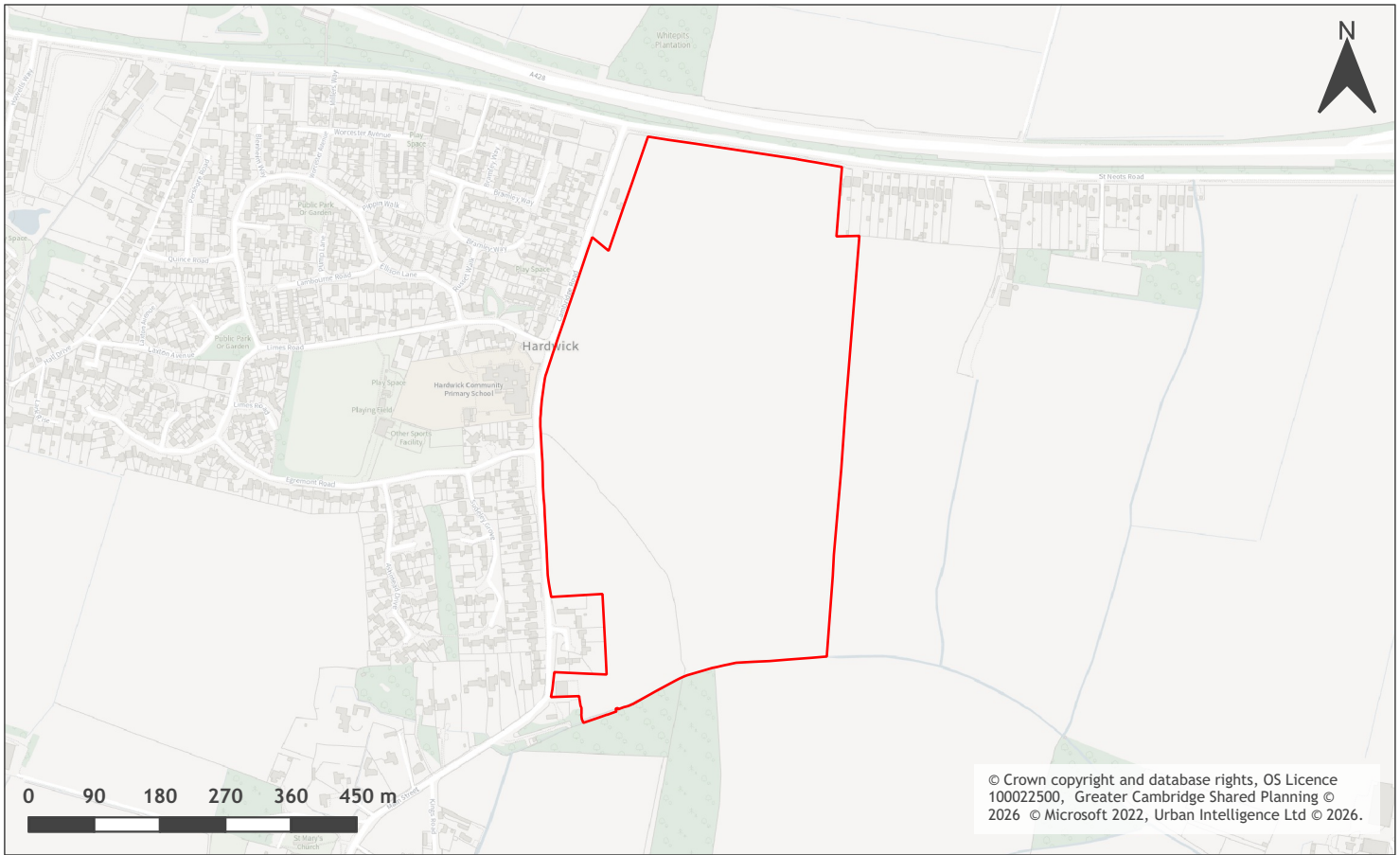


Land east of Cambridge Road



A map of Land east of Cambridge Road

Site information	-
Site ID	115211
HELAA Site ID	40414
Suitable Site Area (ha)	26.78
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Greenfield, Previously developed land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building
Proposed development	Mixed Use
Proposed employment floorspace (m ²)	1500
Proposed residential capacity	350-398
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 3. 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. 2% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zones: Partially in Flood Zone 3 (1%). Surface Water Flooding: 2% lies in a 1 in 30 year event. 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 is within flood zones 3a or 3b.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The updated information does not significantly alter the issues identified in previous reviews of the site. Cambridge Road provides a distinct edge to the village, affording long views across open fields towards wooded horizons, typical of this landscape character. Development of the site represents a step towards sprawling development and visual encroachment on a well-defined edge that can only accommodate low levels of sympathetic change.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	Additional information updates the Vision document and questions the LVIA-LP representations but does not respond to landscape impact concerns. In light of the findings and publication of the recent GCLCA, which was not available during the initial assessment of this site, the scoring has been altered from Amber to Red. Cambridge Road provides a distinct edge to the village, affording long views across open fields towards wooded horizons, typical of this landscape character. The proposed site represents a step towards development sprawling and visual encroachment on an well defined edge which can only absorb low levels of change, of limited type and sympathetic with the local landscape character.
Landscape RAG Assessment 2021	Red

Landscape Comment 2021	The site comprises two parcels of Green Belt agricultural land, both parts of the site are immediately adjacent to the Development Framework boundary, whilst the west boundary of the southern-most section is defined by an Important Countryside Frontage. If developed the site would account for a large proportion of the village size and create a new village edge to the east. The immediate surroundings consist of residential properties, a school, agricultural buildings, a road network, woodland and large arable fields. The site is well contained in most areas, except from the east where there is a more open character to the site. Development of this site or a proportion of the site may be acceptable in landscape terms subject to appropriate mitigation measures including buildings being sited to reduce their mass and minimise their impact on the wider landscape. Implementation of Green Infrastructure strategy will be key.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	Amber
Biodiversity and Geodiversity Officer Comments 2023	No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any agricultural/industrial development that could cause air pollution, or general combustion process above 20 MW energy input will require consultation with Natural England. The Bin Brook runs adjacent to the southern boundary and will require surveys and probable mitigation. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.

Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site does not contain protected open space, but it is adjacent to or within 50m of an open space designation. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	A detailed and thorough heritage assessment has been provided as part of the revised information. This has assessed the significance of all the heritage assets and their setting which could potentially be impacted by the proposed development of the site. The conclusions are that development should be concentrated to the north of the site with the retention of green open space to the south to provide a buffer to the setting of the heritage assets. The current indicative layout appears to have taken on board the recommendations of the heritage assessment. This revised layout would result in a neutral impact on the heritage assets and the RAG rating can be green.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	The green corridor proposed in the south west corner of the site would avoid impacts to the Conservation Area and the setting of the Listed Building. Alternative layout could be more harmful.
Archaeology RAG Assessment 2026	Amber
Archaeology Officer Comment 2026	Based on the Archaeology Report submitted, the assessment score has been amended to Amber. Settlement complexes of probable Iron Age and Roman date are known in the area. Field evaluation would be necessary in support of a planning application to determine the suitability of the site for development.
Archaeology RAG Assessment 2025	Red

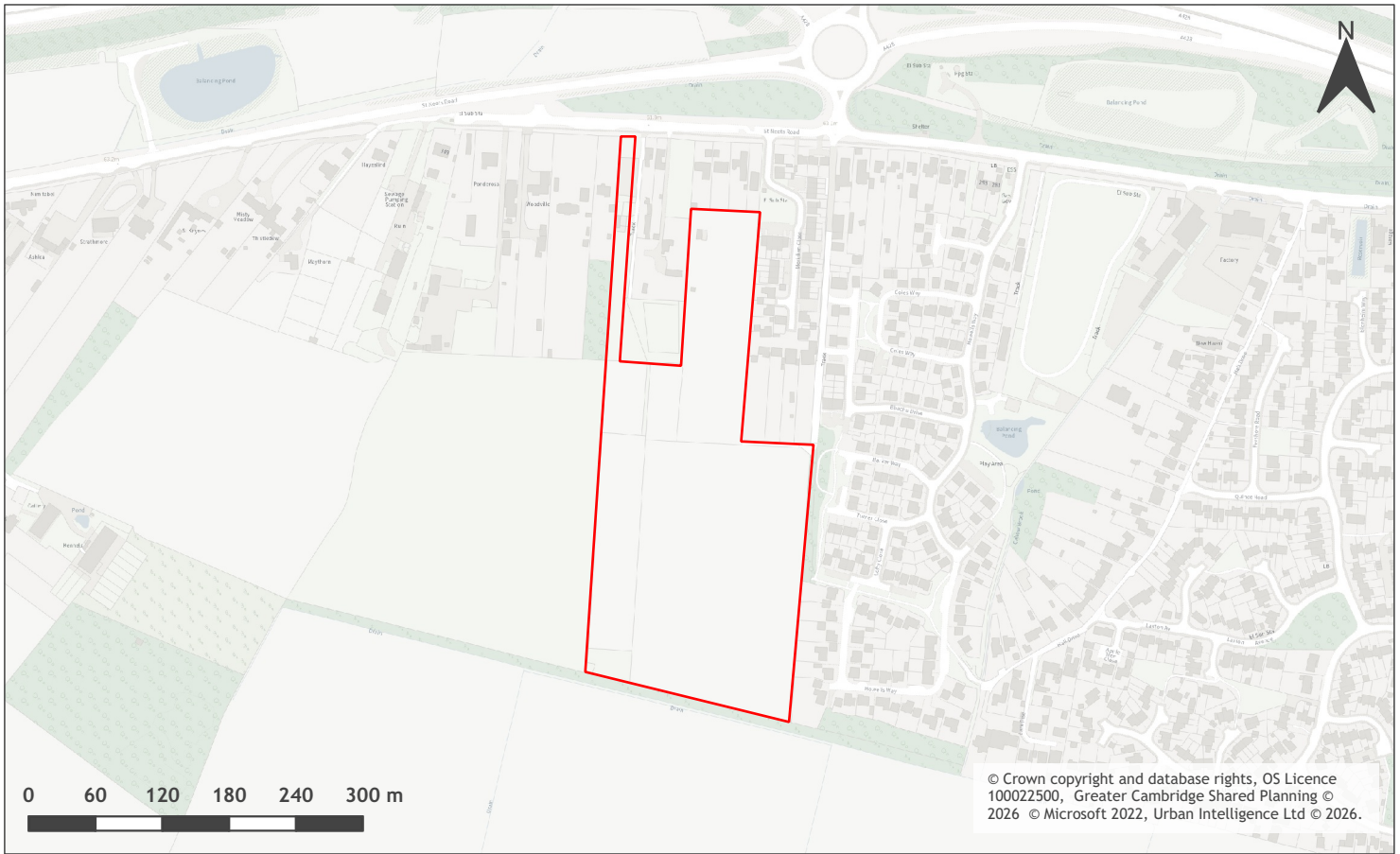
Archaeology Officer Comment 2025	Updated HER information indicates the presence of an extensive settlement of Iron Age date. In light of this information, further information would be necessary to determine the suitability of this site for development.
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Desk Based Assessment suggests local significance for known heritage assets. Significance cannot be considered without field assessment. On this basis the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Cropmarks of late prehistoric and Roman settlement are recorded in the area
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	Amber

Transport and Roads Guideline Comments 2023	Based on the additional information provided the assessment score remains amber. Site would be dependent on delivery of the proposed Cambridge to Cambourne route. Will need to consider the implementation of high quality non-motorised user and enhanced Passenger Transport routes linking to Cambridge, and surrounding areas. Improvements to the A428 and local junctions would be required. 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 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. 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	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	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The Phase 1 GeoEnvironmental Report has been reviewed. However, 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.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	66.95
Agricultural Land Classification Grade 3 (% overlap)	33.05
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	A428
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
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	402
Estimated employment space (m2)	1500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

Land west of Howells Way, Old St Neots Road, Hardwick



A map of Land west of Howells Way, Old St Neots Road, Hardwick

Site information	-
Site ID	115234
HELAA Site ID	40273
Suitable Site Area (ha)	6.31
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to group village
Current use(s)	Paddock / Scrub
Proposed development	Residential
Proposed employment floorspace (m ²)	0
Proposed residential capacity	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	
Flood Risk Officer Comment 2025	
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	Amber
Landscape Comment 2026	Having considered the updated information submitted, the site assessment remains the same. The site lies outside but adjacent to the village framework. Despite relative enclosure, it retains some rural edge qualities. We consider the site has some capacity for development, but proposals must be LVIA-led to minimise harm to countryside character and visual receptors. Even with mitigation, some landscape and visual effects are unavoidable given the site's greenfield, rural location.
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	A written, unillustrated landscape and visual appraisal has been submitted along with a proposed masterplan. The additional information does not change the RAG assessment. The location of the site on the edge of Hardwick and the open landscape to the south mean that previous comments on the requirements for landscape enhancements and mitigation still apply.
Landscape RAG Assessment 2023	Amber
Landscape Comment 2023	Additional comments reply to the 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, key constraints are that the site is outside of the development boundary, and not adjacent to it either where a village extension may be justified. The woodland adjacent to the site proposes an opportunity for neighbouring amenity space or pleasant views. Development to be sited close to the existing built area to maintain open views of the landscape. Landscape mitigation needed to minimise adverse impacts.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	Amber
Biodiversity and Geodiversity Officer Comments 2023	No additional information has been provided in relation to ecology impacts, mitigation and Biodiversity Net Gain and therefore there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	

Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	The additional information has not changed the RAG rating which was green. There will be no detrimental impact on any heritage assets as there are none close to the site.
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	The assessment for the site remains unchanged as amber. Investigations will be necessary in advance of development.
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	iron Age settlement recorded to the north of the site
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	Amber
Site Access Officer Comment 2026	Based on the additional information provided within the Proposed Site Access Plan, the site assessment has been amended to amber. The proposed site is acceptable in principle subject to detailed design.

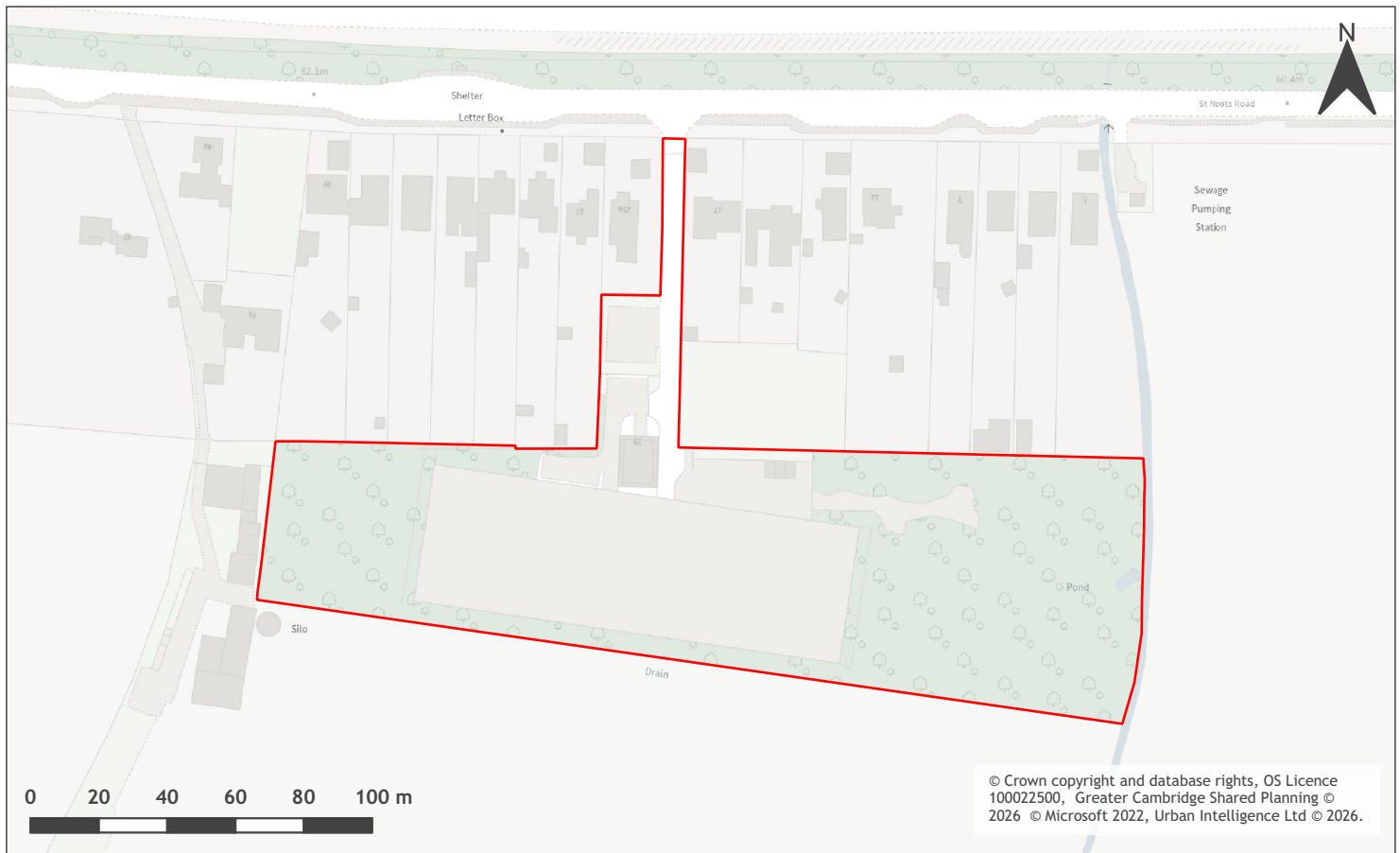
Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. If over 100 dwellings, two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. Also, the red line drawing and access drawing are not consistent.
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	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	Amber
Transport and Roads Guideline Comments 2026	Having considered the updated information, the site assessment rating remains amber. Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated. There are also potential impacts on the A428 which may require mitigation. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. It will need to provide high-quality local non motorised user routes linking to C2C and Cambridge to Cambourne cycleway.
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 there is no change to the assessment score as it will need to provide high quality local non motorised user routes linking to C2C and Cambridge to Cambourne cycleway. There are also potential impacts on the A428 which may require mitigation.
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. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	Green
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal impact on AQMA.
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-

Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	A428
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
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	133
Estimated employment space (m2)	0
Estimated start date	0-5 Years

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

25 St Neots Road, Hardwick



A map of 25 St Neots Road, Hardwick

Site information	-
Site ID	115620
HELAA Site ID	51656
Suitable Site Area (ha)	1.74
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	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	
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: 3% lies in a 1 in 30 year event. 2% 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	The site is located to the south of an existing linear residential development, outside the Development Framework boundary and within the Green Belt. It consists of existing units with hard standing, open storage space and grassed areas. Large open agricultural fields are located to the east, south and west of the site. It is a rural location with access via St Neots Road. Whilst the site is not prominent in wide and local views, due to intervening vegetation, development in this location would have an adverse impact upon the settlement character and not respect the local 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	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new residential developments will require an assessment of recreational impact on nearby SSSIs. Hedgerows, wooded boundaries, watercourses/wetlands, mosaic habitats and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Hardstanding likely to be of negligible ecological value. Buildings may support roosting bats (if suitable). Pond on site may support great crested newt (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	
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	Cropmarks show Iron Age and Roman cropmarks to the south west.
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 access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	

Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	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	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected, conditions required
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	47
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

277 St Neots Road, Hardwick



A map of 277 St Neots Road, Hardwick

Site information	-
Site ID	115621
HELAA Site ID	40285
Suitable Site Area (ha)	0.26
Ward/Parish	Hardwick
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	10
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	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is a narrow strip of residential land located south of St Neots Road. All site boundaries consist of a mix of a small number of trees and hedgerows, none have particularly solid screening. The units for this site should reflect the surrounding village context and character. Landscape mitigation is required.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are buildings, grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries given the density of housing and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	

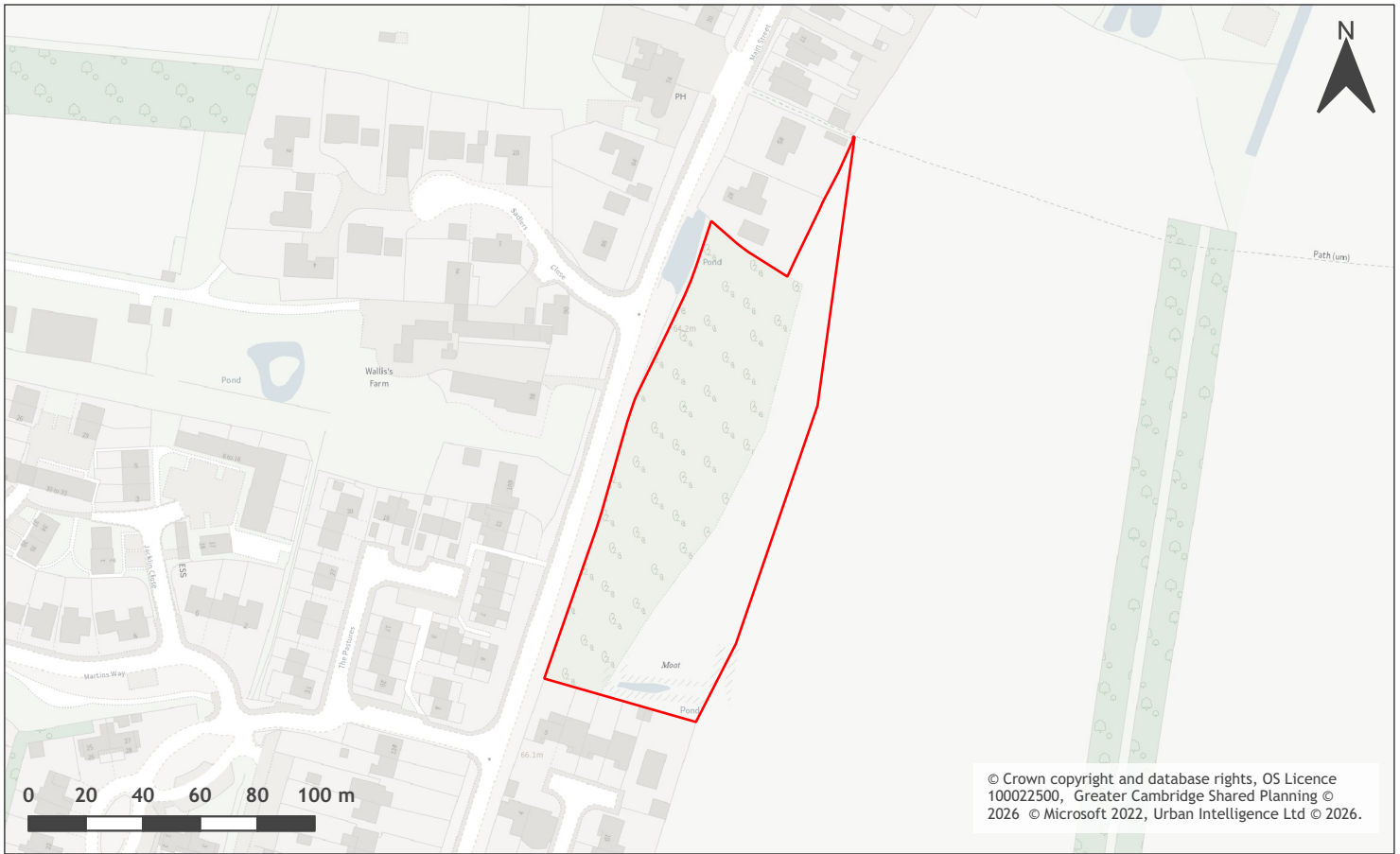
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	No significant archaeology identified by evaluation of adjacent site
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	Brownfield site, contamination expected, conditions required
Overall Suitability Score	Amber
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)	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	8
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 Main Street, Hardwick



A map of Land East of Main Street, Hardwick

Site information	-
Site ID	115624
HELAA Site ID	60836
Suitable Site Area (ha)	0.98
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	25-30
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	Amber
Flood Risk Officer Comment 2026	<p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 1% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 3% lies in a 1-in-30-year event.</p>
Flood Risk RAG Assessment 2025	
Flood Risk Officer Comment 2025	
Flood Risk RAG Assessment 2023	Green
Flood Risk Officer Comment 2023	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding).
Flood Risk RAG Assessment 2021	
Flood Risk Officer Comment 2021	
Landscape RAG Assessment 2026	Red
Landscape Comment 2026	The site is a small field on the southeast edge of Hardwick, outside the development framework. The site was previously assessed as part of site 40414. The west edge of the site is defined by established trees, a hedgerow and ditch is also designated as an important countryside frontage. There is one pond on the site and one pond immediately outside the northwest corner of the site. Development of this site would change the rural, open character of the village by adding built form to the road edge and closing off views across the fields. Due to the proportions and size of the site it would be hard to mitigate impact on the landscape character and so the RAG rating is Red.
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The site is a small field on the southeast edge of Hardwick, outside the development framework. The site was previously assessed as part of site 40414. The west edge of the site is defined by established trees, a hedgerow and ditch is also designated as an important countryside frontage. There is one pond on the site and one pond immediately outside the northwest corner of the site. Development of this site would change the rural, open character of the village by adding built form to the road edge and closing off views across the fields. Due to the proportions and size of the site it would be hard to mitigate impact on the landscape character and so the RAG rating is Red.
Landscape RAG Assessment 2021	

Landscape Comment 2021	
Biodiversity and Geodiversity RAG Assessment 2026	Amber
Biodiversity and Geodiversity Officer Comments 2026	All new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. Boundary hedgerows may qualify as priority habitat or be of high ecological value and support protected or notable species.
Biodiversity and Geodiversity Guideline Comments 2026	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	
Biodiversity and Geodiversity Officer Comments 2021	
Biodiversity and Geodiversity Guideline Comments 2021	
Policy RAG Rating 2026	Red
Policy Officer Comment 2026	The site contains protected open space. Development of the site would result in detrimental open space impacts that could not be reasonably mitigated locally or a loss of protected open space which could not be replaced locally.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	

Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	Amber
Historic Environment Comments 2026	The site partially overlaps the Hardwick Conservation Area boundary and is adjacent to a listed building. There are further listed buildings to the west. The rural outlook contributes to the significance of the setting of these heritage assets. While some development is feasible, it should take account of the prevailing conservation area character which would likely mean a reduction in unit numbers.
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	The site partially overlaps the Hardwick Conservation Area boundary and is adjacent to a listed building. There are further listed buildings to the west. The rural outlook contributes to the significance of the setting of these heritage assets. While some development is feasible, it should take account of the prevailing conservation area character which would likely mean a reduction in unit numbers.
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	Red
Archaeology Officer Comment 2026	A medieval moat and associated settlement remains are located in the area. We would advise against the allocation of this site.
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	
Archaeology Officer Comment 2021	
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	Amber
Site Access Officer Comment 2026	The proposed site is acceptable in principle, subject to detailed design.

Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	
Site Access Officer Comment 2023	
Site Access RAG Assessment 2021	
Site Access Officer Comment 2021	
Transport and Roads RAG Assessment 2026	Green
Transport and Roads Guideline Comments 2026	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	
Transport and Roads Guideline Comments 2021	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	

Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	
AQMA RAG Assessment 2026	Green
Air Quality Officer Comment 2026	The site scores Green as it is low risk with 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	
Air Quality Officer Comment 2021	
Contaminated Land RAG Assessment 2026	Green
Contaminated Land Officer Comments 2026	No potentially contaminative previous use. No further assessment required.
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	
Contaminated Land Officer Comments 2021	
Overall Suitability Score	Red
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)	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	28
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 Toft Road, Hardwick



A map of Land at Toft Road, Hardwick

Site information	-
Site ID	115626
HELAA Site ID	40075
Suitable Site Area (ha)	15.2
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Mixed Use
Proposed employment floorspace (m2)	500
Proposed residential capacity	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	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. 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: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 5% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site would produce a significant negative landscape impact. It would form a major extension at the village edge relative to the scale of the village. It would significantly extend development into open countryside. The east and north of the site are relatively high and exposed, and development would impact views from the south and west. It would appear tiered and layered up the slope from lower levels. Development would impact views from bridleway and Hardwick Wood SSSI to the west, bridleway and possible transport links immediately to the north of the site.
Biodiversity and Geodiversity RAG Assessment 2026	

Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC and all new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC. There is a drain adjacent to the western boundary; however, there are 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	This would be a large increase to the size of the village and should consider views in and out of the Conservation Area.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Extensive cropmarks to the east of probable late prehistoric settlement
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	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by noise from nearby industrial/commercial activities, but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 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	
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.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	228
Estimated employment space (m2)	500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

Land at Bennell Farm (west), West Street, Comberton



A map of Land at Bennell Farm (west), West Street, Comberton

Site information	-
Site ID	115633
HELAA Site ID	40253
Suitable Site Area (ha)	1.67
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	40-50
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 31% lies in a 1-in-1,000-year event. 11% lies in a 1-in-100-year event. 47% 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: 47% lies in a 1 in 30 year event. 11% lies in a 1 in 100 year event. 31% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is capable of being developed. The proposed number of units should reflect the surrounding village context and character. There are extensive views from the west and north meaning due consideration of the views would be required. Appropriate landscaped edge treatments should be included and space reserved within the development for the planting of large species trees
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	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. All planning applications outside of existing development are likely to require consultation with Natural England. Boundary hedgerows, tree lines and mature trees may qualify as Habitats of Principal Importance/priority habitats and/or be of high ecological importance. Otherwise, grassland may be of low ecological value/agricultural.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	

Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	Field evaluation has confirmed that no significant archaeology survives 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	This falls below the threshold for a Transport Assessment
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.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	South West, M11 North
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history

When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	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

Land at Bennell Farm (north), West Street, Comberton



A map of Land at Bennell Farm (north), West Street, Comberton

Site information	-
Site ID	115634
HELAA Site ID	40257
Suitable Site Area (ha)	2.44
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	30-40
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 8% 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. 8% 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	The site is at the easternmost edge of the village so it would be exposed to extensive views from the west and north. Development would push development north further into the countryside. Development throughout the site would have significant adverse impact upon the landscape character. It would be permanent and an urbanisation of the rural countryside. If any development was considered it would need significant landscape buffering and significantly reduced numbers.
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	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. All planning applications outside of existing development are likely to require consultation with Natural England. Boundary hedgerows, tree lines and mature trees may qualify as Habitats of Principal Importance/priority habitats and/or be of high ecological importance. Otherwise, grassland may be of low ecological value/agricultural.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	

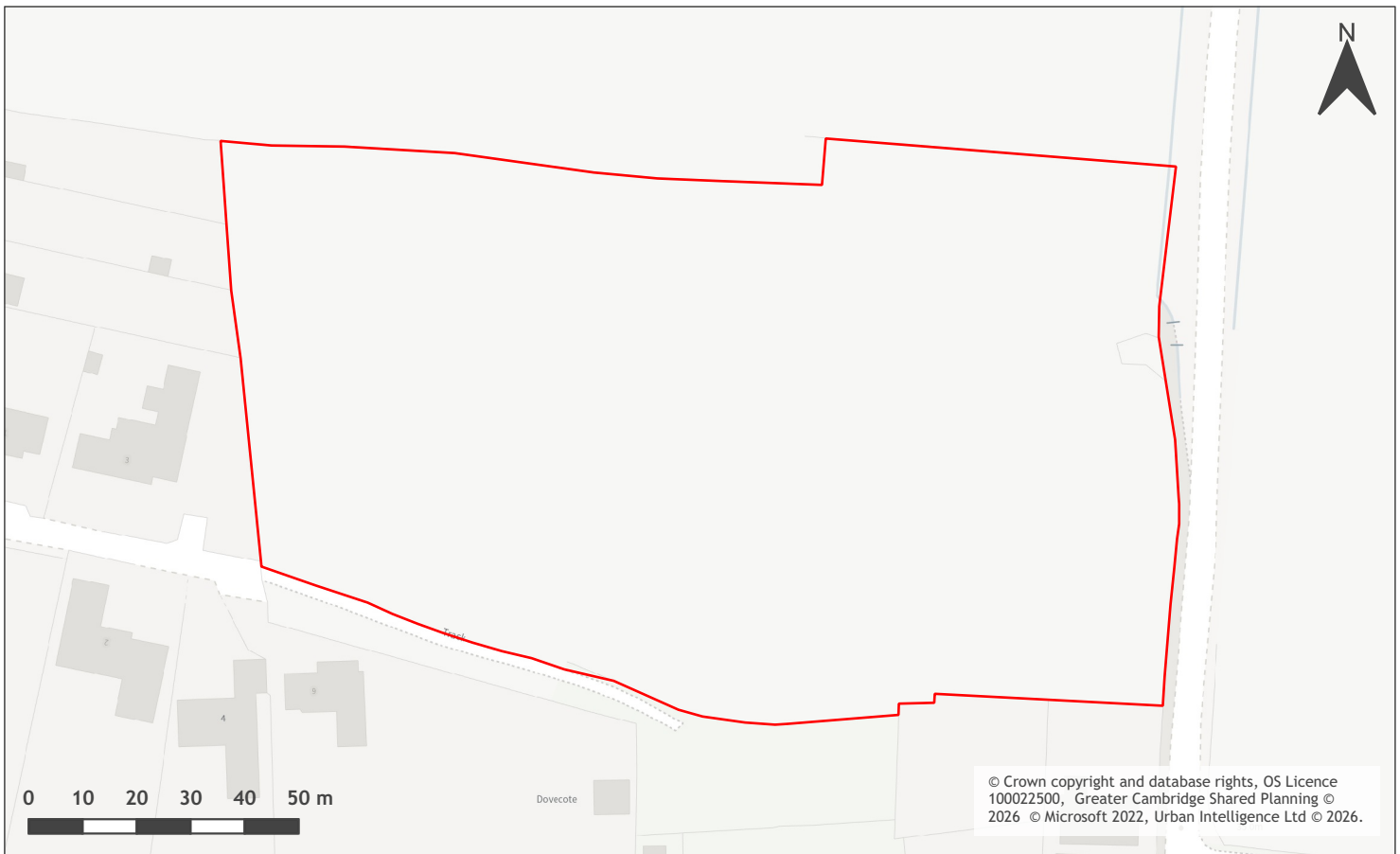
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	Field evaluation to the south indicates that no significant archaeology is likely to survive in this area
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	
Site Access Officer Comment 2023	
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	

Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	
Air Quality Officer Comment 2023	
AQMA RAG Assessment 2021	Green

Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	M11 North
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	59
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land West of Hardwick Road, Toft



A map of Land West of Hardwick Road, Toft

Site information	-
Site ID	115636
HELAA Site ID	40033
Suitable Site Area (ha)	1.64
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	
Proposed development	Mixed Use
Proposed employment floorspace (m2)	3716
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: Wholly in Flood Zone 1. 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 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	Green
Landscape Comment 2021	With sympathetic landscape mitigation measures development upon this site would have a neutral impact to the landscape character. Typical landscape measures would include the following: existing boundary vegetation to be protected and retained other than access requirements, layout to be a rural approach, development to be offset from existing residential units to visual harm, reflect the existing settlement character and a gateway approach to the village.
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	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	
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	

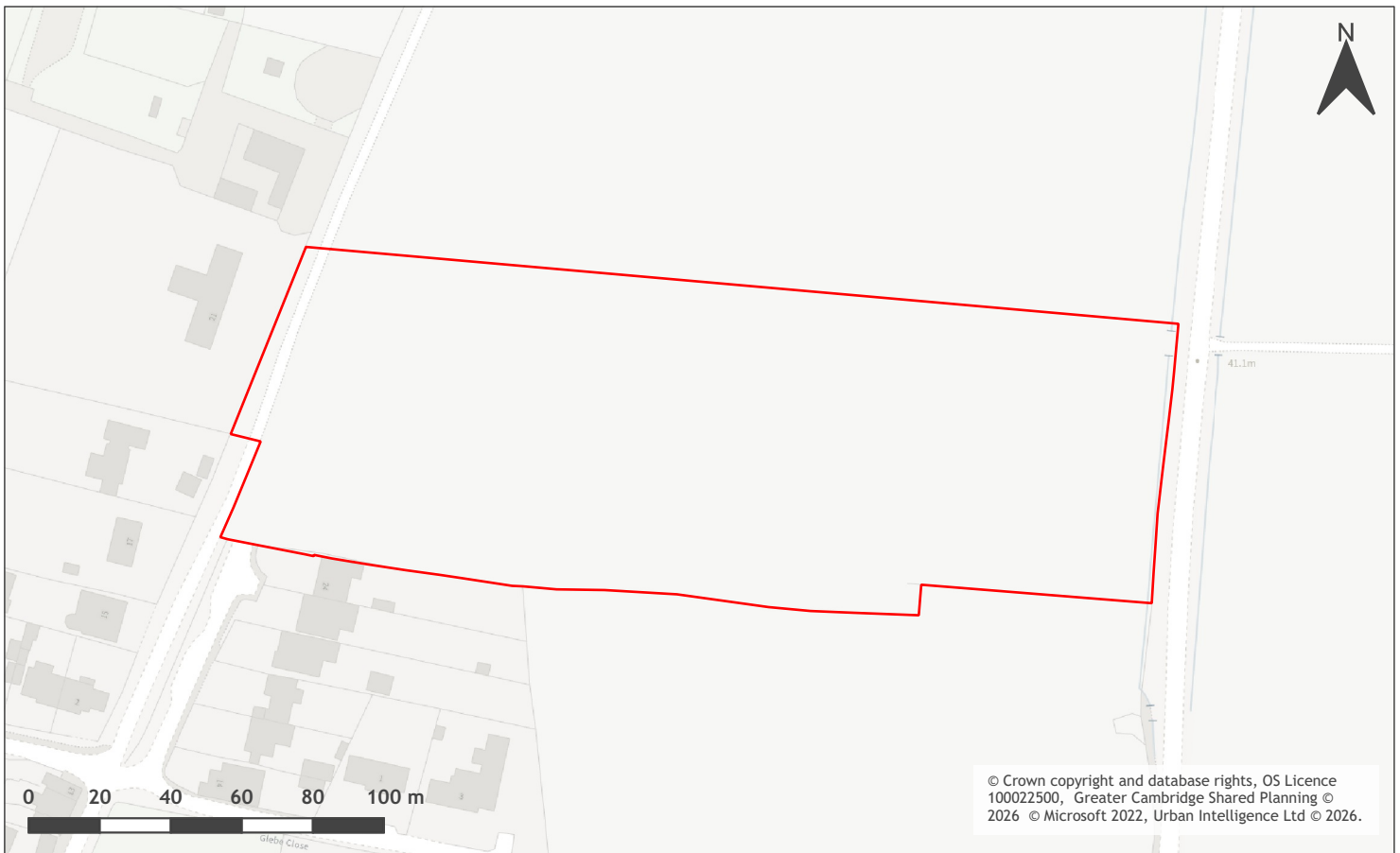
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	Development of this site would cause substantial harm, or severe or significant "less than substantial harm" on the adjacent conservation area and the heritage assets to the south of the site 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	Green
Archaeology Officer Comment 2021	Field evaluation has confirmed that no significant archaeology survives 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	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	
Air Quality Officer Comment 2023	
AQMA RAG Assessment 2021	Green

Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous use of the site is for grazing livestock. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	36.85
Agricultural Land Classification Grade 3 (% overlap)	63.15
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No, application refused
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	44
Estimated employment space (m2)	3716
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Hardwick Road, Toft



A map of Land west of Hardwick Road, Toft

Site information	-
Site ID	115637
HELAA Site ID	40452
Suitable Site Area (ha)	2.2
Ward/Parish	Hardwick
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	28
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: 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	Red
Landscape Comment 2021	Development upon this site upon have a significant adverse impact upon the landscape character. Wide and local views are high due to low lying topography and lack of intervening vegetation. It would appear detached from the settlement framework and an encroachment into the rural countryside. A significantly reduced scheme with landscape mitigation may be acceptable.
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	All residential developments will require an assessment of recreational impacts on nearby SSSIs. All planning applications will require consultation with Natural England in relation to Hardwick Wood SSSI. Boundary habitats including drain, hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Remainder of site likely to be of low ecological value (arable), although may support farmland birds.
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	

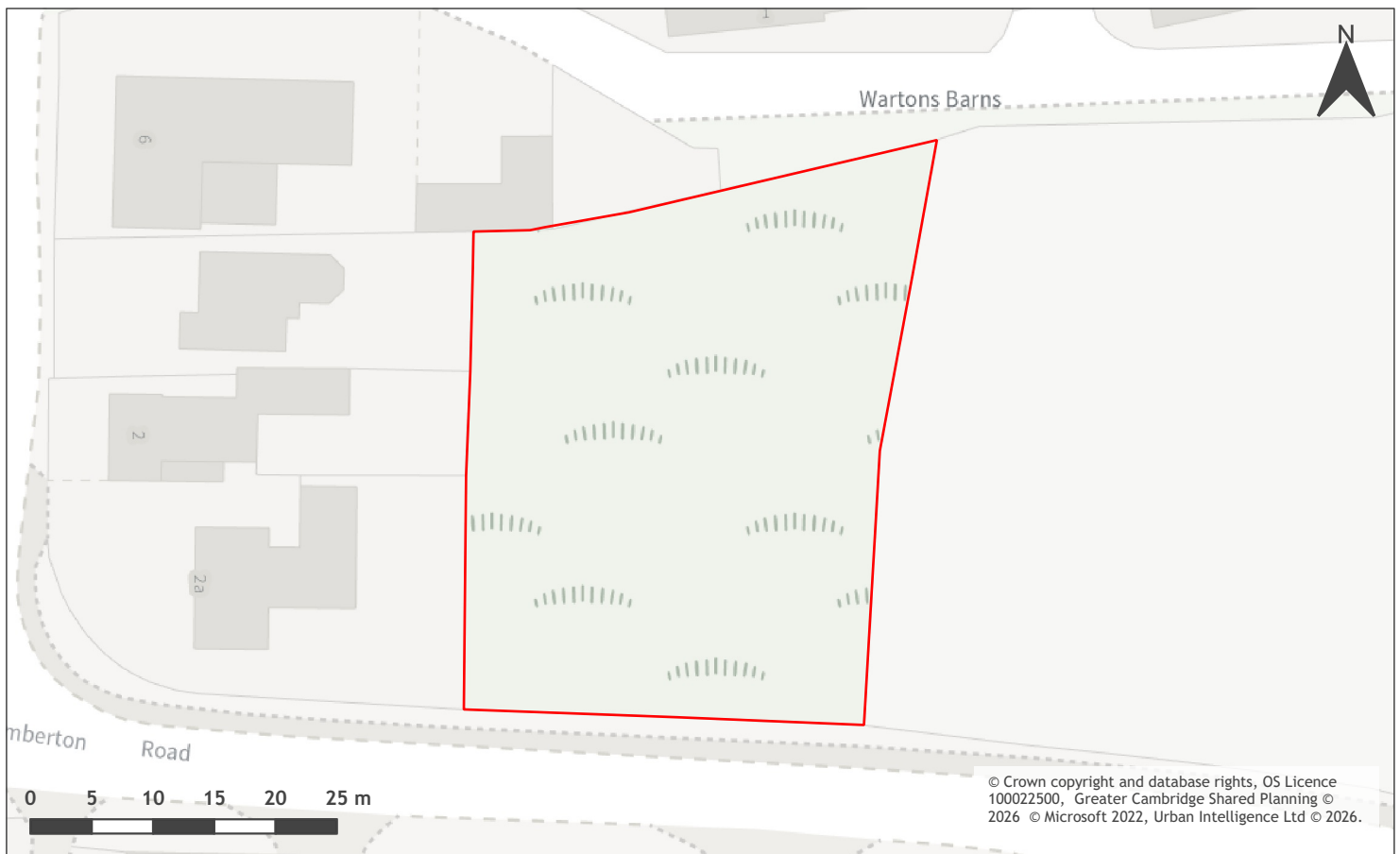
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	Development of the site would have a major detrimental impact on the setting of the Toft Conservation Area , having an urbanising effect on character, and diminishing the relationship between the village and its landscape setting in the area where it is presently best experienced. Some housing in far west of site, continuing existing development fronting Mill Lane may be possible without detrimental impact with appropriate design, scale, and boundary planting.
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 south of a cropmark of Iron Age/Roman settlement
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	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	
Air Quality Officer Comment 2023	
AQMA RAG Assessment 2021	Green

Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	71.36
Agricultural Land Classification Grade 3 (% overlap)	28.64
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	53
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Comberton Rd, Toft



A map of Land off Comberton Rd, Toft

Site information	-
Site ID	115638
HELAA Site ID	40517
Suitable Site Area (ha)	0.15
Ward/Parish	Hardwick
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 (m ²)	0
Proposed residential capacity	6
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
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	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development upon this site would have a significant impact to the local landscape character and views. It would be an encroachment into the countryside, permanent, urbanisation of the rural landscape and the removal of existing paddocks adjacent to the settlement edge. Even with landscape mitigation works the harm would still be adverse and unacceptable
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	

Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
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. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	
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	

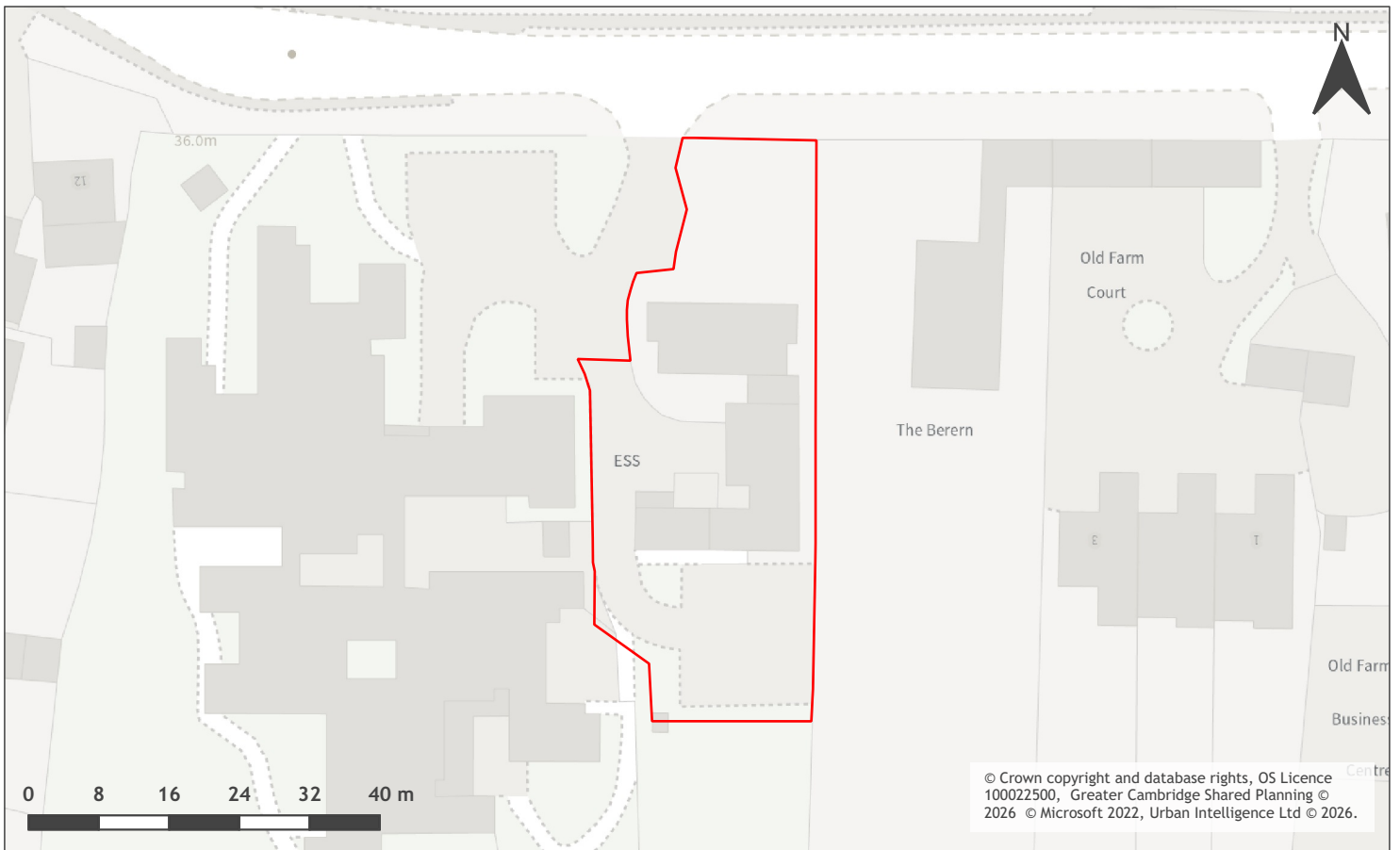
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	The site is opposite a positive building in the conservation area, the entrance point to the village and the Conservation Area. Acceptability of development dependent on design, layout and landscaping.
Archaeology RAG Assessment 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 historic core of the village
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	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	
Air Quality Officer Comment 2023	
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	

Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
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)	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-

Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	4
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

Toft Social Services, Comberton Road, Toft



A map of Toft Social Services, Comberton Road, Toft

Site information	-
Site ID	115639
HELAA Site ID	40167
Suitable Site Area (ha)	0.14
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Previously Developed Land
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	5
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	
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: 13% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is currently developed with a single storey office building with associated parking. The site is enclosed by the adjacent uses with only the southern aspect somewhat unenclosed. Proposals on this site should be context led to ensure they fit in with low-rise neighbours to one side and a significant thatched building to the east.
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	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site 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	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on the local heritage assets - the adjacent grade II listed building and the Toft Conservation Area, but the impact could be reasonably mitigated by the layout, form and massing of the proposed 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	Located in the historic village core to the north of the shrunken medieval village
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	Brownfield site, contamination expected, conditions required
Overall Suitability Score	Amber
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)	0
Highways England Zones	A428
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	4
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 west of High Street, Toft



A map of Land south west of High Street, Toft

Site information	-
Site ID	115657
HELAA Site ID	40263
Suitable Site Area (ha)	0.41
Ward/Parish	Hardwick
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	8-10
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 (5%).. Surface Water Flooding: 4% lies in a 1 in 30 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zones 3a or 3b.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	This is a small site outside and abutting the settlement framework of Toft. Wide views are negligible due to intervening built form and mature trees but local and amenity views are high / medium due to gappy hedgerows around the site. Development upon this site would have a neutral impact upon the settlement character subject to landscape mitigation measures.
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	All new housing development will require assessment of increased visitor pressure on nearby SSSIs. All development outside existing settlements will require consultation with Natural England. River Cam CWS within 100m but unlikely to be impacted. Priority habitats/Habitats of Principal Importance including coastal and floodplain grazing marsh, native hedgerows, mature trees and wooded copse may be present and these habitats may support protected and notable species. Great crested newt may be present in ponds within 100m (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	
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	Development of the site has potential for significant harm to setting of listed buildings at 61 and 65 High Street; however, the extent of impact would depend on design and landscaping, particularly retention/removal of frontage hedge.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the historic village core with medieval earthworks recorded in the vicinity
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	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	
Air Quality Officer Comment 2023	
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2026	

Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
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)	0
Highways England Zones	A428, South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	12
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of West Street, Comberton



A map of Land south of West Street, Comberton

Site information	-
Site ID	115658
HELAA Site ID	40153
Suitable Site Area (ha)	8.77
Ward/Parish	Hardwick
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	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	
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 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 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 of this site would extend the village envelope well beyond its westward extremity towards Toft along the B1046. It would have a very poor visual and physical connection to the village and would result in the village envelope sprawling westward and therefore having a negative impact on the 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	Application likely to require consultation with Natural England as within 4km of Eversden and Wimpole Woods SSSI/SAC. Optimal habitats for barbastelle bats not present on site. Likely habitats of low ecological quality (arable), although boundary hedgerows may be Habitats of Principal Importance/priority habitat or of high ecological value. Ponds within 250-500m may have potential to support great crested newt.
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 in a landscape of prehistoric and Roman archaeology. Cropmarks show a substantial enclosure to the south west
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	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. 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	Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	

Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-

Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	184
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Former Dealership, Land at St Neots Road, Hardwick



A map of Former Dealership, Land at St Neots Road, Hardwick

Site information	-
Site ID	116083
HELAA Site ID	200846
Suitable Site Area (ha)	3.14
Ward/Parish	Hardwick
Greenfield or Previously Developed?	Previously developed land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to group village
Current use(s)	Commercial / Industrial
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	15-20
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 22% lies in a 1-in-1,000-year event. 8% lies in a 1-in-100-year event. 23% 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: 23% lies in a 1 in 30 year event, 8% lies in a 1 in 100 year event and 22% 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 lies partially within the village settlement framework and is enclosed on three sides by existing development. Nevertheless, it retains a rural character that contributes to the village's identity. It adjoins a protected amenity space to the south. The site has potential for development, but a landscape strategy would be needed to mitigate adverse effects and protect and enhance qualities that contribute to the rural character of the village. The development would need to positively address the protected amenity space.
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. Where there is a likelihood of protected and priority species being impacted a full assessment must be undertaken. A development of the type described would likely be eligible for mandatory biodiversity net gains.
Biodiversity and Geodiversity Guideline Comments 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	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 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	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 indicate settlement and enclosure of Iron Age and Roman date 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 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	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	Given the sites current usage, there is 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	
Overall Suitability Score	Amber
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)	0
Highways England Zones	A428
Available	-

Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for change of use of outbuilding to single dwelling and creation of second floor to original dwelling. (20/04485/FUL), Planning permission granted for erection of a dwelling. (21/03961/FUL), Planning permission granted for approval of matters reserved for outline planning permission S/3064/16/OL for 155 dwellings following demolition of two existing dwellings. (20/02728/REM)
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	75
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years