
| Category of site                           | Dispersal: Villages                              |
| Category of settlement                     | Not within or adjacent to an existing settlement |
| Current use(s)                             | Car Park, Commercial/Industrial                  |
| Proposed development                       | Non-residential                                  |
| Proposed employment floorspace (m2)        | 3500                                             |
| Proposed residential capacity              | 0                                                |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                              |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 23% lies in a 1-in-1,000-year event. 4% lies in a 1-in-100-year event. 3% lies in a 1-in-30-year event.</p>                                                                                                             |
| Flood Risk RAG Assessment 2025                        |                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2021                        |                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2021                       |                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2026                         | Amber                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Comment 2026                                | The proposed site has capacity for some development without undue harm to landscape character or views. Design proposals should be led by landscape and visual impact assessment, ensuring a robust landscape strategy is adopted, and height, massing, articulation and materials respond sensitively to the rural context. Existing vegetation should be retained and enhanced. |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2021                         |                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2021                                |                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity RAG Assessment 2026     | Green                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity Officer Comments 2026   | A development of the size and scale described would not provide any specific ecological risks to statutory or non-statutory designated sites. However, this does not remove the likelihood of protected and priority species being impacted, nor that a development of the type described would likely be eligible for mandatory biodiversity net gain.                           |
| Biodiversity and Geodiversity Guideline Comments 2026 | Development of the site is unlikely to have a detrimental impact on any designated site, or those with a regional or local protection.                                                                                                                                                                                                                                            |

|                                                       |                                                                                                                                                                            |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                            |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                            |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                            |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                            |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                            |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                            |
| Biodiversity and Geodiversity RAG Assessment 2021     |                                                                                                                                                                            |
| Biodiversity and Geodiversity Officer Comments 2021   |                                                                                                                                                                            |
| Biodiversity and Geodiversity Guideline Comments 2021 |                                                                                                                                                                            |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                      |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                    |
| Policy RAG Rating 2025                                |                                                                                                                                                                            |
| Policy Officer Comment 2025                           |                                                                                                                                                                            |
| Policy RAG Rating 2023                                |                                                                                                                                                                            |
| Policy Officer Comment 2023                           |                                                                                                                                                                            |
| Policy RAG Rating 2021                                |                                                                                                                                                                            |
| Policy Officer Comments 2021                          |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2026              | Green                                                                                                                                                                      |
| Historic Environment Comments 2026                    | 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 2025              |                                                                                                                                                                            |
| Historic Environment Comments 2025                    |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                            |

|                                             |                                                                                                                                                                                                                                          |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment Comments 2023          |                                                                                                                                                                                                                                          |
| Historic Environment RAG Assessment 2021    |                                                                                                                                                                                                                                          |
| Historic Environment Comments 2021          |                                                                                                                                                                                                                                          |
| Archaeology RAG Assessment 2026             | Green                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2026            | The site is located on the route of the Mere Way Roman road. Archaeological investigation could be secured by condition of planning permission.                                                                                          |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2025            |                                                                                                                                                                                                                                          |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2023            |                                                                                                                                                                                                                                          |
| Archaeology RAG Assessment 2021             |                                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2021            |                                                                                                                                                                                                                                          |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                                                                                    |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                                                   |
| Site Access RAG Assessment 2026             | Amber                                                                                                                                                                                                                                    |
| Site Access Officer Comment 2026            | The proposed site is acceptable in principle subject to detailed design.                                                                                                                                                                 |
| 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             |                                                                                                                                                                                                                                          |
| Site Access Officer Comment 2021            |                                                                                                                                                                                                                                          |
| Transport and Roads RAG Assessment 2026     | Amber                                                                                                                                                                                                                                    |
| Transport and Roads Guideline Comments 2026 | Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                                                                                          |

|                                                                           |                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                                         |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                                         |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                                         |
| Transport and Roads RAG<br>Assessment 2021                                |                                                                                                                                                                                                                         |
| Transport and Roads<br>Guideline Comments 2021                            |                                                                                                                                                                                                                         |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     | Green                                                                                                                                                                                                                   |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 | 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<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                                         |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                                         |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                                         |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                                         |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     |                                                                                                                                                                                                                         |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2021 |                                                                                                                                                                                                                         |
| AQMA RAG Assessment<br>2026                                               | Amber                                                                                                                                                                                                                   |
| Air Quality Officer<br>Comment 2026                                       | The site is scored amber due to the quantum of development proposed and the potential adverse impact on air quality. However the site may be deemed suitable for use with careful design considerations and mitigation. |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                                         |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                                         |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                                         |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                                                         |
| AQMA RAG Assessment<br>2021                                               |                                                                                                                                                                                                                         |
| Air Quality Officer<br>Comment 2021                                       |                                                                                                                                                                                                                         |

|                                                                                               |                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminated Land RAG Assessment 2026                                                         | Amber                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2026                                                       | Site is current commercial use and adjacent to infilled land. Potential for historic contamination and ground gas, conditions required. A Phase I Desk Study will be required to inform development of the site. |
| 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                                                         |                                                                                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       |                                                                                                                                                                                                                  |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                                                                                     |
| Further constraints                                                                           | -                                                                                                                                                                                                                |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                                                                                |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                                                                                |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                                                |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                                |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                                                                                |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                                |
| Highways England Zones                                                                        | A14 CNB                                                                                                                                                                                                          |
| 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 for extension of mezzanine floor (20/02216/FUL)                                                                                                                                         |

|                                                                 |                                                                                                                                                                                                       |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                             |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                          |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                          |
| Capacity                                                        | -                                                                                                                                                                                                     |
| Prevailing Density (weighted) (dwellings per ha)                | 0                                                                                                                                                                                                     |
| Residential capacity at prevailing density                      | 0                                                                                                                                                                                                     |
| Estimated employment space (m2)                                 | 3500                                                                                                                                                                                                  |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                             |
| Estimated annual build-out rate (pa)                            | 0                                                                                                                                                                                                     |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                             |