Causeway, Bassingbourn Site ID 116001, HELAA ID 40228			
Criteria (with latest assessment date in brackets)	**RAG Rating**	**HELAA Comments**	**Promoter Comments**
Adopted Development Plan Policies RAG (2026)	Amber	Development of the site has some potential policy constraints, but these can be overcome through the application process.	The assessment conclusion is welcomed, however Endurance contend the RAG rating should be updated to 'Green'.
Flooding RAG (2026)	Green	Flood Zoen: Wholly in Flood Zone 1. Surface Water Flooding: None.	The assessment is welcomed.
Landscape Comment (2026)	Red	2026: We have reviewed the submitted additional information. No additional landscape information, beyond a statement that the development would be guided by a landscape strategy, has been submitted. There is no change to our previous commentary. Development on the site would lead to irreversible harm that would be difficult to adequately mitigate. 2025: A landscape and visual appraisal has been submitted which sets out the context and character of the site and shows the visibility of the site from 10 locations around the site. Development of the whole site would result in loss of the distinctive open fields and landscape character between Bassingbourn and Kneesworth. Development would only be acceptable with a reduced number of homes, located on the western side of the site where they can be absorbed into the existing settlement, leaving the open landscape to the east unchanged.	A landscape-led scheme, informed by technical inputs, can be brought forward on the site. The scheme will be informed by these technical inputs, and it is anticipated the site will include extensive landscaping, hedgerow enhancement and open space to mitigate for any residual impact. Endurance contend that the assessment should be updated to 'Amber' subject to detailed design.
Biodiversity and Geodiversity (2023)	Green	-	The assessment is welcomed.

Policy Officer Comments (2021)	Green	-	The assessment is welcomed.
Historic Environment Comments (2026)	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. The additional information does not provide details of potential mitigation to protect the setting of heritage assets, and therefore the rag rating remains amber.	A carefully considered indicative layout can be produced for any application. This would be produced alongside heritage assessments to ensure that there is no adverse significant impact upon the heritage assets nearby. Any residual impacts can be assessed at application stage. The RAG rating should be updated to Green.
Archaeology RAG (2026)	Green	Having considered the updated site details and context, the assessment score has been changed to green. A Bronze Age barrow is recorded to the south and finds of prehistoric date are known in the vicinity. Archaeological investigation could be secured by condition of planning permission.	The updated assessment and RAG rating is welcomed.
Accessibility Comment (2026)	Amber	Adequate accessibility to key local services, transport, and employment opportunities..	Acknowledgement that the development would not require the delivery of key accompanying services is welcomed. The RAG rating should be updated to Green.
Site Access RAG (2021)	Amber	The proposed site is acceptable in principle subject to detailed design.	Detailed design will be provided at application stage to demonstrate that safe and appropriate access can be achieved for vehicles and pedestrians. The RAG rating should be updated to Green.

Transport and Roads RAG Assessment (2023)	Green	-	The assessment is welcomed.
Noise, Vibration, Odour and Light Pollution Guideline Comments (2021)	Green	Suitable once road traffic noise assessment has be made regarding potential noise mitigation for properties adjacent to the Causeway.	The updated Assessment and RAG rating is welcomed. The site is fully capable of providing healthy internal and external environments. Any additional mitigation required can be secured by permission.
Air Quality (2026)	Green	Site does not lie within an AQMA	The updated assessment is welcomed.
Contaminated Land RAG (2021)	Amber	Potential for historic contamination, conditions required.	Any contamination will be identified through detailed investigations at application stage, with mitigations secured by condition. The RAG rating should be updated to Green.
Overall Suitability Score	Red	-	The primary matter relates to landscape impact. Initial technical works undertaken confirm that subject to mitigation measures, the site can be developed. This would include substantial landscaped buffers and planting throughout. The suitability score should be updated to Green.
Available RAG	Green	-	The site remains available in the first 5 years' of the Plan period.
Achievable RAG	Green	-	The site is achievable, and likely to be economically viable.

Elbourn Way, Bassingbourn Site ID 116006, HELAA ID 40227)			
Criteria (with latest assessment date in brackets)	**RAG Rating**	**HELAA Comments**	**Promoter Comments**
Adopted Development Plan Policies RAG (2026)	Amber	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.	The assessment text is welcomed. The RAG rating should be updated to Green.
Flooding RAG (2026)	Amber	2% in Flood Zone 2. 6% in Flood Zone 3. Surface Water: 5% in a 1 in 1000 year event.	The updated 2026 Assessment RAG is welcomed. Endurance are confident the site can come forward without development in the flood zone.
Landscape Comment (2023)	Red	We have reviewed the submitted document, which includes limited information relating to landscape mitigation, beyond a statement that the development would be landscape led. There is therefore no change to the previous commentary and RAG rating.	A landscape-led scheme, informed by technical inputs, can be brought forward on the site. The scheme will be informed by these technical inputs, and it is anticipated the site will include extensive landscaping, hedgerow enhancement and open space to mitigate for any residual impact.
Biodiversity and Geodiversity (2023)	Green	-	The assessment is welcomed.
Policy Officer Comments (2021)	Green	-	The assessment is welcomed.
Historic Environment Comments (2026)	Amber	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. The additional information does not provide details of potential mitigation to protect the setting of	A carefully considered indicative layout can be produced for any application. This would be produced alongside heritage assessments to ensure that there is no adverse significant impact upon the heritage assets nearby.

		heritage assets, and therefore the rag rating remains amber.	Any residual impacts can be assessed at application stage. The RAG rating should be updated to Green.
Archaeology RAG (2025)	Amber	A trackway and associated enclosures are known from cropmarks in the area, likely to be of Iron Age or Roman date. Based on the limited additional information provided, the assessment score remains amber. Further detailed investigations would be required at the planning application stage given the existing evidence that this is archaeology in the area.	Detailed assessments can be secured by condition, and/or provided at application stage. The RAG rating should be updated to Green.
Accessibility Comment (2025)	Green	-	The assessment is welcomed.
Site Access RAG (2026)	Red	On the basis of the information submitted and the site's boundary, the site does not have a suitable, direct means of access from the public highway and is therefore inaccessible to highway users.	The site seeks to achieve a route from the existing development from the south. Technical works on the access are ongoing and will be submitted to future consultations and/or applications. At this stage, feasibility studies have demonstrated that safe and appropriate access can be provided to the site. The RAG rating should be updated to Amber.
Transport and Roads RAG Assessment (2026)	Amber	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.	The site is not of a scale likely to significantly impact local or trunk roads and could mitigate any residual impact through the application and Travel Plan. Endurance contend that the RAG rating

			should be updated to Green.
Noise, Vibration, Odour and Light Pollution Guideline Comments (2021)	Green	-	The assessment is welcomed.
Air Quality (2021)	Green	-	The assessment is welcomed.
Contaminated Land RAG (2021)	Amber	Potential for historic contamination, conditions required.	Any contamination will be identified through detailed investigations at application stage, with mitigations secured by condition. The RAG rating should be updated to Green.
Overall Suitability Score	Red	-	Endurance Estates contend that the Site is suitable for the development proposed. The suitability score should be updated to Green.
Available RAG	Green	-	The site remains available in the first 5 years' of the Plan period.
Achievable RAG	Green	-	The site is achievable, and likely to be economically viable.