Balsham Site ID 115953, HELAA ID 40438			
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 supporting text is supported, however Endurance contend that, as any policy constraints could be overcome through the planning application process, the RAG assessment should be updated to **Green.**
Flooding RAG (2025)	Amber	Flood Zone: Wholly in FZ1. Surface Water Flooding: 1% lies in a 1 in 100 year event.	The site is entirely within Flood Zone 1. The 1% of the site is in an area of surface flood risk, however this can be mitigated through the detailed design of the scheme. The RAG rating should be updated to **Green.**
Landscape Comment (2023)	Amber	The additional information provided sets out the retention and enhancement of existing trees, hedgerows and edge treatments. It is therefore considered that the principle of development is acceptable from a landscape perspective and the assessment score remains amber as some form of landscape mitigation is required.	The landscape mitigations which the development would include will fully mitigate any landscape harm. The RAG rating should be updated to **Green.**
Biodiversity and Geodiversity (2023)	Amber	The supporting information indicates that an Ecological Report has been prepared by Applied Ecology. This identified that there were no significant constraints to development upon designated sites. However, it is indicated that further detailed consideration is still required to fully rule out increased visitor pressure on Balsham Wood SSSI. Therefore there is no change to the site assessment scoring.	The Applied Ecology note confirms that there are no significant constraints to developing the site. Whilst further investigations are necessary, there is no reason to conclude that there would be unacceptable impacts to the Balsham Wood SSSI which cannot be mitigated through the application. The RAG rating should be updated to **Green.**

Policy Officer Comments (2021)	Green	-	The assessment is endorsed.
Historic Environment Comments (2023)	Green	-	The assessment is endorsed.
Archaeology RAG (2021)	Amber	Located on edge of the medieval settlement with evidence for prehistoric and Saxon activity known in the vicinity.	Archaeological investigations can be secured through the planning application, either prior to determination or through condition. The RAG rating should be updated to **Green.**
Accessibility Comment (2025)	Amber	Adequate accessibility to key local services, transport and employment opportunities. Proposed development would not require delivery of accompanying key services.	The site is readily accessible to the key local shops and services of the village. Endurance Estates welcome the acknowledgement that the development would not require accompanying key services. The RAG rating should be updated to **Green.**
Site Access RAG (2021)	Amber	The proposed site is acceptable in principle subject to detailed design.	The site can achieve safe and suitable access for pedestrians and vehicles. A detailed design will be provided at application stage. The RAG rating should be updated to **Green.**
Transport and Roads RAG Assessment (2021)	Amber	Any potential impact of the functioning of trunk roads and/or local roads could be reasonably mitigated.	The site is not of a scale which is likely to have any significant impacts upon local or trunk roads. Any residual harms which are identified through detailed highways assessments will be mitigated through the application. The RAG rating should be updated to **Green.**
Noise, Vibration, Odour and Light Pollution Guideline Comments (2021)	Amber	The site is capable of being developed to provide healthy internal and external environments	Subject to technical assessments, there is no reason to conclude that the site would not be able to provide a healthy internal and external environment.

			The RAG rating should be updated to **Green.**
Air Quality (2021)	Green	-	The assessment is endorsed.
Contaminated Land RAG (2021)	Amber	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.	Further investigations can be secured by conditions attached to any planning permission. The RAG rating should be updated to **Green.**
Overall Suitability Score	Amber	-	There are no insurmountable challenges which should preclude the development of the site. There is no reason to conclude that development cannot sufficiently mitigate any residual impacts. The RAG rating should be updated to **Green.**
Available RAG	Green	-	The assessment is welcomed. The site can be available for development within the first 5 years' of the Plan period.
Achievable RAG	Green	-	The assessment is welcomed.