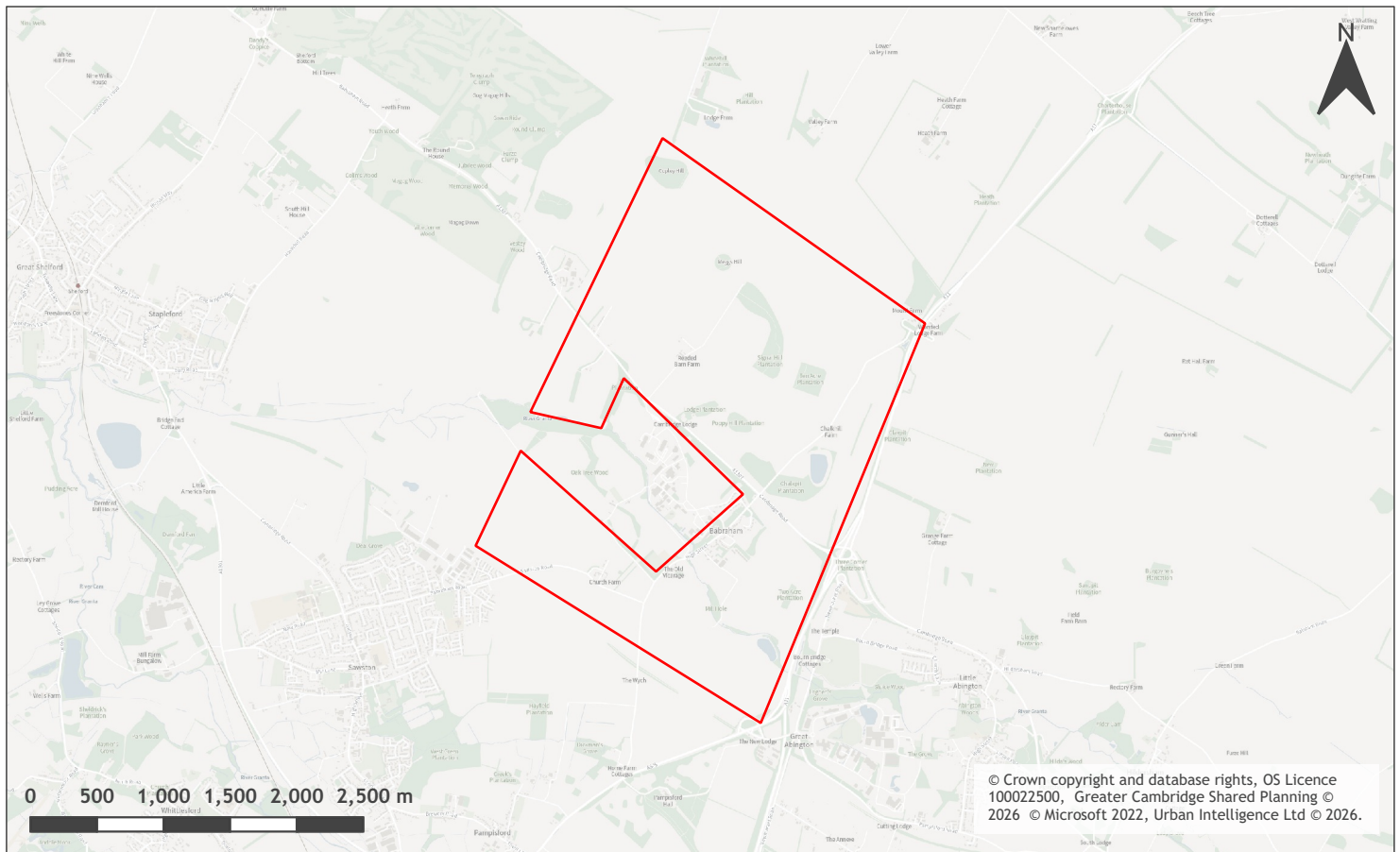


## Land adjacent to Babraham



A map of Land adjacent to Babraham

Site information	-
Site ID	115085
HELAA Site ID	40297
Suitable Site Area (ha)	613.62
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	Agricultural Land / Building
Proposed development	Mixed use
Proposed employment floorspace (m2)	23226
Proposed residential capacity	3500
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	Flood Zones: 1% is in Flood Zone 2. 3% is in Flood Zone 3.  Climate Change: 4% is in a climate-change-adjusted flood zone.  Surface Water: 2% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zones: Partially in Flood Zone 2 (1%). Partially in Flood Zone 3 (3%). Surface Water Flooding: 1% lies in a 1 in 100 year event. 2% lies in a 1 in 1000 year event.
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zones 3a or 3b.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Based on the additional information provided, the assessment score has not changed. The site, which is situated in the Green Belt, wraps around Babraham, stretching towards Sawston in the south-west and Gog Magogs in the north-west. It spans two sensitive landscape character areas rich in valued natural features and history. The chalk hills lend distinctive panoramic views over Cambridge, and the river valley provides a sense of separation between villages. Development on the site would lead to significant and irreversible harm to this sensitive landscape.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The additional information includes a Landscape and Visual Appraisal and a Vision statement. The emerging masterplan is an ambitious and very large expansion of Babraham that surrounds the village and expands across the gap to Sawston and northwards towards Cambridge, roughly parallel with the Babraham Science Park. Development would continue to have a permanent significance adverse impact on the local and wider landscape, settlement character, views and visual amenity. Therefore there is no change to the original assessment scoring.
Landscape RAG Assessment 2021	Red

Landscape Comment 2021	The site wraps around the village of Babraham and adjoins the development framework of Sawston. Long distant, local and amenity views are significant. A large-scale development would have a permanent significant adverse impact upon the local and wider landscape and settlement character, views and visual amenity. Development would be an encroachment into the rural countryside and an amalgamation of villages Babraham and Sawston.
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	Having considered the additional information, 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. The proposed development contains non-statutory designated sites and would likely require bespoke mitigation or compensation to remove any risk of harm. There is evidence that mitigation and net gains could be delivered to mitigate ecological risks.
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	A Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment has been provided to support the scheme. This outlines that northern parcels of the development will contain significant habitat creation, which will buffer the Roman Road SSSI, Worsted Lodge Protected Roadside Verge and Signal Hill Plantation Grassland County Wildlife Site. Furthermore, the River Granta County Wildlife Site will also be buffered within the site masterplan. Therefore, these proposals will link designated sites for nature conservation and will provide resilient ecological networks across the wider the landscape. However, Natural England will require consultation for any development over 100 dwellings, industrial developments over 0.1 ha, and will require assessment of increased visitor pressure on nearby SSSI for all new residential development. Therefore, this no change in 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	<p>Northeast parcel (Chalkhill Farm) - lies adjacent to the Worsted Lodge Protected Roadside Verge which supports at least 6 calcareous indicator species. The site is approximately 200m from the Roman Road SSSI; Natural England will require assessment of increased visitor pressure among other impacts. The site contains deciduous woodland, a large reservoir, and may contain other priority habitats such as calcareous grassland given the underlying geology.</p> <p>Southern parcel (Bourne Bridge Cottages) - The site crosses the River Granta CWS, cited for not being over modified and concentrations of mature pollard willows. Natural England will require assessment of increased visitor pressure on nearby SSSI. The site contains deciduous woodland and floodplain grazing marsh priority habitats.</p> <p>Western Parcel (Church Farm) - Natural England will require consultation for any development over 100 dwellings, industrial developments over 0.1 ha, and will require assessment of increased visitor pressure on nearby SSSI for all new residential development. Other ecological constraints are likely to be limited to field boundaries. DW</p>
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	Amber
Historic Environment Comments 2025	Based on the additional information provided, the assessment score remains Amber as the HELAA response only reiterates points made in the previous submission including the provision of a sensitivity plan in conjunction with principles and parameters for the location of development and landscaping to respond to these sensitivities and reduce their potential impact. However, as plans are still in early stages, development of the site could have a detrimental impact on a designated or non-designated heritage asset or their setting, but the impact could be reasonably mitigated.
Historic Environment RAG Assessment 2023	Amber

Historic Environment Comments 2023	The revised information has provided an initial heritage appraisal which has identified the sensitive parts of the site in terms of heritage assets and formulated a set of principles and parameters for the location of development and landscaping which will respond to these sensitive assets and reduce their potential impact. This approach is appropriate and welcomed and will be essential in taking this site forward. However as this is still in its early stages the RAG rating remains amber.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development on some parts of this site would cause higher level harm which would be difficult or impossible to mitigate: 1 -the long barrow, setting of the bowl barrow and the Roman Road; 2 - close proximity to the (listed) George Public House, outbuildings, farm houses, and Brick Row on south side of High St. Site boundary seems to go through a listed building here. Radical impact on setting of individual listed buildings and the conservation area. 3 - setting of Icehouse. Impact would vary hugely depending on location, layout, scale and design of proposed development.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	The previous assessments remain unchanged. The proposal area contains extensive archaeology, including designated assets of national significance. The impacts of development on these assets cannot be mitigated and we advise against the allocation of this area.
Archaeology RAG Assessment 2023	Red
Archaeology Officer Comment 2023	The submitted Desk Based Assessment acknowledges the presence of designated assets, but not the potential for further archaeology of equivalent significance in the area, and on this basis the assessment for the site remains unchanged as Red as it is likely that significant archaeology is likely to survive in this area, which will be adversely impacted by development that can not be mitigated.
Archaeology RAG Assessment 2021	Red
Archaeology Officer Comment 2021	Impact on nationally important archaeology. Numerous sites of prehistoric date recorded within and in close proximity. Area includes a Scheduled Long Barrow and associated enclosure.
Accessibility RAG Assessment	Green
Accessibility Comment	Good accessibility to key local services, transport, and employment opportunities. Proposed development would require accompanying primary school, secondary school, local centre/employment provision, community centre, health centre and district centre/superstore.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	

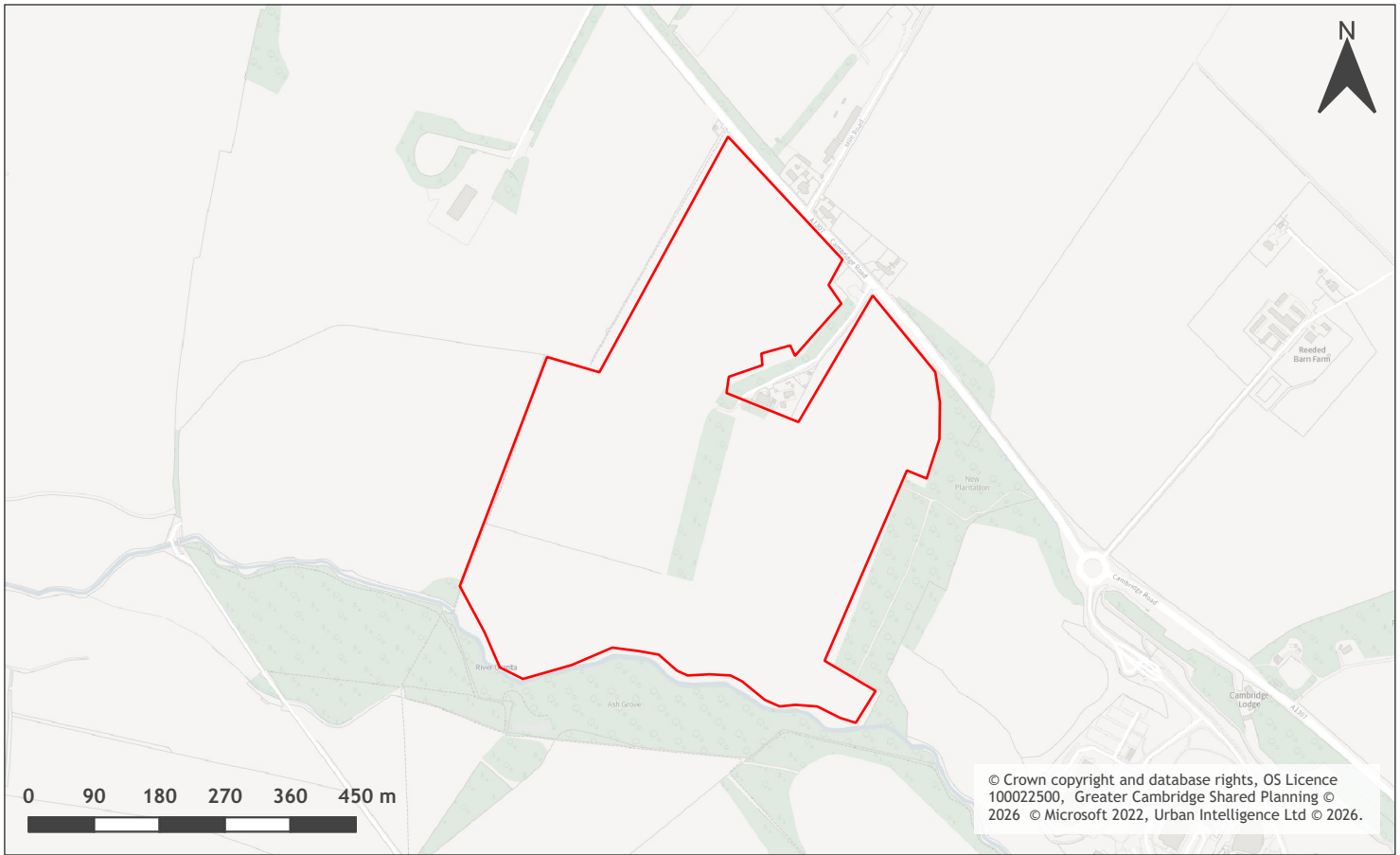
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged as it is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Based on the updated information, the assessment score remains amber. The site is adjacent to the proposed Travel Hub at Granta Park and proposed Cambridge South East Transport route. Development will need to consider the implementation of high-quality non-motorised user and Passenger Transport links to the Travel Hub and surrounding areas including the Linton Greenway. Potential issues on the A1307 and A11 and A505, which will require mitigation either stand alone or as part of the A505 corridor study. Robust Travel Planning measures will be required.
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the additional information provided the assessment score remains amber. The site is adjacent to the proposed Travel Hub at Granta Park and proposed Cambridge South East Transport route. Will need to consider the implementation of high quality non-motorised user and Passenger Transport links to the Travel Hub and surrounding areas including the Linton Greenway. Potential issues on the A1307 and A11 and A505 which will require mitigation either stand alone or as part of the A505 corridor study. Robust Travel Planning measures will be required.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 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	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	Amber
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contaminated Land RAG Assessment 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)	67.83
Agricultural Land Classification Grade 3 (% overlap)	32.17
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11/M11, M11 North, A11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for erection of village hall including partial replacement of existing side lean-to.(22/04237/FUL), Planning permission granted for conversion and renovation of the existing outbuildings and courtyard into 12 No. short stay lettable accommodation. (24/03873/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)	30
Residential capacity at prevailing density	10407

Estimated employment space (m2)	23226
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 years

## Land West of Cambridge Road (A1307) Babraham



A map of Land West of Cambridge Road (A1307) Babraham

Site information	-
Site ID	115086
HELAA Site ID	200797
Suitable Site Area (ha)	29.12
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	750- 850
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	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Partly in Flood Zone 2 (7%) Partly in Flood Zone 3 (19%) 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	
Flood Risk Officer Comment 2021	
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Development of the site would have a permanent and adverse impact on the existing landscape and extend built form north and west beyond Babraham Research Park and into the rural landscape. The site is exposed and open especially to the west and so development would also have a wider impact on views.
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	
Biodiversity and Geodiversity RAG Assessment 2025	Amber

Biodiversity and Geodiversity Officer Comments 2025	The proposed development lies adjacent/near to a non-statutory designated site and may/would likely require bespoke mitigation or compensation to remove any risk of harm. 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. 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 may have a detrimental impact on a designated site, protected habitats, priority species, or ecological assets with a regional or local protection, but the impact could be reasonably mitigated or compensated.
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	
Policy Officer Comment 2026	
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	
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	Red
Archaeology Officer Comment 2025	A Bronze Age barrow, an enclosure of probable late Iron Age or Roman date and earthworks possibly associated with a post medieval deer park are located within the proposed area. The archaeology assessment has therefore been determined as red.
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	
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
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	
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	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	
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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 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	437
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 years

## Land at Maarnford Farm, Hunts Road, Duxford



A map of Land at Maarnford Farm, Hunts Road, Duxford

Site information	-
Site ID	115153
HELAA Site ID	40558b
Suitable Site Area (ha)	1.56
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	45-60
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water: 1% lies in a 1-in-1,000-year event.
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	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	This is a high density development on the edge of Duxford which could have an adverse effect on the character of the village, however, with a reduction in the number of units and landscape mitigation measures the adverse effects to the settlement character could be minimised. Typical landscape measures would include a landscape buffer upon the western edge with a rural approach to development.
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 buildings, 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 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	

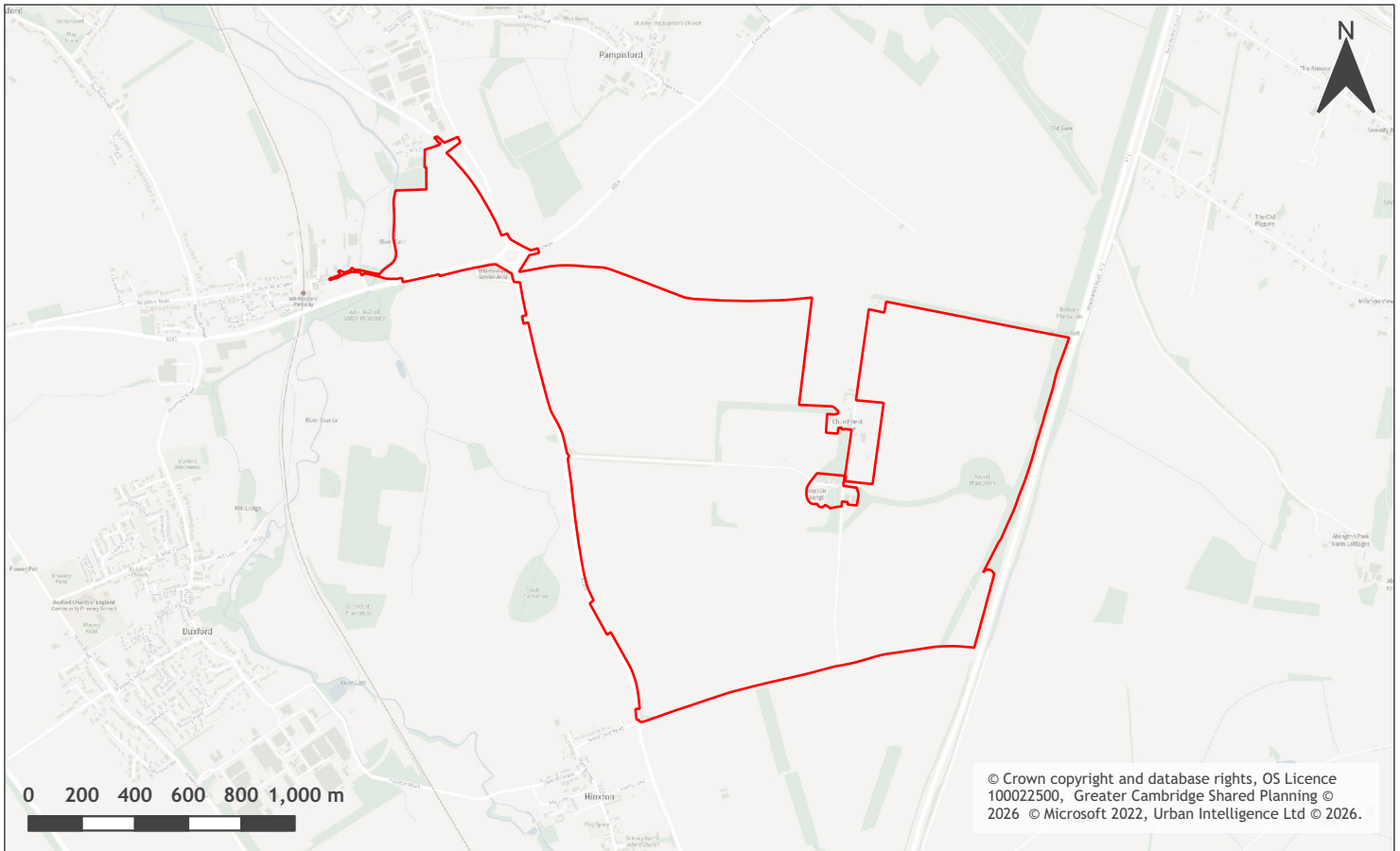
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology 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 new 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 close to historic village core
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 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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	No further information provided related to environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as careful site layout, design and mitigation will be required to address road traffic noise.
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	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 brownfield site where contamination is expected and planning conditions will be required.
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)	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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 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)	16
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 to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford.



A map of Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford.

Site information	-
Site ID	115176
HELAA Site ID	200765
Suitable Site Area (ha)	242.17
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	New settlement
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	Agricultural Land / Building
Proposed development	Mixed Use
Proposed employment floorspace (m2)	93000
Proposed residential capacity	2500-3500
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: 1% is in a climate-change-adjusted flood zone.  Surface Water: 2% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (1%); Surface water flooding: 1% lies in a 1 in 100 year event and 2% 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 alter the previous assessment that development of this site would have an adverse and irreversible impact on landscape character. Long distance and local views would be impacted due to the wide and open field character and topography with localised vantage points. Development would cause a significant urbanisation of land between Hinxton (and the approved Wellcome Genome Campus land) and the villages of Whittlesford and Sawston.
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Development of this site would have an adverse and irreversible impact on landscape character. Long distance and local views would be impacted due to the wide and open field character and topography with localised vantage points. Development would cause a significant urbanisation of land between Hinxton (and the approved Wellcome Genome Campus land) and the villages of Whittlesford and Sawston.
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	
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. The proposed development site includes the River Cam CWS and would likely require bespoke mitigation or compensation to remove any risk of harm. The proposed site may contain priority habitat which will require assessment and possible compensation if removed.
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.
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	Red

Historic Environment Comments 2026	Having considered the updated details, the site assessment remains red. The heritage report and updated masterplan documents have been reviewed, however it is still considered that development of the site to the extent proposed would cause a high degree of harm to heritage assets which could not be reasonably mitigated.
Historic Environment RAG Assessment 2025	Red
Historic Environment Comments 2025	Development of the site as shown in the masterplan would cause a high level of harm to the setting of the listed buildings at Hinxtton Grange, and their associated landscape. It is unlikely this harm could be mitigated without seriously restricting development of the site.
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	Red
Archaeology Officer Comment 2026	Having considered the updated site details, the assessment score remains red. Archaeological assets in the area include ring ditches of Bronze Age date, and Iron Age to Roman settlement. The grounds of Hinxtton Grange are an undesignated asset of post medieval date, and the site also has relevance to 20th century military heritage.
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	Archaeological assets in the area include ring ditches of Bronze Age date, and Iron Age to Roman settlement. The grounds of Hinxtton Grange are an undesignated asset of post medieval date, and the site also has relevance to 20th century military heritage.
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	
Archaeology Officer Comment 2021	
Accessibility RAG Assessment	Green
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would require accompanying primary school, secondary school, local centre/employment provision, community centre, health centre and district centre/superstore.
Site Access RAG Assessment 2026	Amber

Site Access Officer Comment 2026	Based on the additional information provided, the proposed site is acceptable in principle subject to detailed design. Consultation should be undertaken with the CCC Transport Assessment team regarding network capacity and walking, cycling and public transport infrastructure. Network Rail must also be consulted on this proposal.
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation at the planning application stage.
Site Access RAG Assessment 2023	
Site Access Officer Comment 2023	
Site Access RAG Assessment 2021	
Site Access Officer Comment 2021	
Transport and Roads RAG Assessment 2026	Amber
Transport and Roads Guideline Comments 2026	Having considered the updated site information, the site assessment rating remains amber. The site will need cycle links to Whittlesford Parkway railway station and Sawston. The development would likely have a detrimental impact on the surrounding highway network. Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated. The development would need to provide comprehensive mitigation to reduce the vehicle impact and encourage active travel and public transport use. This site could only come forward with an extension of the CSET Phase 2 route.
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	
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 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	
Air Quality Officer Comment 2026	
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	
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)	92.37
Agricultural Land Classification Grade 3 (% overlap)	7.63
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11/M11, A11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 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	3633

Estimated employment space (m2)	93000
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 years

## Duxford IWM



A map of Duxford IWM

Site information	-
Site ID	115178
HELAA Site ID	40095
Suitable Site Area (ha)	12.52
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield, Previously developed land
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building, Education / Community
Proposed development	Non-Residential
Proposed employment floorspace (m2)	45000-52000
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water: 10% lies in a 1-in-1,000-year event. 2% lies in a 1-in-100-year event. 2% lies in a 1-in-30-year event.
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. 10% 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	The site would expand the Duxford Airfield significantly beyond the existing built up area. Development would need to be carefully designed, including the introduction of significant landscape mitigation, to not have a detrimental impact on the landscape character.
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	
Biodiversity and Geodiversity RAG Assessment 2025	Amber

Biodiversity and Geodiversity Officer Comments 2025	Development over 1000m <sup>2</sup> and any industrial uses that could cause air pollution will require consultation with Natural England. 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 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	
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	Amber
Historic Environment Comments 2025	The site is within the Duxford Airfield Conservation Area and is currently open space. There are long-distance views to and from the site over the airfield. There is a large cluster of listed buildings to the east and north, including the American Air Museum (grade II*) immediately adjacent. Development is likely to impact the setting of the heritage assets but this could be mitigated through 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	Located in a landscape of prehistoric archaeology with evidence for flint working in the vicinity.
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	
Archaeology Officer Comment 2021	
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate 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 proposed site is acceptable in principle, subject to detailed design at a planning application stage. There are potential access constraints but these could be overcome through development.
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

Transport and Roads Guideline Comments 2025	Will impact the already congested A505 and its junction with the M11. Will be dependent on infrastructure delivered as part of any A505 corridor scheme. Will require a robust Travel Plan.
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 proposed site will be affected by road traffic noise from nearby main roads and by noise from nearby airport activities (ground operations and airborne aircraft), but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 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	Amber
Air Quality Officer Comment 2025	The site is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation.
AQMA RAG Assessment 2023	
Air Quality Officer Comment 2023	

AQMA RAG Assessment 2021	
Air Quality Officer Comment 2021	
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination, conditions required.
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	
Contaminated Land Officer Comments 2021	
<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)	100.00
Highways England Zones	M11 South
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	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	188
Estimated employment space (m2)	45000-52000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Land east of M11, west of Duxford, Duxford



### A map of Land east of M11, west of Duxford, Duxford

Site information	-
Site ID	115180
HELAA Site ID	200773
Suitable Site Area (ha)	156.59
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current use(s)	Agricultural Land / Building
Proposed development	Mixed Use
Proposed employment floorspace (m2)	70000 to 110000
Proposed residential capacity	800
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	Flood Zones: 1% is in Flood Zone 2.  Climate Change: 1% is in a climate-change-adjusted flood zone.  Surface Water: 3% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (1%). Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% 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	Red
Landscape Comment 2026	The submitted material does not alter the original assessment concerns and the assessment rating has been corrected to red . The development proposed would almost double the area of Duxford. It would dilute the character of the village, block views, and markedly reduce the separation between Duxford and Whittlesford Bridge and Heathfield. Development of the site would have a significant adverse effect on the landscape setting of Duxford.
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The development proposed would almost double the area of Duxford excluding the chemical works. It would further dilute the character of the village, block views, and markedly reduce the separation between Duxford and Whittlesford Bridge and Heathfield. Development of the site would have a significant adverse effect on the landscape setting of Duxford.
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	Any infrastructure such as warehousing over 1000m <sup>2</sup> and any agricultural/industrial development that could cause air pollution will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 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	Red

Historic Environment Comments 2026	The additional supporting information dated 2025 and 2026 does not address the original concerns regarding the high level of harm to the setting of the conservation area, particularly in views from the north, that the AvTech phase 2 and Duxford village extensions would cause. Therefore, the assessment score remains red.
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Red
Historic Environment Comments 2023	The additional information notes the heritage assets however assesses that the development boundary does not adjoin any of these, therefore impact is limited. Previous comments are still applicable however and the elevated view from the north (A505) into the conservation areas, through the proposed site, is particularly sensitive. Assessment rating remains the same.
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	The site wraps around the village and the Conservation Area and development could harm the character of the Conservation Area. The site would also reduce the openness between the village and the Grade II* Duxford Airfield and buildings and have a potentially detrimental impact.
Archaeology RAG Assessment 2026	Amber
Archaeology Officer Comment 2026	Located to the west of the medieval village, archaeology of prehistoric date is also recorded in the vicinity. 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	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in an intensive multi-period landscape
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 Comment 2021	The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site.
Transport and Roads RAG Assessment 2026	Amber
Transport and Roads Guideline Comments 2026	Having considered the updated site information, the site assessment rating remains amber. Development of this site will likely have a detrimental impact on the surrounding highway network, and it will likely impact the already congested A505 and its junction with the M11. It would need to provide high-quality local non-motorised user routes and passenger transport links to Whittlesford Parkway Station and further into Cambridge. Making the site appropriate will also likely be dependent on infrastructure delivered as part of any A505 corridor upgrade scheme.
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the additional information provided the assessment score remains amber. The site is relatively close to Whittlesford Parkway Station. It will need to provide high quality local non-motorised user routes and passenger transport links to the station and further into Cambridge. Will impact the already congested A505 and its junction with the M11. Will be dependent on infrastructure delivered as part of any A505 corridor scheme. 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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. The proposed site will be affected by road traffic noise from nearby main roads and by noise from nearby airport activities (ground operations and airborne aircraft), but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads and by noise from nearby airport activities (ground operations and airborne aircraft), 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	Large site and lots of residential units - potential for AQMA traffic impact without mitigation. Site does not lie within an 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)	95.95
Agricultural Land Classification Grade 3 (% overlap)	4.05
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	6 to 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 mixed-use 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	2349
Estimated employment space (m2)	70000 - 110000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

## Land At Copley Hill Farm, Cambridge Road, Babraham, Cambridge CB22 3GN



A map of Land At Copley Hill Farm, Cambridge Road, Babraham, Cambridge CB22 3GN

Site information	-
Site ID	115202
HELAA Site ID	200744
Suitable Site Area (ha)	41.03
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building
Proposed development	Mixed Use
Proposed employment floorspace (m2)	98000-120000
Proposed residential capacity	120-150
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water: 1% lies in a 1-in-1,000-year event.
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	
Flood Risk Officer Comment 2021	
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The site is in an area of sensitive elevated views. Whilst no designations other than Green Belt are relevant to landscape within the site, many sensitive landscape features can be found surrounding the site. It is considered that development is not suitable on this site due to the impacts that development would have on sensitive receptors and the prevailing landscape character.
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	
Biodiversity and Geodiversity RAG Assessment 2025	Amber

Biodiversity and Geodiversity Officer Comments 2025	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. The proposed development lies adjacent to a non-statutory designated site with others in close proximity and would likely require bespoke mitigation or compensation to remove any risk of harm.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, protected habitats, priority species, or ecological assets with a regional or local protection, but the impact could be reasonably mitigated or compensated.
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	

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	Red
Archaeology Officer Comment 2025	The site is located in a rich archaeological landscape of prehistoric and Roman date. Numerous scheduled monuments are located in close proximity.
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	
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
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required. A vehicle trip budget for the development of this site is also expected to 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	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	
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)	98.01
Agricultural Land Classification Grade 3 (% overlap)	1.99
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 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	615
Estimated employment space (m2)	98000-120000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

## Brewery Lane, Pampisford



A map of Brewery Lane, Pampisford

Site information	-
Site ID	115269
HELAA Site ID	200837
Suitable Site Area (ha)	2.56
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to infill village
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	35-45
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water: 12% lies in a 1-in-1,000-year event. 2% lies in a 1-in-100-year event.
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 100 year event and 12% 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	Red
Landscape Comment 2025	The site is a small field on the southern edge of Sawston and forms part of the green edge to the Village. A large area of woodland is north of the site. Development of the site would erode the separation between Pampisford and Sawston and negatively impact on the character of the landscape.
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	
Biodiversity and Geodiversity RAG Assessment 2025	Amber

Biodiversity and Geodiversity Officer Comments 2025	The proposed site may contain priority habitat, which will require assessment and possible compensation if removed.
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	Amber
Policy Officer Comment 2026	The site is within 50m of a protected open space designation or 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	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	
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	

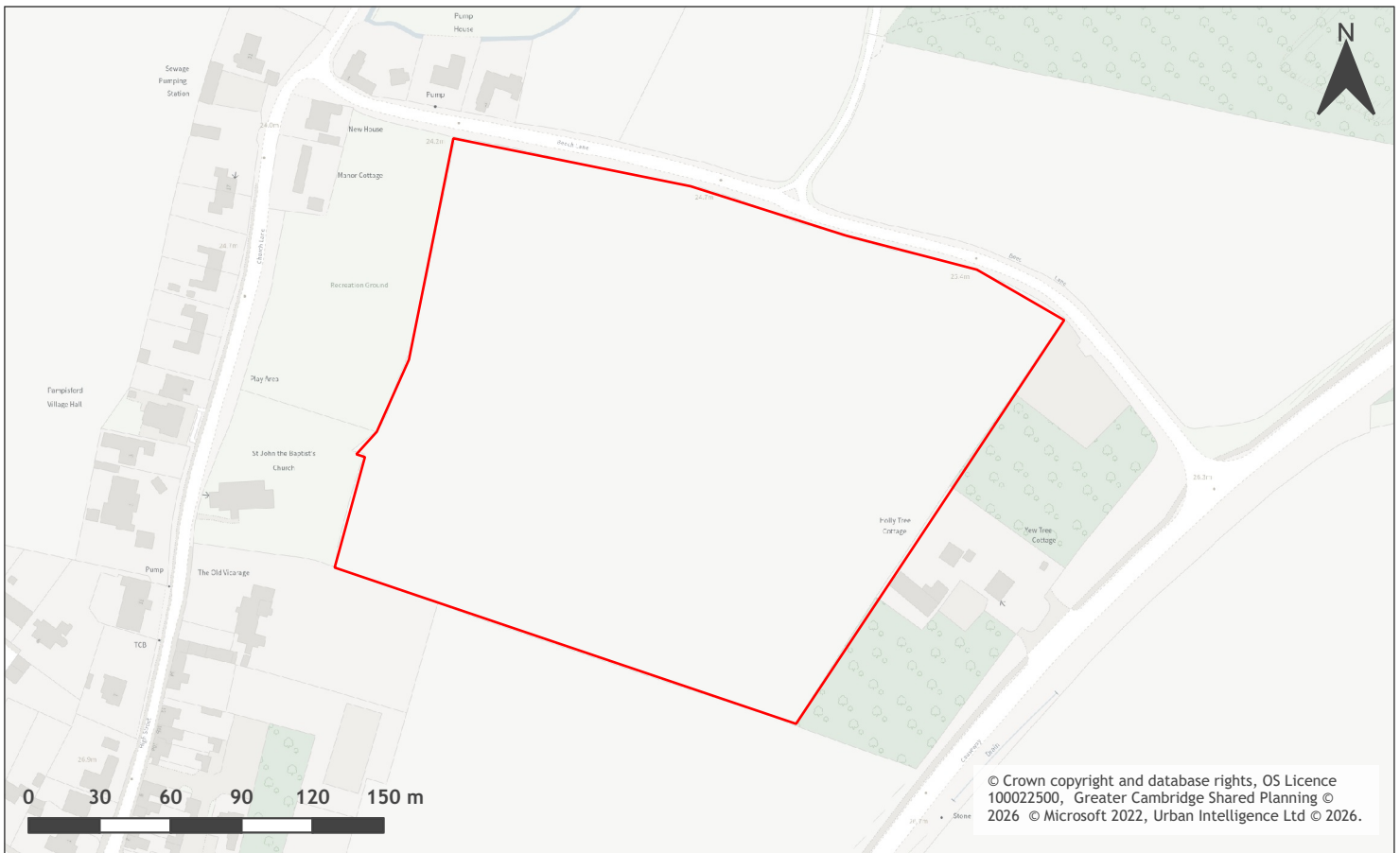
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	Cropmarks show enclosures and a ring ditch of probable prehistoric date to the east. Flint artefacts of Neolithic date are also known in the vicinity. Archaeological investigations would 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	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	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	Green
Transport and Roads Guideline Comments 2025	This falls below the threshold for a Transport Assessment
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	

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)	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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 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	61
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

# 1 Newmarket Road, Pampisford



A map of 1 Newmarket Road, Pampisford

Site information	-
Site ID	115270
HELAA Site ID	200838
Suitable Site Area (ha)	4.71
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	40-65
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	
Flood Risk Officer Comment 2026	
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 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	Red
Landscape Comment 2025	The site is outside of the development framework and within the greenbelt. The development areas of Sawston have already sprawled southeastwards along the High Street and Brewery Road and the site would only push this sprawl further to the southeast. The site contributes to the rural quality of the 8A: Lowland Chalklands, which would be diminished and urbanised by development. Development would have significant adverse, and permanent effects.
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	
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 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	
Policy Officer Comment 2026	
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 Protected Open Space and within 50m of an Informal Open Space.
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

Historic Environment Comments 2025	Site is within 100m of several listed buildings including the Grade II* listed Parish Church of St John the Baptist. Site within 100m of the Pampisford Conservation Area. To the North of the site is a scheduled ancient monument. Several non-designated heritage assets have also been identified along Beech Lane and Church Lane. Development of the site could have a detrimental impact on the setting of designated and non-designated heritage assets, but the impact could be reasonably mitigated with careful landscaping, layout, density, form and design. Minimising the impact of the development on views to the Church will be of utmost importance.
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	Red
Archaeology Officer Comment 2025	The site is located to the immediate east of the medieval parish church of St John the Baptist. Two medieval moated sites are located to the north west, considered to be of national importance and designated as a Scheduled Monument. Cropmark enclosures of probable prehistoric date are also known in the vicinity. The archaeology assessment has therefore been determined as red.
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	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The site has been scored as Red. The proposed access into the site from the adopted public highway is unsuitable to serve the number of units proposed.

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
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	
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 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	
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	
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)	98.27
Agricultural Land Classification Grade 3 (% overlap)	1.73
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0

Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 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	113
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

## Station Road, Pampisford



A map of Station Road, Pampisford

Site information	-
Site ID	115272
HELAA Site ID	200842
Suitable Site Area (ha)	0.26
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield, Previously developed land
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to infill village
Current use(s)	Agricultural Land / Building, Paddock / Scrub
Proposed development	Non-Residential
Proposed employment floorspace (m2)	1600 to 2400
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	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water Flood Risk: None.
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: No area lies within land at risk of surface water flooding
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	Potential capacity for development of the type proposed in this confined parcel of land. Landscape and Visual Impact Assessment work should guide proposals to ensure rural character of landscape is retained. Buildings should nestle below the prevailing tree line, which a landscape strategy for the site's development should enhance.
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	
Biodiversity and Geodiversity RAG Assessment 2025	Amber

Biodiversity and Geodiversity Officer Comments 2025	The proposed site may contain priority habitat, which will require assessment and possible compensation if removed.
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.
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	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	

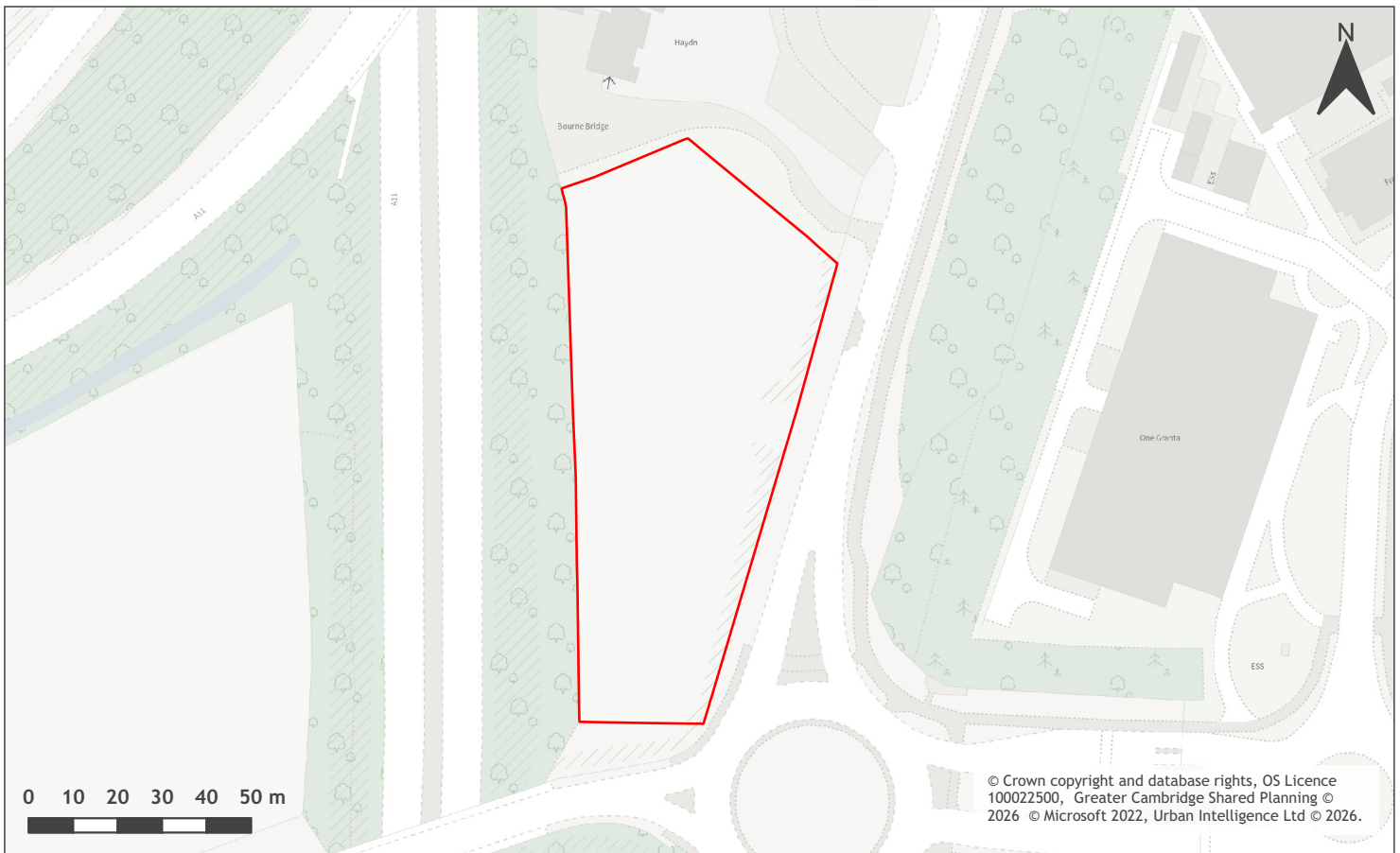
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	Green
Archaeology Officer Comment 2025	Significant archaeology is not anticipated in this area.
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology 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	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The site has been scored as Red. The site does not link to the adopted public highway and is therefore inaccessible to highway users.
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	Green
Transport and Roads Guideline Comments 2025	This falls below the threshold for a Transport Assessment
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	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	Owing to the proposed non-residential use of the site, whilst the proposed site will be affected by road traffic noise from nearby main roads, the development would be 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	
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	
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	Although the site does not have any recorded contamination, it is adjacent to a site with contaminated linkages. Therefore, 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)	99.14
Agricultural Land Classification Grade 3 (% overlap)	0.86
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for erection of open storage bays. (20/03009/FUL), Planning permission granted for erection of a lean-to-building for B1/B8 use - resubmission of 20/03009/FUL. (21/01936/FUL), Planning permission granted for extension to existing building to form dispatch area and covered loading/ unloading area. (22/04945/FUL), Planning permission granted for new storage unit in association with Solopark Ltd. (24/01658/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)	30
Residential capacity at prevailing density	8
Estimated employment space (m2)	500-850
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Newmarket Road, Abington



A map of Newmarket Road, Abington

Site information	-
Site ID	115273
HELAA Site ID	200843
Suitable Site Area (ha)	0.57
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to infill village
Current use(s)	Agricultural Land / Building, Paddock / Scrub
Proposed development	Non-Residential
Proposed employment floorspace (m <sup>2</sup> )	1000-1500
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water: 3% lies in a 1-in-1,000-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 3% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	
Flood Risk Officer Comment 2021	
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	The site is close to the Green Belt and surrounded by highways. The site is separate from Granta Park but close to the main entrance to Granta Park. Development would only be acceptable if the site layout and built form responds to the surrounding context, the landscape character, and retains existing boundary planting. The links and relationship to Granta Park would also need to be positively addressed.
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	
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 gains.
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 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.
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	
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	Significant archaeology is not anticipated in this area.
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	
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 at the planning application stage.
Site Access RAG Assessment 2023	
Site Access Officer Comment 2023	
Site Access RAG Assessment 2021	
Site Access Officer Comment 2021	
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	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	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	Owing to the proposed non-residential use of the site, whilst the proposed site will be affected by road traffic noise from nearby main roads, the development would be 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	
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	
Air Quality Officer Comment 2021	
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	

Contaminated Land RAG Assessment 2025	Green
Contaminated Land Officer Comments 2025	The site is capable of being developed for the proposed non-residential uses as there are unlikely to be any contamination / ground stability issues that would significantly impact such uses.
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)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 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	16
Estimated employment space (m2)	1000-1500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Station Road, Pampisford



A map of Station Road, Pampisford

Site information	-
Site ID	115276
HELAA Site ID	200849
Suitable Site Area (ha)	1.31
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to infill village
Current use(s)	Agricultural Land / Building, Paddock / Scrub
Proposed development	Non-Residential
Proposed employment floorspace (m <sup>2</sup> )	10400-15600
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	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water Flood Risk: None.
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: No area lies within land at risk of surface water flooding
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	Potential capacity for development of the type proposed in this confined parcel of land. Landscape and Visual Impact Assessment work should guide proposals to ensure rural character of landscape and functions of the nearby Green Belt are retained. Buildings should nestle below the prevailing tree line, which a landscape strategy for the site's development should enhance. Existing trees should be integrated into development proposals.
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	

Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	The proposed site may contain priority habitat, which will require assessment and possible compensation if removed.
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.
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
Historic Environment Comments 2025	The site is within the setting of the Pampisford Hall historic park and garden (grade II*). Development of the site could have a detrimental impact on the wider setting of the heritage asset, but the impact could be reasonably mitigated through layout, massing and landscaping.
Historic Environment RAG Assessment 2023	

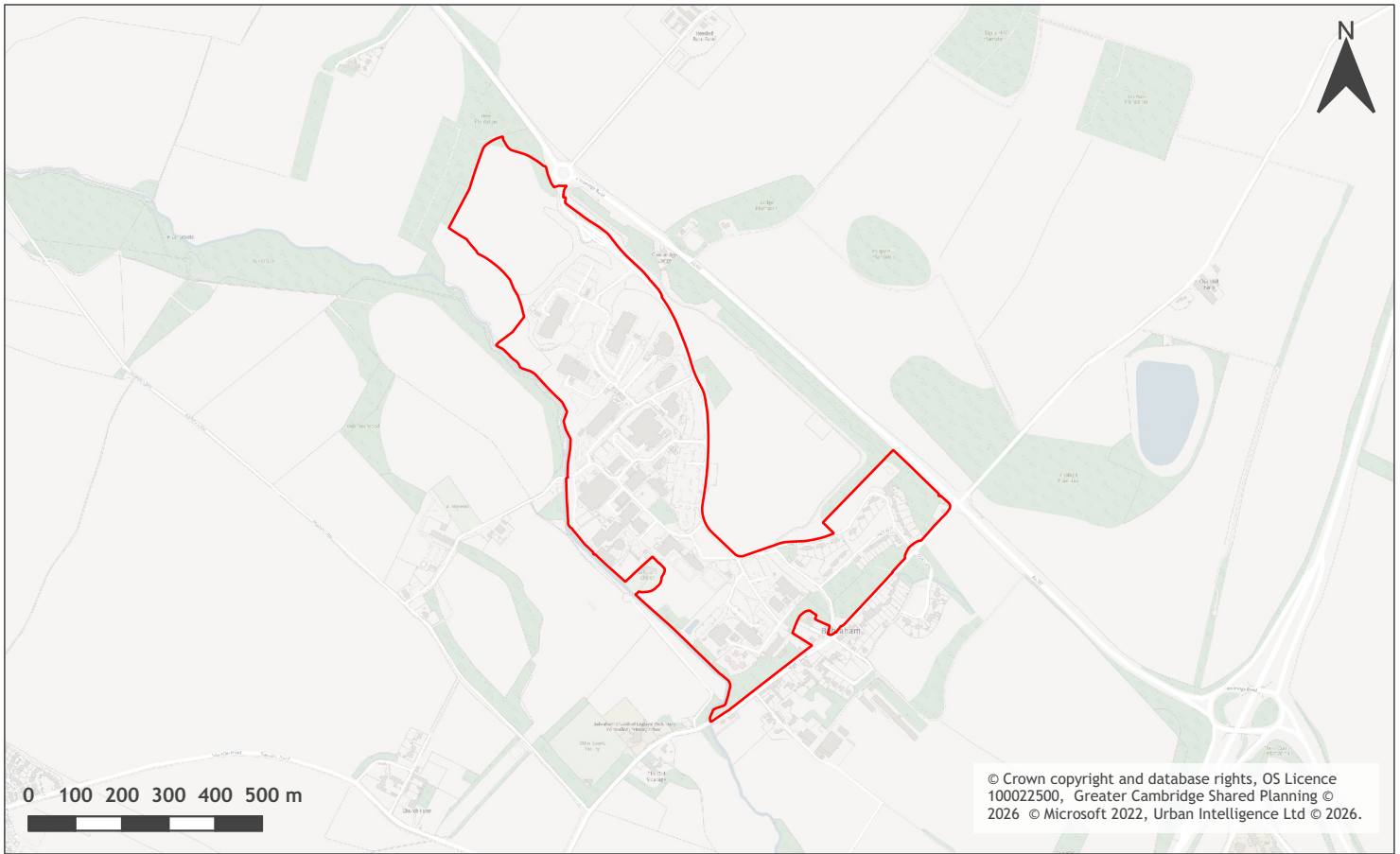
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	Green
Archaeology Officer Comment 2025	Significant archaeology is not anticipated in this area.
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	
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 at the planning application stage.
Site Access RAG Assessment 2023	
Site Access Officer Comment 2023	
Site Access RAG Assessment 2021	
Site Access Officer Comment 2021	
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	Amber

Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	
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	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	Owing to the proposed non-residential use of the site, whilst the proposed site will be affected by road traffic noise from nearby main roads, the development would be 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	
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	
Air Quality Officer Comment 2021	
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	Green
Contaminated Land Officer Comments 2025	The site is capable of being developed for the proposed non-residential uses as there are unlikely to be any contamination / ground stability issues that would significantly impact such uses.
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)	5.47
Agricultural Land Classification Grade 3 (% overlap)	94.53
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11/M11, A11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 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	35
Estimated employment space (m2)	1000-3000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## The Babraham Research Campus, Cambridge



A map of The Babraham Research Campus, Cambridge

Site information	-
Site ID	115725
HELAA Site ID	51604b
Suitable Site Area (ha)	39.79
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield, Previously Developed Land
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to Infill Village
Current use(s)	Commercial
Proposed development	Mixed Use
Proposed employment floorspace (m2)	30000
Proposed residential capacity	115
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	Flood Zones: 6% is in Flood Zone 2. 5% is in Flood Zone 3.  Climate Change: 14% is in a climate-change-adjusted flood zone.  Surface Water: 5% 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.
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	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Amber
Landscape Comment 2023	Development of the site is proposed as further R&D/Employment as housing for campus workers. Further R&D development is achievable, but the master planning of the main site must bear in mind the impact on the wider landscape. The development should be located as close as possible to the existing buildings and leave a wide landscape buffer around it (min 30m) to enable sufficient space to set new development into an appropriately designed landscape, i.e. an historic parkland landscape. Space should also be reserved between buildings for large species trees to be planted to eventually create a layered view (buildings and treetops). Floorspace maybe affected by this. Any residential development should be focused as near as possible to the High Street.
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	
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	Developments involving air pollution, composting or combustion would require consultation with Natural England. River Granta County Wildlife Site is adjacent to SW boundary (buffer area would be required). Woodland, hedgerows, grassland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Records for bird and bat populations and (old) great crested newt record within site. Buildings may support roosting bats (if suitable).
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	
Biodiversity and Geodiversity Officer Comments 2021	
Biodiversity and Geodiversity Guideline Comments 2021	
Policy RAG Rating 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	Green
Policy Officer Comment 2023	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	

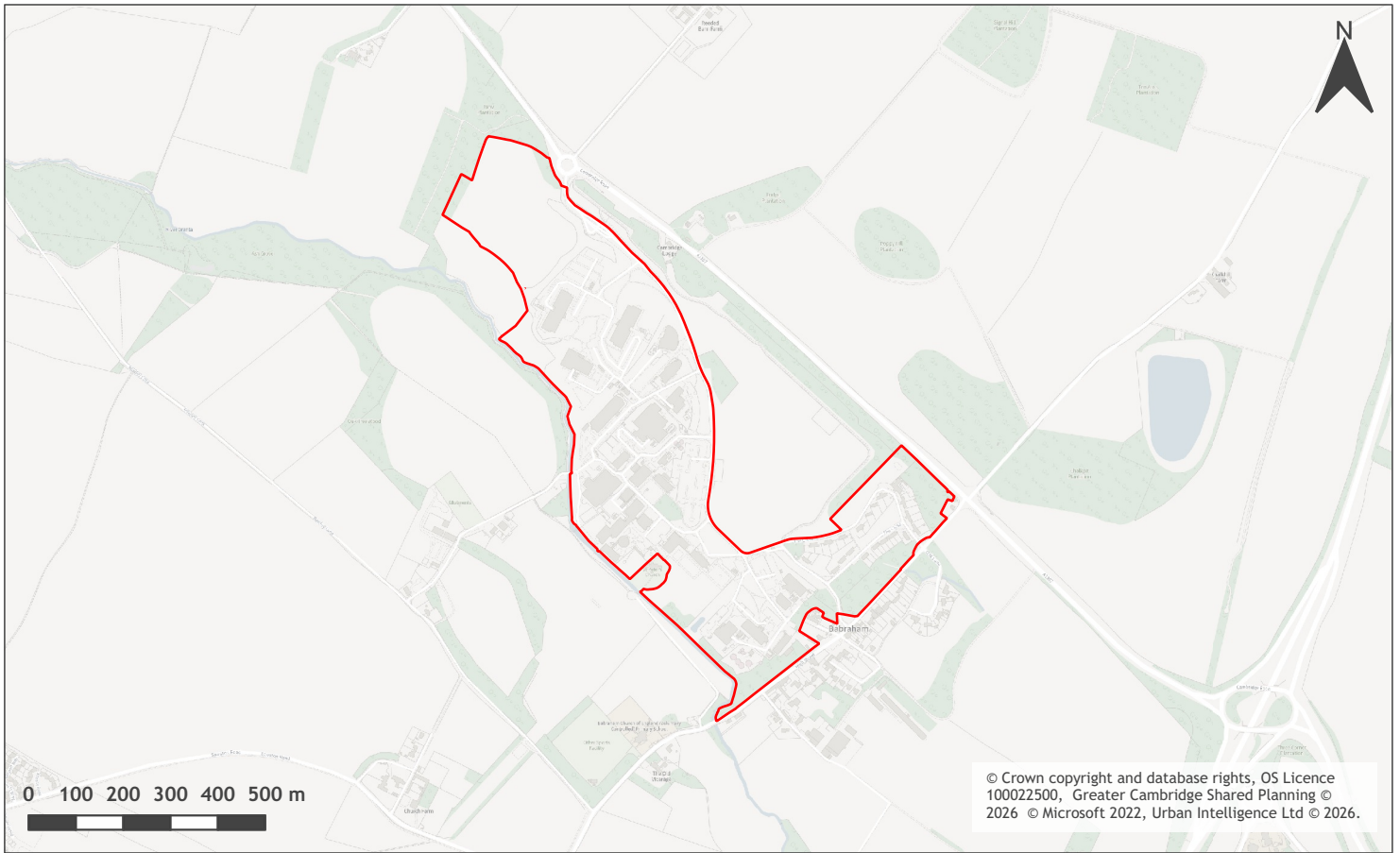
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	The site as it has been developed has left a 'cone' of historic parkland to the front of Babraham Hall and a garden to the rear elevation. The area to the rear is also the setting of St Peter's Church. Any additional development close by will need to ensure that it does not compromise the setting of the listed building (St Peter's Church) any further. The bulk, scale and massing of any new or replacement buildings need to be sensitive to the historic character and constraints of the local area.
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
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	Significant archaeology from previous investigations in the area. Further information regarding extent of new development and potential impacts would be required in support of a planning application.
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	
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	The proposed site is acceptable in principle subject to detailed design.

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	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	Green
Transport and Roads Guideline Comments 2023	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
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	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	The 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	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	
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	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
AQMA RAG Assessment 2021	
Air Quality Officer Comment 2021	
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	Brownfield site, contamination expected, conditions required.
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)	100.00
Highways England Zones	A11/M11
Available	-

Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, planning permission granted for the erection of new building for office/research and development use and associated infrastructure (21/03607/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?	Yes, planning permission granted for the erection of new building for office/research and development use and associated infrastructure (21/03607/FUL).
<b>Achievable RAG</b>	<b>Green</b>
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	17
Residential capacity at prevailing density	338
Estimated employment space (m2)	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

## The Babraham Research Campus, Cambridge



A map of The Babraham Research Campus, Cambridge

Site information	-
Site ID	115726
HELAA Site ID	51604
Suitable Site Area (ha)	39.54
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Infill Village
Current use(s)	
Proposed development	Mixed Use
Proposed employment floorspace (m2)	30000
Proposed residential capacity	160
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	Flood Zones: 6% is in Flood Zone 2. 5% is in Flood Zone 3.  Climate Change: 14% is in a climate-change-adjusted flood zone.  Surface Water: 5% 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.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (6%). Partly in Flood Zone 3 (5%).. Surface Water Flooding: 1% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 5% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 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	This site is surrounded by agricultural fields and is very rural in character. Further R&D development is achievable, but the master planning of the main site must bear in mind the impact on the wider landscape. The development should be located as close as possible to the existing and leave a wide landscape buffer around it (min 30m) to enable sufficient space to set new development into an appropriately designed landscape, i.e. an historic parkland landscape. Any residential development should be focused as near as possible to the High Street. The smaller site could be developed and designed to improve the impact it currently has on the landscape character around it. The small site should be sensitively designed to fit to its context and with a separate landscape strategy.

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 Preliminary Ecological Appraisal has been submitted. This has changed the scoring of the site because the report provides evidence that both sites of statutory and non-statutory protection are unlikely to be impacted through both intrinsic site design (the River Granta) and unlikelihood of impact (SSSI's). Protected species mitigation is likely to be achievable.
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	Developments involving air pollution, composting or combustion would require consultation with Natural England. River Granta County Wildlife Site is adjacent to SW boundary (buffer area would be required). Woodland, hedgerows, grassland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Records for bird and bat populations and (old) great crested newt record within site. Buildings may support roosting bats (if suitable).
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 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 includes several protected open space designations. Development of the site may have a detrimental impact on these protected open space designations, 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 additional information has addressed the Built Heritage of the local heritage assets and their setting. The assessment is that at this stage it is not possible to be precise about the level of impact of the proposals on the heritage assets and their settings. This is agreed and therefore the RAG category remains the same.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	The site as it has been developed has left a 'cone' of historic parkland to the front of Babraham Hall and a garden to the rear elevation. The area to the rear is also the setting of St Peter's Church. Any additional development close by will need to ensure that it does not compromise the setting of the listed building any further. The bulk, scale and massing of any new or replacement buildings need to be sensitive to the historic character and constraints of the local area.
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	Significant archaeology from previous investigations in the area. Further information regarding extent of new development and potential impacts would be required in support of a planning application.
Accessibility RAG Assessment	Amber

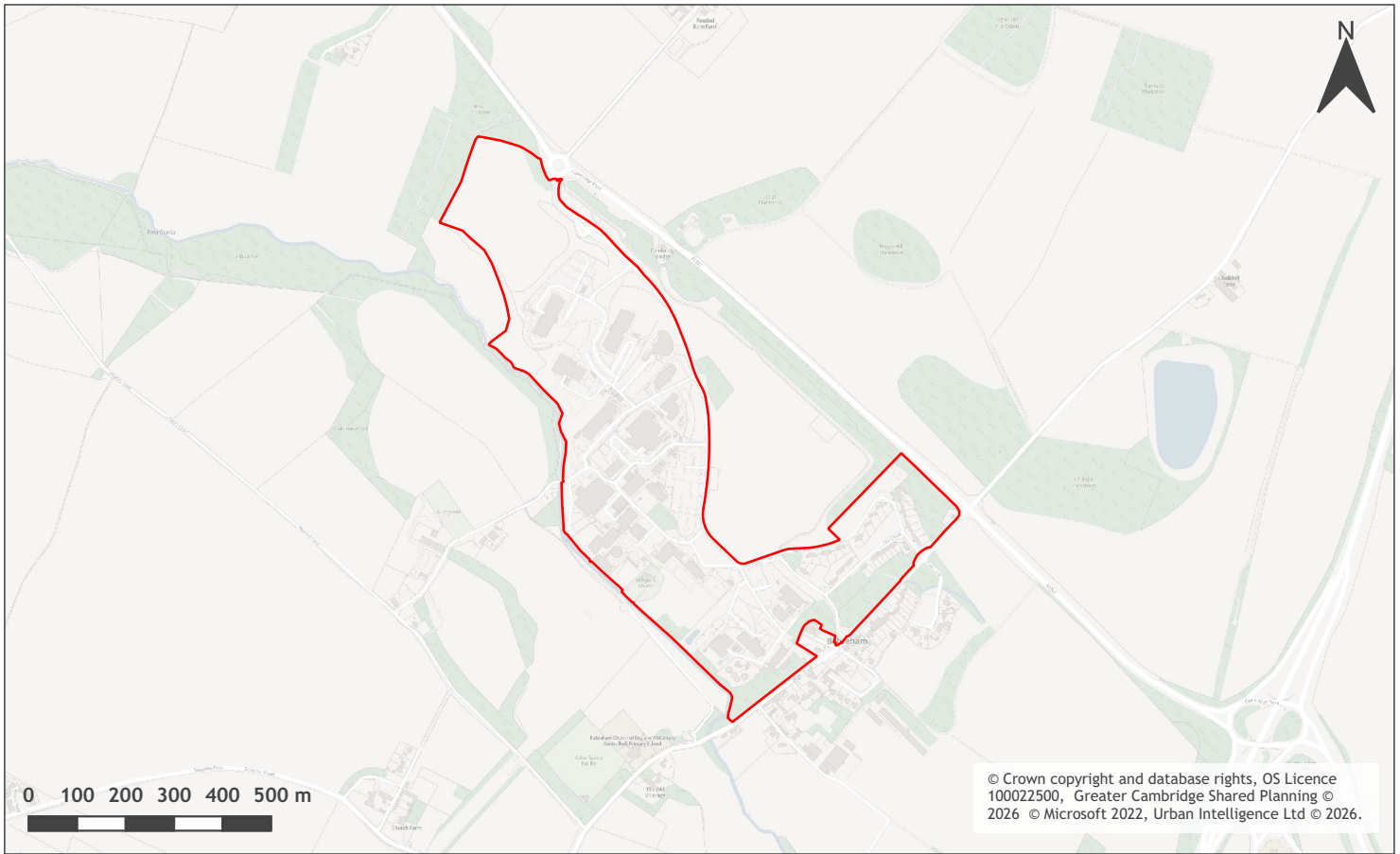
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	Amber
Site Access Officer 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.
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	Following the revision to the site boundary and further consideration of the proposal, the assessment score has been amended to amber. Whilst the site is relatively close to the proposed CSET route, it will need to provide high quality local non motorised routes linking to CSET and Cambirge, including additional Passenger Transport provision and a robust Travel Plan. There are also likely to be impacts on the A1307 which will require some form of mitigation.
Transport and Roads RAG Assessment 2021	Green
Transport and Roads 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 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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	No further information provided related to environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as careful site layout, design and mitigation will be required to address road traffic noise.
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	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 as it is not proposed for residential use.
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 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>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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Planning permission was granted for 10,000 sqm of research and development floorspace, now built. Promoter proposes additional development.
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	593
Estimated employment space (m2)	30000
Estimated start date	0-5 Years

Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

## The Babraham Research Campus, Cambridge



A map of The Babraham Research Campus, Cambridge

Site information	-
Site ID	115727
HELAA Site ID	51604a
Suitable Site Area (ha)	39.89
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Infill Village
Current use(s)	
Proposed development	Non-residential
Proposed employment floorspace (m2)	30000
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	Flood Zones: 6% is in Flood Zone 2. 5% is in Flood Zone 3.  Climate Change: 14% is in a climate-change-adjusted flood zone.  Surface Water: 5% 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.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (6%). Partly in Flood Zone 3 (5%).. Surface Water Flooding: 1% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 5% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 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	<p>Development of the site is proposed as further R&amp;D/Employment as well as student and key worker housing. Further R&amp;D development is achievable, but the master planning of the main site must bear in mind the impact on the wider landscape. The development should be located as close as possible to the existing and leave a wide landscape buffer around it (min 30m) to enable sufficient space to set new development into an appropriately designed landscape, i.e. an historic parkland landscape. Space should also be reserved between buildings for large species trees to be planted to eventually create a layered view (buildings and treetops). Floorspace maybe affected by this. Any residential development should be focused as near as possible to the High Street.</p> <p>The small site could be developed and designed to improve the impact it currently has on the landscape character around it. The small site should be sensitively designed to fit to its context and with a separate landscape strategy.</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	
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	Developments involving air pollution, composting or combustion would require consultation with Natural England. River Granta County Wildlife Site is adjacent to SW boundary (buffer area would be required). Woodland, hedgerows, grassland and watercourses may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. Records for bird and bat populations and (old) great crested newt record within site. Buildings may support roosting bats (if suitable).
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 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	The site as it has been developed has left a 'cone' of historic parkland to the front of Babraham Hall and a garden to the rear elevation. The area to the rear is also the setting of St Peter's Church. Any additional development close by will need to ensure that it does not compromise the setting of the listed building any further. The bulk, scale and massing of any new or replacement buildings need to be sensitive to the historic character and constraints of the local area.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	

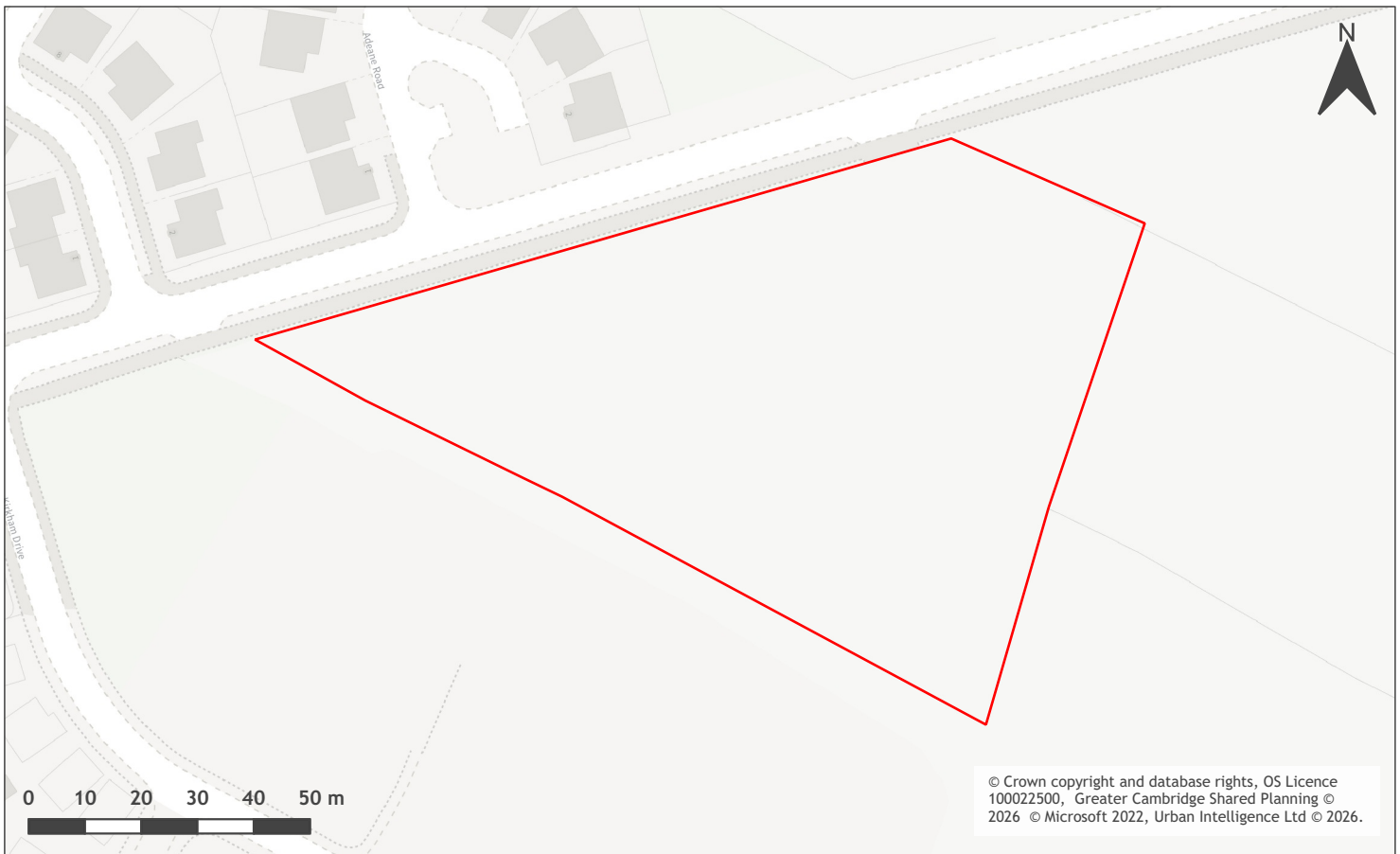
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Significant archaeology from previous investigations in the area. Further information regarding extent of new development and potential impacts would be required in support of a planning application.
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	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Green
Transport and Roads 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 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	Amber
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)	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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Planning permission was granted for 10,000 sqm of research and development floorspace, now built.
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 therefore it is 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	598
Estimated employment space (m2)	30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Land to the south of Babraham Road and east of site H1c, Sawston



A map of Land to the south of Babraham Road and east of site H1c, Sawston

Site information	-
Site ID	115728
HELAA Site ID	40509
Suitable Site Area (ha)	0.82
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Within or adjacent to Rural Centre
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	20 to 24
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water: 2% lies in a 1-in-1,000-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2026	Amber
Landscape Comment 2026	The site boundary has been revised to reduce the size of the site, which is positive. The layout, boundaries and landscape design must be sensitive to the rural location and surrounding landscape character.
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 outside of the Development Framework Boundary, and therefore in the countryside. Preservation of the rural countryside character is important and so boundary treatment will be important. The site has a very open character typical of the local landscape character. Development in this location must reflect density and pattern of the existing village and landscape mitigation is required.
Biodiversity and Geodiversity RAG Assessment 2026	Green

Biodiversity and Geodiversity Officer Comments 2026	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. It is noted that proposals fall below 50 residential units, therefore the application is unlikely to require Natural England consultation. 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	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 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	Green
Historic Environment Comments 2026	The additional information and amended proposals have been considered, and the assessment score remains green because 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	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	Having considered the updated site details and context, the assessment score has been changed to green. Archaeological investigations in the vicinity have identified evidence for prehistoric activity. 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	Amber
Archaeology Officer Comment 2021	Numerous cropmarks to south. Significant prehistoric remains from adjacent investigation.
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	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	
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	Green
Transport and Roads Guideline Comments 2026	Having considered the amendments to the site and the updated information available, the assessment rating has been changed to green. Development of the site is unlikely to have a detrimental impact on the functioning of trunk roads and/or local roads.
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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	Having considered the updated site submission details, the assessment score remains amber. The northern edge of the site is adjacent to Babraham Road and properties facing this road may need additional facade noise mitigation to prevent adverse noise impacts. 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 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	Green
Air Quality Officer Comment 2026	Based on the additional information provided, the site remains green as the site is low risk in regard to air quality.
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	Amber
Contaminated Land Officer Comments 2026	Having considered the additional information, the site assessment remains amber as the site is adjacent to a railway and filled land. Potential for historic contamination, 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	Amber
Contaminated Land Officer Comments 2021	Site adjacent to a railway and filled land. 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)	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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
<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	25
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 Maarnford Farm, Hunts Road, Duxford



A map of Land at Maarnford Farm, Hunts Road, Duxford

Site information	-
Site ID	115857
HELAA Site ID	40558
Suitable Site Area (ha)	1.66
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	45-60
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water: 1% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 100 year event. 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	This is a high density development on the edge of Duxford which could have an adverse effect on the character of the village, however, with a reduction in the number of units and landscape mitigation measures the adverse effects to the settlement character could be minimised. Typical landscape measures would include a landscape buffer upon the western edge with a rural approach to development.
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 buildings, 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 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	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 new 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 close to historic village core
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 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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	No further information provided related to environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as careful site layout, design and mitigation will be required to address road traffic noise.
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	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 brownfield site where contamination is expected and planning conditions will be required.
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)	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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
<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	45
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

## Busters Farm, 32 St Peters Street, Duxford



A map of Busters Farm, 32 St Peters Street, Duxford

Site information	-
Site ID	115858
HELAA Site ID	40126
Suitable Site Area (ha)	1.11
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	20
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water: 5% lies in a 1-in-1,000-year event. 3% lies in a 1-in-100-year event. 4% lies in a 1-in-30-year event.
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. 3% lies in a 1 in 100 year event. 5% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 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 effect to the settlement character and the Protected Village Amenity Area. Development would infill an open space within the village and urbanise its rural characteristics.
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 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	Amber
Historic Environment Comments 2021	Any development would have to consider the impact on the character and appearance of the Conservation Area. 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	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located close to historic village core
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	

Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Green
Transport and Roads 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 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	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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

When will the site be available for development?	0-5 Years
<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	30
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 east of Whittlesford Highways Depot



A map of Land east of Whittlesford Highways Depot

Site information	-
Site ID	115873
HELAA Site ID	59406
Suitable Site Area (ha)	2.87
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Non-residential
Proposed employment floorspace (m <sup>2</sup> )	13,000-16,000
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	Flood Zones: 34% is in Flood Zone 2. 57% is in Flood Zone 3.  Climate Change: 98% is in a climate-change-adjusted flood zone.  Surface Water: 1% lies in a 1-in-1,000-year event.  The site is a dry island.
Flood Risk RAG Assessment 2025	Red
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (34%). Partly in Flood Zone 3 (57%).. Surface Water Flooding: 1% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	Red
Flood Risk Officer Comment 2023	The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 dwellings or 500 square metres of employment floorspace, or the site is a 'dry island' whereby all potential accesses require crossing land that is within Flood Zones 2 or 3.
Flood Risk RAG Assessment 2021	
Flood Risk Officer Comment 2021	
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The site is a large open agricultural field surrounded by a native hedgerow and trees. The site is immediately adjacent the Whittlesford Highways Depot to the west. The River Cam runs adjacent the eastern boundary of the site. To the north there are irregular sized agricultural fields. Long distant, local and amenity views are limited due to low lying land and mature vegetation around the site. Well outside the development framework the site serves as a buffer between the River Cam and the Highways Depot/Train Station complexes. Any proposed development would be an encroachment into the countryside and would have a detrimental effect on the landscape character and sensitivities around the River. Therefore it is considered that the site is not suitable for development.
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	
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	The site would require consultation with Natural England, as it would contain large infrastructure where the total net additional gross internal floorspace would be 1,000m <sup>2</sup> or more. The site is also situated adjacent to the River Cam County Wildlife Site and measures would be required to avoid impact during construction and operation phases upon this valuable ecological network. Considerations would also be required for Otter and Water Vole. The site appears to be arable land with limited ecological value, albeit the boundary hedgerows may be classified as Priority habitat.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	
Biodiversity and Geodiversity Officer Comments 2021	
Biodiversity and Geodiversity Guideline Comments 2021	
Policy RAG Rating 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	Green
Policy Officer Comment 2023	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Policy RAG Rating 2021	
Policy Officer Comments 2021	

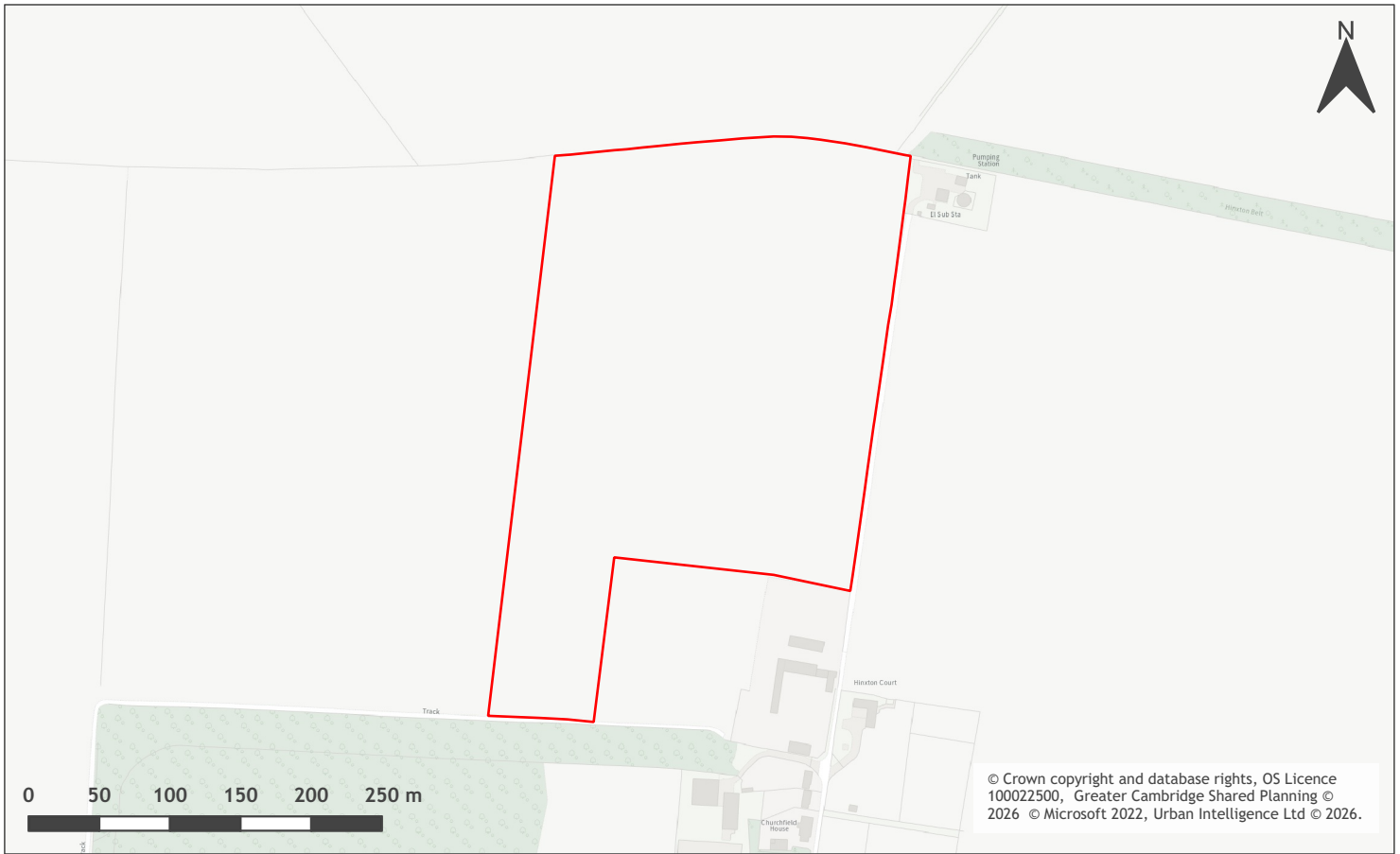
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	This site is close to the Grade II* St John the Baptist chapel. The setting of the chapel has been severely compromised by previous development and any further commercial development would need to provide detailed design and mitigation to ensure the chapels setting is not further eroded. 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.
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
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	Archaeological investigations to the east have identified remains of prehistoric and Roman date.
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	
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	The proposed site is unacceptable. The proposed site does not have a direct link to the adopted public highway.
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	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the information provided the site assessment scoring is Amber as the site appears to be remote from the highway so access will be an issue. Site is relatively close to Whittlesford Parkway Station. Will need to provide high quality local non-motorised user routes to the station and into Cambridge. Will impact the already congested A505. May be dependent on infrastructure delivered as part of any A505 corridor scheme. Will require a robust Travel Plan.
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	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation to protect proposed nearby residential development.
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	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	Green
Air Quality Officer Comment 2023	The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.
AQMA RAG Assessment 2021	
Air Quality Officer Comment 2021	
Contaminated Land RAG Assessment 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	This site is adjacent to contaminated land with the potential for contamination and, therefore, planning conditions will be required.
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)	20.95
Agricultural Land Classification Grade 3 (% overlap)	79.05
Agricultural Land Classification Grade 4 (% overlap)	0

Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
<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	69
Estimated employment space (m2)	13,000-16,000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	6-10 Years

## Land north of Hinxtion Court, Hinxtion



A map of Land north of Hinxtion Court, Hinxtion

Site information	-
Site ID	115929
HELAA Site ID	40080
Suitable Site Area (ha)	8.33
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern Cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Mixed use
Proposed employment floorspace (m2)	10000 to 30000
Proposed residential capacity	50 to 200
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	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water Flood Risk: None.
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2026	Red
Landscape Comment 2026	Having considered the updated information submitted, the site assessment remains the same. The site is part of a field on a low hillside, north of an existing home at Hinxtton Court. The site is in landscape character area 8A Pampisford lowland chalklands. Development on this site would be isolated and not in keeping with the surrounding landscape character or surrounding patterns of built development where groups of homes and buildings are located in villages.
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 be incongruous with the landscape character. Residential units would appear isolated and an urbanisation into the countryside. It would have a significant adverse impact upon the landscape character. Even with a reduction in residential numbers and with landscape mitigation works the site would still have a significant adverse impact and an encroachment into countryside.
Biodiversity and Geodiversity RAG Assessment 2026	Green

Biodiversity and Geodiversity Officer Comments 2026	Having considered the updated information submitted, the site assessment remains the same. 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 would not 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	Green
Biodiversity and Geodiversity Officer Comments 2021	Consultation with Natural England unlikely to be required. Boundary hedgerows may qualify as Habitats of Principal Importance/priority habitat but could be retained. 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 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	Red

Historic Environment Comments 2026	Having considered the updated site submission details, the assessment has been amended to red because a development of a small housing estate in this location would be out of character and would harm the setting of the heritage assets. This site lies to the north of Hinxtion Grange, a Grade II listed Hall and Grade II listed stable block. Whilst the house is screened from this proposed site, it sits within the open landscape.
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	Potential impact on wider setting of listed buildings at Hinxtion Grange. 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	Amber
Archaeology Officer Comment 2026	Having considered the updated information submitted, the site assessment remains the same. The site is located in a landscape of extensive prehistoric and Roman activity. The site encroaches on an enclosure of probable Iron Age date. Field Evaluation 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	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in a landscape of extensive prehistoric and Roman activity. The site encroaches on an enclosure of probable Iron Age date.
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate 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 details, the assessment score remains red. The proposed site does not to have a direct link to the adopted public highway.

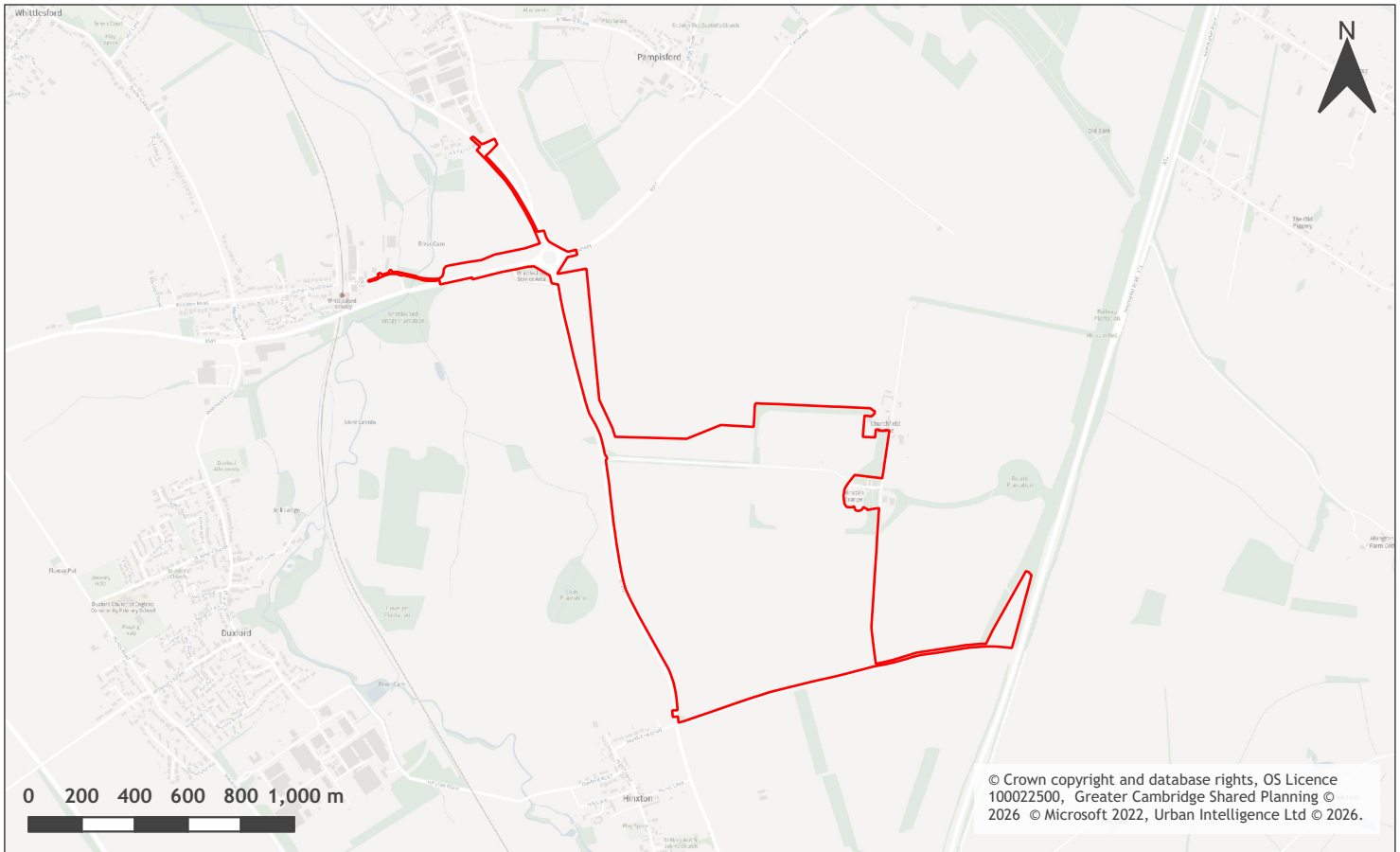
Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	
Site Access Officer Comment 2023	
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2026	Amber
Transport and Roads Guideline Comments 2026	Having considered the submitted information, the assessment rating has been changed to amber. Development of the site will likely have a detrimental impact on the surrounding highway network. The site will need cycle links to Whittlesford Parkway railway station and Sawston. Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated. The development would need to provide comprehensive mitigation to reduce the vehicle impact and encourage active travel and a public transport link from this site to the rest of the city of Cambridge will be needed. This could be an extension of the CSET Phase 2 route.
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	Red
Transport and Roads Guideline Comments 2021	Transport Assessment and Travel Plan required.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	Having considered the updated site submission details, the assessment score remains amber. The proposed site is acceptable in principle, subject to greater detail and consultation.. 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	
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	Green
Air Quality Officer Comment 2026	Based on the additional information, the site assessment remains Green as the site is not within an AQMA and is deemed as low risk in regard to air quality.
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	Amber
Contaminated Land Officer Comments 2026	Having considered the additional information, the site assessment remains amber as the site is previous agricultural land use.
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)	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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
<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	175
Estimated employment space (m2)	10000 to 30000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75

Development completion timescales (years)	6-10 Years
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## Land to east of A1301, Hinxton and north of A505, near Whittlesford



A map of Land to east of A1301, Hinxton and north of A505, near Whittlesford

Site information	-
Site ID	115932
HELAA Site ID	40441
Suitable Site Area (ha)	106.64
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Non-Residential
Proposed employment floorspace (m <sup>2</sup> )	112000
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	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water: 3% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 100 year event. 3% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
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 landscape character. Wide and local views are high due to rolling landscape and lack of intervening planting. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing landscape character.
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	Any agricultural/industrial development that could cause air pollution, and any infrastructure such as warehousing over 1000m <sup>2</sup> will require Natural England consultation. The site boundary crosses the River Cam CWS, which is designated for not being grossly modified through canalisation or pollution and for regular stands of pollard willows. There are areas or priority woodland registered on the 2014 National Forestry Inventory within the site boundaries that will likely require survey and mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 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	The masterplan as submitted shows that the built form of the units will be away from the listed buildings and care should be taken that the heights of the units would not negatively impact on the setting of the listed buildings.
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 activity is 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	
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	Green
Transport and Roads 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 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	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	
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>Red</b>
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	97.96
Agricultural Land Classification Grade 3 (% overlap)	2.04
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11/M11
Available	-

Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed
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	1600
Estimated employment space (m2)	112000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2)



A map of Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 2)

Site information	-
Site ID	115933
HELAA Site ID	52058
Suitable Site Area (ha)	27.91
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Non-Residential
Proposed employment floorspace (m <sup>2</sup> )	186450
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	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water Flood Risk: None.
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 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 is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing landscape character.
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. Boundary hedgerows and woodland adjacent to and within site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained where at all possible. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within 1km, although potential barrier between pond and site.
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	The site is to the south-east and within the setting of the Grade II Listed Hinxton Grange, the setting of which makes a large contribution to its significance. The location of this site in relation to the designated heritage asset and relationship to existing intervening wooded areas mean that development could be reasonably mitigated through a large buffer zone, appropriate planting and landscaping, and a consideration for the impact of height and scale on views.
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	Known sites in the area include ring ditch remains of Bronze Age burial mounds and a cropmark complex of probable Iron Age enclosures.
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate 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	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	Green
Transport and Roads 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 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	Green
Contaminated Land Officer Comments 2021	Non-residential use proposed and 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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No, Appeal dismissed
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	419
Estimated employment space (m2)	186450
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3)



A map of Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 3)

Site information	-
Site ID	115934
HELAA Site ID	52059
Suitable Site Area (ha)	65.2
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Non-Residential
Proposed employment floorspace (m2)	326000
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	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water Flood Risk: None.
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 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 is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing landscape character.
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. Boundary hedgerows and woodland adjacent to and within site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Habitats of Principal Importance should be retained where at all possible. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt record within 1km, although potential barrier between pond and site.
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	

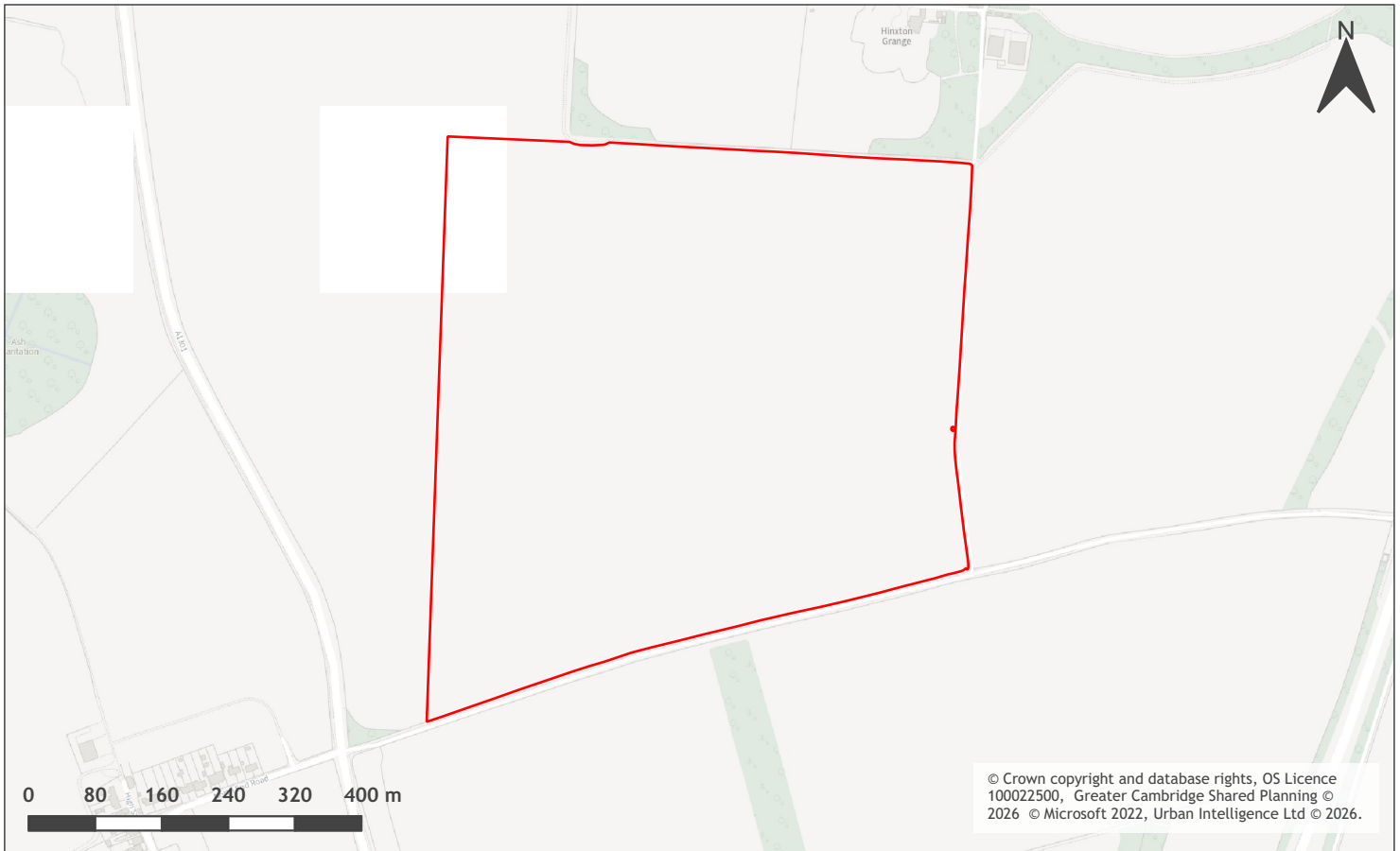
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	A combination of sites 52057 & 52058. Development across the site should be limited to the south-eastern part of the site to allow for adequate mitigation of possible detrimental impact on designated or non-designated heritage assets or the setting of 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 archaeology in the area includes ring ditch remains of Bronze Age burial mounds and cropmarks of probable Iron Age enclosures.
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	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	Green
Transport and Roads 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 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	Green
Contaminated Land Officer Comments 2021	Non-residential use proposed and 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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No, Appeal dismissed
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	978
Estimated employment space (m2)	326000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1)



A map of Land to the east of the A1301, south of the A505 near Hinxton and west of the A1301, north of the A505 near Whittlesford, CB10 1RG (Option 1)

Site information	-
Site ID	115935
HELAA Site ID	52057
Suitable Site Area (ha)	37.29
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Non-Residential
Proposed employment floorspace (m2)	139550
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	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1.  Climate Change: Site is not within a climate-change-adjusted flood zone.  Surface Water Flood Risk: None.
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 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 is a large site located to the north east of the village of Hinxton. It is a rural location outside the village settlement framework. Wide and local views are high due to rolling landscape and lack of intervening planting. Development upon this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the landscape and an urbanisation of the rural countryside. Even with a reduction in development the harm would still be adverse, incongruous nor respect or reflect the existing landscape character.
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. Boundary hedgerows and adjacent woodland 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 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	

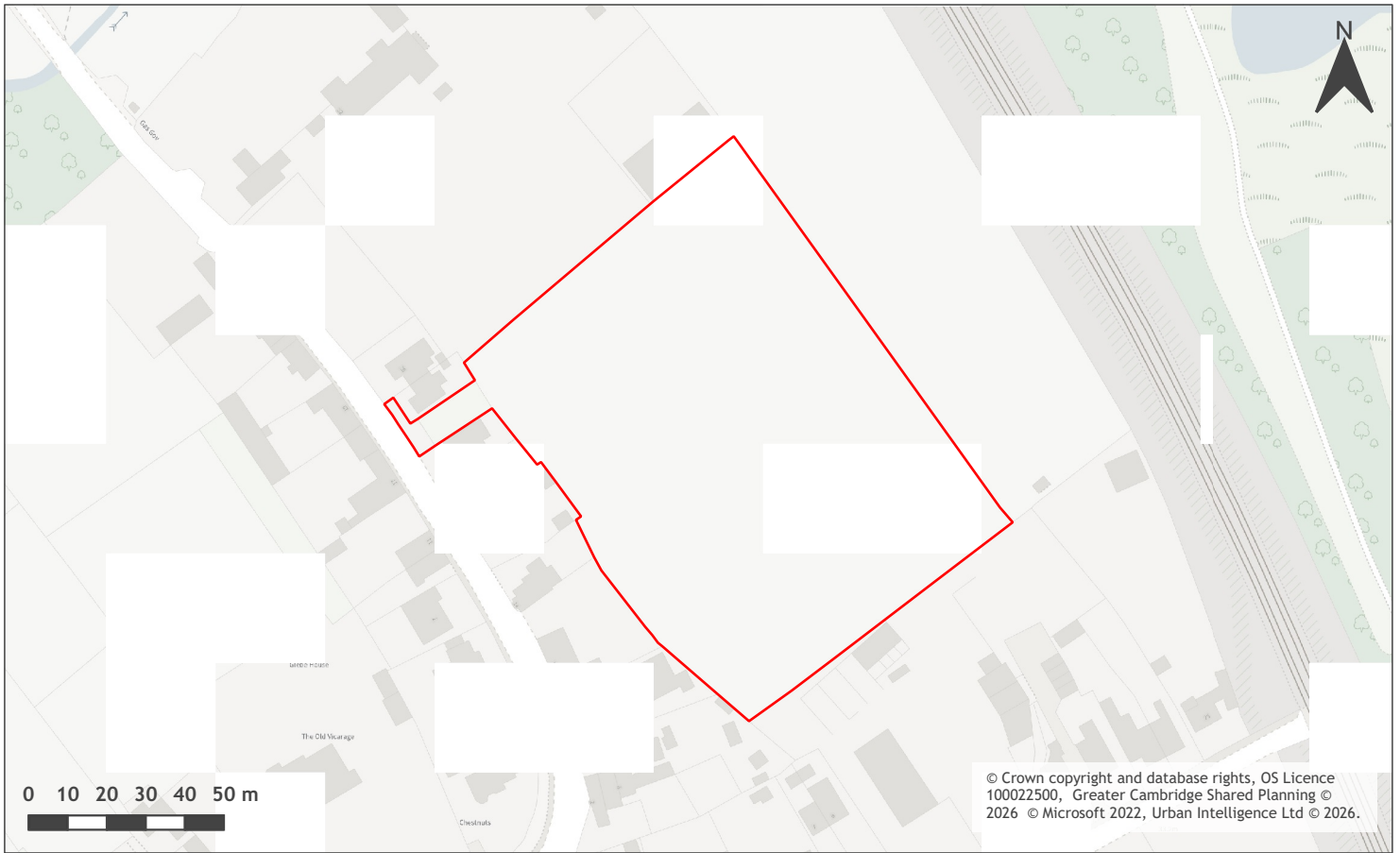
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	The site lies directly south and within the setting of the Grade II Listed Buildings and the grounds of Hinxtton Grange, the setting of which makes a large contribution to its significance. Some development may be possible in the south-eastern corner of the site, with appropriate landscaping to mitigate the impact.
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	Ring ditch remains of Bronze Age burial mounds survive 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	
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	Green
Transport and Roads 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 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	Green
Contaminated Land Officer Comments 2021	Non-residential use proposed and 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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, Appeal dismissed

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	559
Estimated employment space (m2)	139550
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

## Land to the rear of No. 24 Brookhampton Street, Ickleton



A map of Land to the rear of No. 24 Brookhampton Street, Ickleton

Site information	-
Site ID	115965
HELAA Site ID	40536
Suitable Site Area (ha)	1.1
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
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	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Amber
Landscape Comment 2023	Additional information replies to previous assessment scoring. As previously noted, mitigation measures would need to be introduced to ensure development of the site does not have an adverse impact on the landscape character of the area. Therefore no change the RAG assessment of this site is proposed as additional landscape enhancements would be required to overcome development impacts.
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is in a rural location bordered by native hedgerows outside and abutting the village settlement framework. Wide and local views are limited due to built form and boundary vegetation. Development upon this site would have limited impact upon the settlement character. With a sensitive approach and landscape mitigation measures the site would be enhanced.
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	No detailed information has been provided in relation to ecology impacts and mitigation. However, we still agree that the site is unlikely to result in a detrimental impact upon designated sites and further ecological surveys can be secured at the planning application stage. Therefore, there is no change to the site 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	No potential impacts on designated sites. Grassland, hedges and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. 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. Green, providing grassland is not a priority habitat.
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	
Policy Officer Comment 2026	
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	

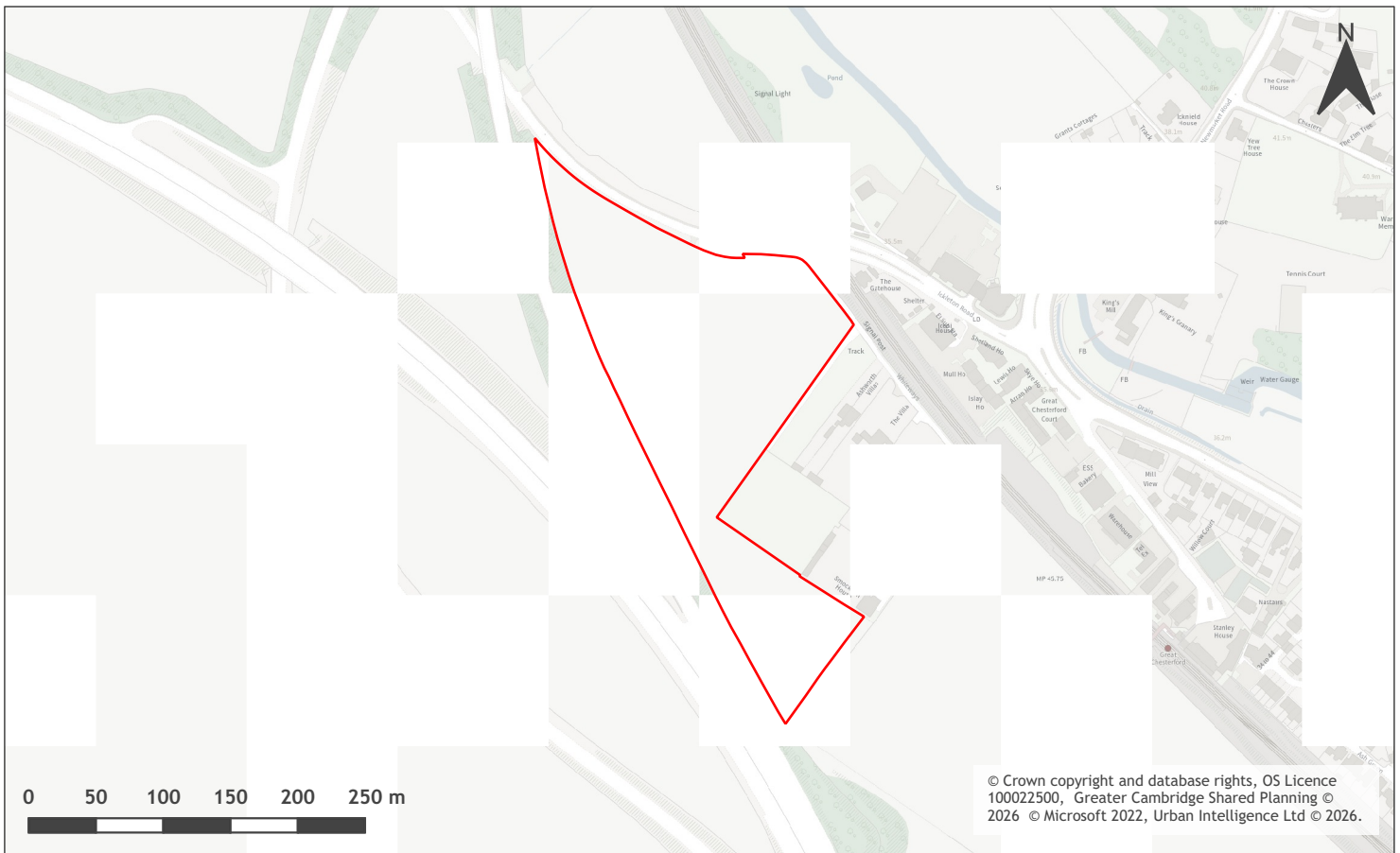
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Any development of the site would need to take into consideration the character of the village which is low density housing in good sized plots.
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	Evidence for Saxon activity recorded to east
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. The proposed development is lacking in pedestrian connectivity and improvements will be required to make the development acceptable to the Local Highway Authority.
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	Green
Transport and Roads 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 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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. The site is capable of being developed 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	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>Amber</b>
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
Highways England Zones	A11/M11
Available	-

Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
<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	30
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 south of Ickleton Road, Great Chesterford



A map of Land south of Ickleton Road, Great Chesterford

Site information	-
Site ID	115966
HELAA Site ID	47934
Suitable Site Area (ha)	3.92
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	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	
Flood Risk Officer Comment 2026	
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. 2% 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	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development of residential units upon this site would be detached from the existing settlement framework. It would have a significant adverse impact upon the landscape and settlement character. Development would urbanise the rural landscape and encroach into the countryside. Even with a reduction in residential numbers and landscape mitigation measures there would still be a significant adverse impact to the settlement and landscape character. Residential units within this site would appear incongruous and not reflect nor respect the rural landscape characteristics.
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. Adjacent woodland/embankment may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable field likely to be of low ecological value although may support farmland bird populations. Pond within 250m may support great crested newt (if suitable).
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	
Policy Officer Comment 2026	
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	

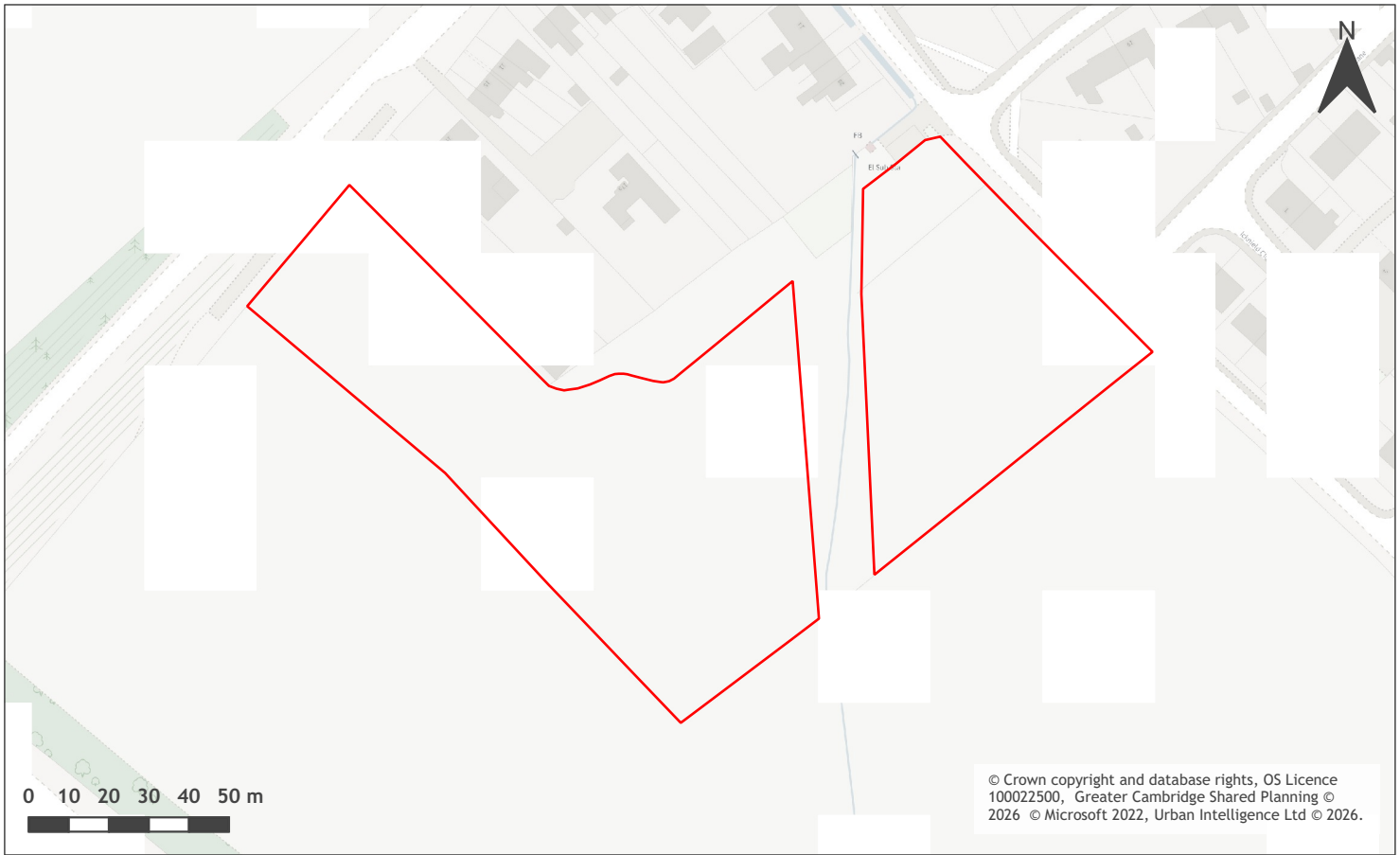
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	The site is in close proximity to a Scheduled Ancient Monument across the County boundary. Development of the site would cause substantial harm, or severe or significant "less than substantial harm" to this designated heritage asset or its setting, which cannot 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	Located in a landscape of extensive Roman activity in the hinterland of the Roman town at Great Chesterford.
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate 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	Red
Site Access Officer Comment 2021	The Local Planning Authority will need to consult with the Highway Agency, as National Highway Authority, in respect to the proposed site. If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.
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	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)	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)	100.00
Highways England Zones	M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
<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	94
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 Coploe Road, Grange Road, Ickleton



A map of Land at Coploe Road, Grange Road, Ickleton

Site information	-
Site ID	115967
HELAA Site ID	40502
Suitable Site Area (ha)	1.25
Ward/Parish	Duxford
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	30
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	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 3 (2%). Surface Water Flooding: None
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	Green
Landscape Comment 2021	The site is grass field outside and abutting the settlement framework bordered by gappy hedgerows with a small stream running through the site. Wide views are negligible and local views are filtered through existing gappy hedgerows. Development would have a limited impact upon the settlement character. With a sensitive approach inclusive of landscape mitigation measures the site would be enhanced.
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 is a ditch which divides the site in two and will require survey and probable mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. 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	
Policy Officer Comment 2026	
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 to the south of the medieval priory
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	Red
Site Access Officer Comment 2021	The proposed site (Grange Rd) 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	Green
Transport and Roads 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 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)	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)	100.00
Highways England Zones	A11/M11
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

<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	34
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