

### Land between 103-144 Histon Road Cottenham assessment



### A map of Land between 103-144 Histon Road Cottenham

Site information	-
Site ID	115099
HELAA Site ID	200747
Suitable Site Area (ha)	1.42
Ward/Parish	Cottenham
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	10-30
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
2025 Flood Risk RAG	Amber
Assessment 2025	Affiber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 2% lies in a 1 in 30 year event, 3% lies in a 1 in 1000 year event and 15% 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 2025	Amber
Landscape Comment 2025	The site is within the green belt and removed from the development framework but contained by existing garden boundaries. Development could be accommodated with mitigation, if responding to the low-density context, and minimising views of intrusive development to the north-west with a robust landscape strategy.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	The proposed development is located near a non-statutory designated site and may require bespoke mitigation or compensation to remove any risk of harm. The proposed site may contain priority habitat, which will require assessment and possible compensation if removed.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	-

Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. The site is wholly outside an open space designation
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 2025	Amber
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints.

Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 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 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 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 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination, conditions required.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	100
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 CNB
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
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	38
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



# Land to the south of Oakington Road Cottenham assessment



### A map of Land to the south of Oakington Road Cottenham

Site information	-
Site ID	115120
HELAA Site ID	40296
Suitable Site Area (ha)	3.51
Ward/Parish	Cottenham
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	65-75
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development	Development of the site has some potential policy constraints, but these
Plan Policies Comment 2025	could be overcome through the planning application process.
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 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is inset into the urban edge of the village. It is open and level and not well screened. Extending the urban edge of the village to the southeast would infill the gap in the urban edge. Some development is possible on site subject to being of an appropriate scale and massing and a landscape buffer will be required.
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	Application unlikely to require Natural England consultation.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
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	No built heritage constraints.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located on the south western edge of the historic village core
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-

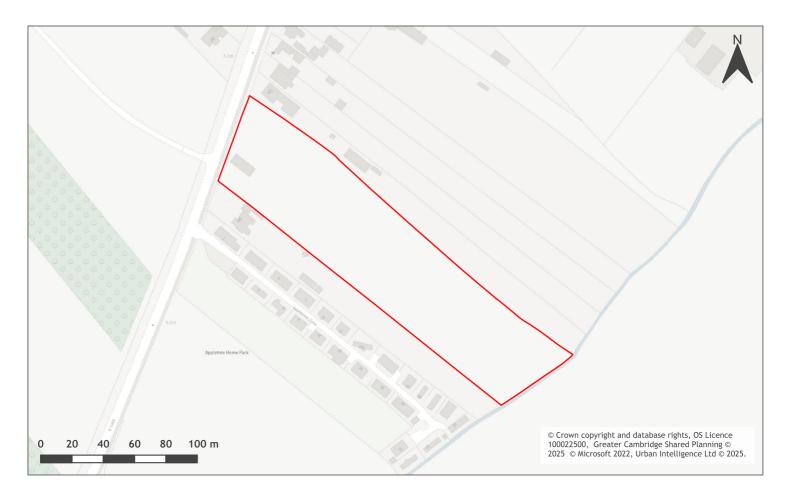
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline 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 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 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 2025	-
Contaminated Land Officer Comments 2025	-

outline planning permission 20/04906/OUT (34 new residential units as a		
Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints - Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Monade 4 Agricultural Land Classification Non Agricultural Land Classification Whon Agricultural Land Classification Von Agricultural Land Classifi		-
Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Word Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in t		-
Orfficer Comments 2021 Overall Suitability Score Further constraints - Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Social Housing Rural Exception Social Housing		Amber
Further constraints  Agricultural Land Classification Grade 1  Agricultural Land Classification Grade 2  Agricultural Land Classification Grade 3  Agricultural Land Classification Grade 3  Agricultural Land Classification Grade 4  Agricultural Land Classification Non Agricultural Land Classification Urban  Source Protection Zone Highways England Zones  Available		Potential for historic contamination, conditions required.
Agricultural Land Classification Grade 1  Agricultural Land Classification Grade 2  Agricultural Land Classification Grade 3  Agricultural Land Classification Grade 4  Agricultural Land Classification Forade 4  Agricultural Land Classification Non Agricultural Land Classification Viban  Source Protection Zone Highways England Zones  Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending f	Overall Suitability Score	Amber
Classification Grade 1  Agricultural Land Classification Grade 2  Agricultural Land Classification Grade 3  Agricultural Land Classification Grade 4  Agricultural Land Classification Grade 4  Agricultural Land Classification Non Agricultural  Agricultural Land Classification Urban  Source Protection Zone  Highways England Zones  Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT)	Further constraints	-
Classification Grade 2  Agricultural Land Classification Grade 3  Agricultural Land Classification Grade 4  Agricultural Land Classification Non Agricultural  Agricultural Agricultural  Agricultura	5	40.04
Agricultural Land Classification Grade 4  Agricultural Land Classification Non Agricultural Agri	•	0
Classification Grade 4  Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban  Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning Permission 20/04906/OUT (34 new residential units as a Soci		0
Classification Non Agricultural Agricultural Land Classification Urban  Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Social Housing Rural E		0
Classification Urban  Source Protection Zone Highways England Zones  Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Site Site Site Site Site Site Site Sit	Classification Non	0
Highways England Zones  Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Unit of the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Unit of the England Properties of the of the En	•	59.96
Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a Social Housing Rural Exception Site in the Site?	Source Protection Zone	0
Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning Permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline planning Permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the outline plannin	Highways England Zones	A14 CNB
developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT) (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT) (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT) (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT) (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT)	Available	-
ownership impediments to development?  Is there planning permission to develop the site?  Yes, Outline planning permission granted for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT)	developer or landowner who has expressed an	confirmed that the site is available for development in the timescales
permission to develop the site?  new residential units as a Social Housing Rural Exception Site in the Greenbelt. (20/04906/OUT), Application pending for reserved matters of outline planning permission 20/04906/OUT (34 new residential units as a	ownership impediments	No
Social Flousing Rulal Exception Site in the Greenbett (1.(257,000347 REM)	permission to develop the	, , , , , , , , , , , , , , , , , , , ,
When will the site be available for development?	available for	0 to 5 years
Available RAG Amber	Available RAG	Amber
Achievable -	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	prospect that the site will be developed?	known to be available for development. The site has a low existing use
Achievable RAG Green	Achievable RAG	Green
Capacity -	. ,	
	Prevailing Density (weighted) (dwellings per ha)	30

Residential capacity at prevailing density	84
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land Between 135 and 149, Histon Road, Cottenham assessment



#### A map of Land Between 135 and 149, Histon Road, Cottenham

Site information	-
Site ID	115425
HELAA Site ID	40122
Suitable Site Area (ha)	1.35
Ward/Parish	Cottenham
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	20-40
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 3 (1%). Surface Water Flooding: 2% lies in a 1 in 100 year event. 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zones 3a or 3b.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is not suitable due to it's separation from the village. This is a sensitive boundary, separating the new settlement from the existing Caldecote village. This would take the Major Development Site closer to the northern edge of Highfields Caldecote reducing separation to under 100m.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Green

Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, hedges and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
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 a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in a landscape of extensive prehistoric and Roman archaeology
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
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 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 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 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 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	100
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 CNB
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
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	37
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land between 144-146 Histon Road, Cottenham assessment



### A map of Land between 144-146 Histon Road, Cottenham

Site information	-
Site ID	115436
HELAA Site ID	40034
Suitable Site Area (ha)	0.67
Ward/Parish	Cottenham
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	6
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development	Development of the site has some potential policy constraints, but these
Plan Policies Comment 2025	could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 15% lies in a 1 in 1000 year event
Flood Risk RAG	-
Assessment 2023	
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is currently highly visible from areas along both Oakington and Histon roads. Most significantly because of the presence of the Leylandii and their heights which allow you to pick out the site from afar. The nursery with greenhouses and storage areas is largely screened because of this. However, the linear form of development that would be created by this back land development would not be in keeping with this part of the village.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Green

Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England Consultation. There are no apparent priority habitats within the site; however, there are, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
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 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	Previous development on the site is likely to have severely impacted
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-

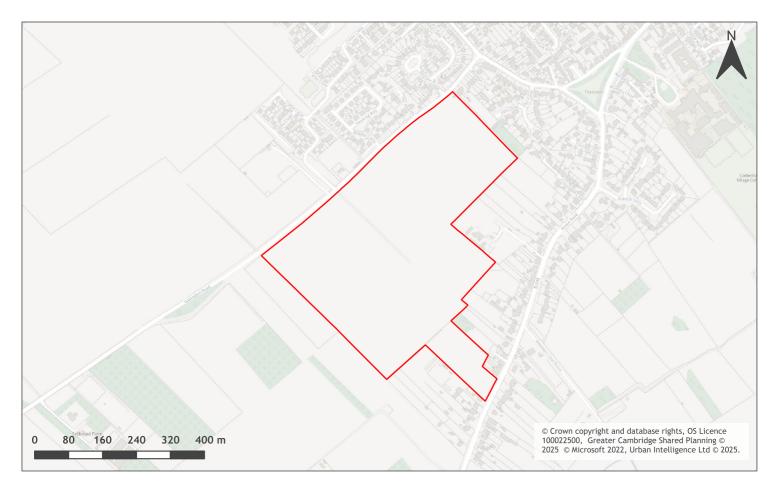
-
-
Red
The access link to the public highway is unsuitable to serve the number of units that are being proposed.
-
-
-
-
Green
Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
-
-
-
-
Amber
The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
-
-
-
-
Green
Site does not lie within an AQMA. Minimal traffic impact on AQMA.

Contaminated Land RAG Assessment 2025 Contaminated Land Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Arber Assessment 2021 Contaminated Land Cofficer Comments 2021 Contaminated Land Officer Comments 2021 Contaminated Land Coreal Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Word Agricultural Land Classification Urban Source Protection Zone Is the site controlled by a developer of landowner who has expressed an intention to developp Are there known legal or ownership impediments to developement? Is there planning permission to develop the site? When will the site be available for development? When will the site be available for development?  No, Appeal dismissed  Free Achievable  Is there a reasonable prospect that the site will known to be available for development. The site has a low existing use value and propriate density. Achievable RAG Green		
Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land Assessment 2021 Contaminated Land Assessment 2021 Contaminated Land Assessment 2021 Contaminated Land Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification When Agricultural Land Classification Brade 4 Agricultural Land Classification When Agricultural Land Classification Brade 4 Agricultural Land Classification When When When When When When When Whe		-
Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification William Score Scor		-
Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Success Core Interest Constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Forade 4 Agricultural Land Classification Forade 5 Agricultural Land Classification Grade 6 Classification Grade 7 Agricultural Land Classification Grade 8 Agricultural Land Classification Grade 9 Classification Forade 9 Agricultural Land Classification Forade 9 Classification Forade 9 Classification Forade 9 Agricultural Land Classification Forade 9 Class		-
Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 5 Agricultural Land Classification Grade 6 Agricultural Land Classification Without Policy Poli		-
Officer Comments 2021 contamination, conditions required.  Overall Suitability Score Red  Further constraints		Amber
Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agr		
Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Vibra Agricultural Land Classification Urban Source Protection Zone Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available RAG 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.	Overall Suitability Score	Red
Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG 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.	Further constraints	-
Classification Grade 2 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG 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.		100
Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available  Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  When will the site be available for development?  Available RAG 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.		0
Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG 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.		0
Classification Non Agricultural Land Classification Urban 0 Source Protection Zone Highways England Zones Available - The site was submitted by the landowner and/or site promoter who has expressed an intention to develop?  Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  When will the site be available for development?  When will the site be available for development?  Available RAG Green  Achievable - 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.		0
Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? When will the site be available RAG Achievable Is there a reasonable prospect that the site will be developed?  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.  No  No  O-5 Years  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.	Classification Non	0
Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  Are there known legal or ownership impediments to development?  No, Appeal dismissed  No, Appeal dismissed  O-5 Years  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.		0
Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  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.  No  No  O-5 Years  Green  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.	Source Protection Zone	0
Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  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.  No  No  O-5 Years  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.  No  Appeal dismissed  O-5 Years  Green  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.	Highways England Zones	A14 CNB
developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  When will the site be available for development?  Available RAG  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.	Available	-
ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG  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.	developer or landowner who has expressed an	confirmed that the site is available for development in the timescales
permission to develop the site?  When will the site be available for development?  Available RAG  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.	ownership impediments	No
available for development?  Available RAG  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.	permission to develop the	No, Appeal dismissed
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.	available for	0-5 Years
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.	Available RAG	Green
prospect that the site will known to be available for development. The site has a low existing use be developed? value and residential development is likely to be economically viable at an appropriate density.	Achievable	-
Achievable RAG Green	prospect that the site will be developed?	known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at
	Achievable RAG	Green

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	19
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



# Histon Road, Cottenham assessment



### A map of Histon Road, Cottenham

Site information	-
Site ID	115437
HELAA Site ID	40237
Suitable Site Area (ha)	21.29
Ward/Parish	Cottenham
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	250
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
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. 3% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This very large site effectively fills a considerable gap between Oakington Road and Histon Road. The key western boundary is currently very open and allows long views towards the village and its dense edge of trees which allow filtered views of rooftops and trees. Development on this site would unalterably change the character of Cottenham, particularly on approach from the west.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber

Biodiversity and Geodiversity Officer Comments 2021	Discharge of water or liquid waste over 20m³ per day would require consultation with Natural England. No designated sites in close proximity. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/priority habitat. Majority of site is of apparent low ecological value (arable). Farmland bird populations may be present. Roosting bats may be present in building and mature trees (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 2025 Policy Officer Comment	-
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 southern boundary of the Conservation Area lies to the north east of the site as do Grade II listed Moretons Almshouses. The design and height of any development will need to be considered to ensure no harm to the setting of these heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in a landscape of extensive prehistoric and Roman archaeology
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-

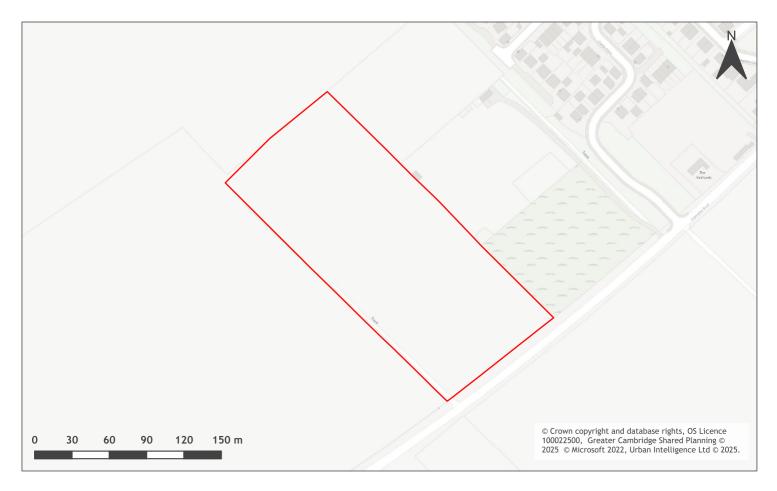
-
-
Amber
The proposed site is acceptable in principle subject to detailed design.
-
-
-
-
Amber
Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
-
-
-
-
Amber
The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
-
-
-
-
Green
Site does not lie within an AQMA. Minimal traffic impact on AQMA.

Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Arber Assessment 2021 Contaminated Land Officer Comments 2021 Contaminated Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known tegal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable Is there a reasonable prospect that the site will 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. Green  Order Protection Zone Are there a reasonable prospect that the site will 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 Achievable RAG Green Achievable RAG Green		
Officer Comments 2025 Contaminated Land RAG Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land ASG Assessment 2021 Contaminated Land ASG Assessment 2021 Overall Suitability Score Further constraints - Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification William Classification Urban Source Protection Zone Highways England Zones Available - Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG 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 repropriate density.		-
Assessment 2023 Contaminated Land Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Forade 4 Agricultural Land Classification Non Agricultural Classification Non Agricultural Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  When will the site be available For development? 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. The site has a low existing use value and residential development. Is likely to be economically viable at an appropriate density.		-
Officer Comments 2023 Contaminated Land RAG Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Forade 4 Agricultural Land Classification Who Agricultural Land Classification Grade 5 Agricultural Land Classification Grade 6 Agricultural Land Classification Grade 7 Agricultural Land Classification Grade 8 Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? 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.		-
Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Whan Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG 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. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.		-
Officer Comments 2021 Overall Suitability Score Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available RAG 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.		Amber
Further constraints Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG 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.		Potential for historic contamination, conditions required.
Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG 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. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.	Overall Suitability Score	Red
Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Ag	Further constraints	-
Classification Grade 2 Agricultural Land Classification Grade 4 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG 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.		92.35
Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available  Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  When will the site be available for development?  Available RAG 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.	0	0
Classification Grade 4 Agricultural Land Classification Non Agricultural Land Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available - Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? When will the site be available for development? Available RAG 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.		0
Classification Non Agricultural Land Classification Urban  Source Protection Zone Highways England Zones Available - Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site?  When will the site be available for development?  Available RAG Achievable - Is there a reasonable prospect that the site will be developed?  The land has been promoted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.  No  No  Output  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.  No  No  Source Protection Zone  A14 CNB  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.  No  Output  The site was submitted 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.		0
Classification Urban  Source Protection Zone Highways England Zones Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG Achievable  Is there a reasonable prospect that the site will be developed?  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.  No  No  No  No  Forelevant recent planning history  Forelevant recent planning history  Forelevant recent planning history  Forelevant recent planning history  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.	Classification Non	0
Highways England Zones  Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  Are there known legal or ownership impediments to develop the site?  No  No  No  Find 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.  No  No  Find 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.  No  Find 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.  No  Find the site was submitted by the landowner and/or site promoter who has confirmed that the site promoter who has confirmed that the site is available for development in the timescales indicated.  No  Find the site was submitted by the landowner and/or site promoter who has confirmed that the site is available		7.65
Available  Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  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.  No  No  Solution:  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.  No  Solution:  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.  Solution:  The site was submitted by the landowner and/or site promoter who has confirmed that the site promoter who has confir	Source Protection Zone	0
Is the site controlled by a developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  When will the site be available for development?  Available RAG  Achievable  Is there a reasonable prospect that the site will be developed?  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.  No  No  One of the site promoter who has confirmed that the site is available for development in the timescales indicated.  No  One of the site promoter who has confirmed that the site is available for development in the timescales indicated.  No  One of the site promoter who has confirmed that the site is available for development in the timescales indicated.  No  One of the site promoter who has confirmed that the site promoter who has confirmed that the site is available for development in the timescales indicated.  No  The site was submitted by the landowner and/or site promoter who has confirmed that the site promoter who has confirmed that the site is available for development in the timescales indicated.  No  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.	Highways England Zones	A14 CNB
developer or landowner who has expressed an intention to develop?  Are there known legal or ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  When will the site be available for development?  Available RAG  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 is likely to be economically viable at an appropriate density.	Available	-
ownership impediments to development?  Is there planning permission to develop the site?  When will the site be available for development?  Available RAG  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.	developer or landowner who has expressed an	confirmed that the site is available for development in the timescales
permission to develop the site?  When will the site be available for development?  Available RAG  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.	ownership impediments	No
available for development?  Available RAG  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.	permission to develop the	No relevant recent planning history
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.	available for	6-10 Years
Is there a reasonable prospect that the site will known to be available for development. The site has a low existing use 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.	Available RAG	Green
prospect that the site will known to be available for development. The site has a low existing use be developed? value and residential development is likely to be economically viable at an appropriate density.	Achievable	-
Achievable RAG Green	prospect that the site will	known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at
	Achievable RAG	Green

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	319
Estimated employment space (m2)	0
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	11-15 Years



## Land to the north of Oakington Road, Cottenham assessment



### A map of Land to the north of Oakington Road, Cottenham

Site information	-
Site ID	115438
HELAA Site ID	40417
Suitable Site Area (ha)	2.8
Ward/Parish	Cottenham
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	90
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 10% lies in a 1 in 30 year event. 6% 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 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	Additional information states the case for medium scale development in sustainable villages and proposes strategic landscaping on boundaries to mitigate views. However the site remains isolated and poorly connected and is a further expansion of ribbon development into the countryside. The high density of development proposed (over 32DPH at village edge) makes provision of strategic landscape and open space difficult to achieve. Therefore the assessment rating remains red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This very edge of village location is quite isolated from other development and does not lend itself to the numbers of houses being proposed. An existing creep of development has begun to occur along Oakington Road, eroding the village approach. Currently, this ends at Clarke Close, one field away from the site. It is considered that development of this site would alter, irreversibly, the approach into Cottenham from the countryside. The site would be an isolated development, separated from the village making it unsustainable.
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 Biodiversity and Geodiversity Guideline Comments 2023 Biodiversity and Geodiversity Guideline Comments 2023 Biodiversity and Geodiversity RAG Assessment 2021 Biodiversity and Geodiversity PAG Assessment 2021 Biodiversity and Geodiversity Officer Comments 2021 Biodiversity and Geodiversity Guideline Comments 2021 Biodiversity and Geodiversity Guideline Comments 2021 Biodiversity and Geodiversity Guideline Comments 2021 Biodiversity Guideline Comments 2021 Biodiversity Guideline Comments 2021 Policy AGR Rating 2025 Policy Officer Comment 2025 Historic Environment RAG Assessment 2025 Historic Environment RAG Assessment 2025 Historic Environment RAG Assessment 2023 Historic Environment RAG Assessment 2021 Archaeology RAG Assessment 2025 Archaeology RAG Assessment 2025 Archaeology RAG Assessment 2023 Archaeology PAG Assessment 2023 Archaeology PAG Assessment 2023 Archaeology PAG Assessment 2021 Archaeology RAG Assessment 2021 Archaeology RAG Assessment 2021 Archaeology RAG Assessment 2021 Archaeology PAG Assessment 2023 Archaeology PAG Assessment 2025 Archaeol		
Biodiversity and Geodiversity Guideline Comments 2023 Biodiversity and Geodiversity RAG Assessment 2021 Biodiversity and Geodiversity RAG Assessment 2021 Biodiversity and Geodiversity And Geodiversity Comments 2021 Biodiversity and Geodiversity Officer Comments 2021 Biodiversity and Geodiversity Officer Comments 2021 Biodiversity and Geodiversity Comments 2021 Biodiversity and Geodiversity Comments 2021 Biodiversity and Geodiversity and Geodiversity and Geodiversity and Geodiversity and Geodiversity Guideline Comments 2021 Biodiversity Guideline Comments 2021 Biodiversity Guideline Comments 2021 Policy RAG Rating 2025 Policy Officer Comment 2025 Policy Officer Comment 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment Comments 2023 Historic Environment Comments 2023 Historic Environment Comments 2021 Biodiversity Comment 2021 Biodiversity Guideline Comments 2021 Biodiversity Guideline Comments 2023 Historic Environment Comment 2025 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2025 Archaeology Officer Comment 2023 Archaeology Officer Comment 2025 Archaeology Officer Comment 20	Geodiversity Officer	impacts and mitigation and therefore there is no change to the site
Geodiversity RAG Assessment 2021 Biodiversity and Geodiversity Officer Comments 2021 Biodiversity Officer Comments 2021  Biodiversity Officer Comments 2021  Biodiversity and Geodiversity and Geodiversity and Geodiversity Guideline Comments 2021  Biodiversity and Geodiversity Guideline Comments 2021  Policy RAG Rating 2025 Policy Officer Comment 2025  Historic Environment RAG Assessment 2025 Historic Environment Comments 2025  Historic Environment Comments 2021  Historic Environment Comments 2021  Historic Environment Comments 2023  Historic Environment Comments 2021  Historic Environment Comments 2023  Historic Environment Comments 2021  Bevelopment of the site way 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 Guideline	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
Geodiversity Officer Comments 2021  require consultation with Natural England. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arabie habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable).  Biodiversity and Geodiversity Guideline Comments 2021  Policy RAG Rating 2025  Policy Officer Comment 2025  Policy Officer Comment 2025  Policy Officer Comment 2025  Historic Environment RAG Assessment 2025  Historic Environment Comments 2023  Historic Environment Comments 2023  Historic Environment Comments 2021  Archaeology RAG Assessment 2025  Archaeology Gfficer Comment 2025  Archaeology Officer Comment 2025  Archaeology Officer Comment 2023  Archaeology Officer Comment 2023  Archaeology Officer Comment 2023  Archaeology Officer Comment 2023  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Gfficer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Gfficer Comment 2021  Archaeology Gfficer Comment 2025  Archaeology Officer Comment 2021  Archaeology Gfficer Comment 2025  Archaeology Gfficer Comment 2021  Archaeology Gfficer Comment 2021  Archaeology Gfficer Comment 2021  Archaeology Officer Comment 2021  Archaeology Gfficer Comment 2021  Archaeology Gfficer Comment 2025  Archaeology Gfficer Comment 2021  Archaeology Gf	Geodiversity RAG	Amber
Geodiversity Guideline Comments 2021  Policy RAG Rating 2025  Policy Officer Comment 2025  Historic Environment RAG Assessment 2025  Historic Environment RAG Assessment 2023  Historic Environment RAG Assessment 2021  Historic Environment RAG Assessment 2021  Historic Environment RAG Assessment 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 2025  Archaeology Officer Comment 2025  Archaeology Officer Comment 2023  Archaeology Officer Comment 2023  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2023  Archaeology Officer Comment 2021  Archaeology Officer C	Geodiversity Officer	require consultation with Natural England. Boundary trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support
Policy Officer Comment 2025 Historic Environment RAG Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG	Geodiversity Guideline	site, or those with a regional or local protection but the impact could be
Historic Environment RAG Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021  Historic Environment RAG Assessment 2021  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 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2023  Archaeology Officer Comment 2023  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer	Policy RAG Rating 2025	-
Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021 Historic Environment 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 2025 Archaeology Officer Comment 2025 Archaeology RAG Assessment 2023 Archaeology Officer Comment 2023 Archaeology RAG Assessment 2021 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2021 Archaeology Officer Comment 2021 Archaeology Officer Located adjacent to a cropmark compiled of Roman settlement Comment 2021 Accessibility RAG Assessment 2025 - Amber Assessment 2025 - Officer Accessibility RAG Assessment 2025 - Officer Assessment 2025 - Officer Amber Assessment 2025 - Officer		-
Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment RAG Assessment 2021  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 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2025  Archaeology Officer Comment 2021  Archaeology Officer Comment 2023  Arc		-
Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment RAG Assessment 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 2025 Archaeology Gfficer Comment 2025 Archaeology RAG Assessment 2023 Archaeology RAG Assessment 2023 Archaeology RAG Assessment 2023 Archaeology RAG Assessment 2021 Archaeology RAG Assessment 2021 Archaeology Gfficer Comment 2021 Archaeology Officer Located adjacent to a cropmark compiled of Roman settlement Comment 2021 Accessibility RAG Assessment 2025 - Automated Accessibility RAG Assessment 2025 - Officer  - Comment 2025 - Officer - Comment 2025 - Officer - Comment 2025 - Officer		-
Comments 2023  Historic Environment RAG Assessment 2021  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 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer		-
Assessment 2021 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 2025 Archaeology Officer Comment 2025 Archaeology RAG Assessment 2023 Archaeology Officer Comment 2023 Archaeology RAG Assessment 2021 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2021 Accessibility RAG Assessment 2025 - Automated Accessibility RAG Assessment 2025 - Officer		-
Comments 2021 but importantly not have a detrimental impact on any designated or non-designated heritage assets.  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer		Green
Assessment 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer  Archaeology Officer Comment 2021  Archaeology RAG Amber  Archaeology RAG Amber  Archaeology RAG Amber  Archaeology RAG Amber  Archaeology Officer Comment 2021  Archaeology RAG Amber  Amber		but importantly not have a detrimental impact on any designated or
Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Officer  Archaeology Officer  Located adjacent to a cropmark compiled of Roman settlement  Amber		-
Archaeology Officer Comment 2023  Archaeology RAG Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer  Archaeology Officer  Located adjacent to a cropmark compiled of Roman settlement		-
Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Officer  Accessibility RAG Assessment 2025 - Officer		-
Assessment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer  Assessment 2025 - Officer		-
Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer  Assessment 2025 - Officer		Amber
Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer		Located adjacent to a cropmark compiled of Roman settlement
Assessment 2025 - Officer	Assessment 2025 -	Amber
	Assessment 2025 - Officer	-

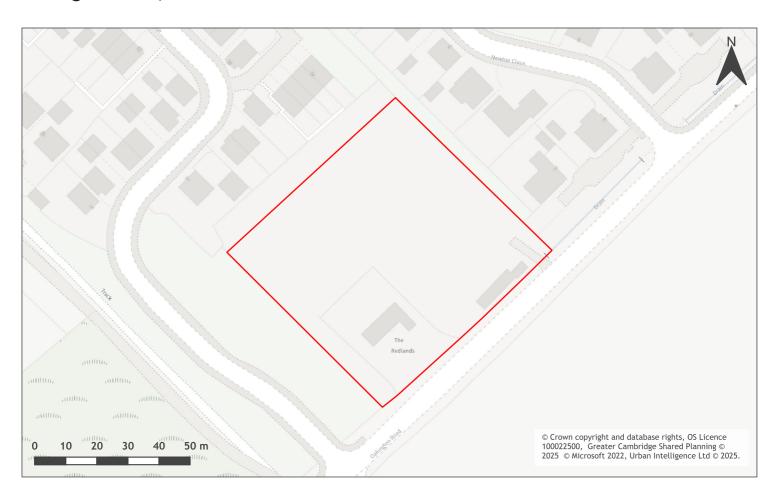
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject 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 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 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 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 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	96.5
Agricultural Land Classification Grade 2	3.5
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 CNB, A14 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	67
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



# Oakington Road, Cottenham assessment



### A map of Oakington Road, Cottenham

Site information	-
Site ID	115439
HELAA Site ID	40014
Suitable Site Area (ha)	0.53
Ward/Parish	Cottenham
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	14
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
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 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Green
Landscape Comment 2021	Site is an already developed plot with a single dwelling, gardens/grounds and some greenhouses on it. this very edge of village location does not lend itself to the numbers of houses being proposed, which would significantly reduce its capacity from that submitted by the promoter.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber

Biodiversity and Geodiversity Officer Comments 2021	Discharge to ground or surface water of more than 20m³/day would require consultation with Natural England. Northern boundary is likely to be traditional orchard; a Habitat of Principal Importance. Trees may also be of ecological value, although rest of site may be of low ecological value. Buildings and trees may support roosting bats (if suitable).
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
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 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	Archaeological work in the adjacent Clarke Close development indicate it is unlikely that significant archaeology will be located in this area
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-

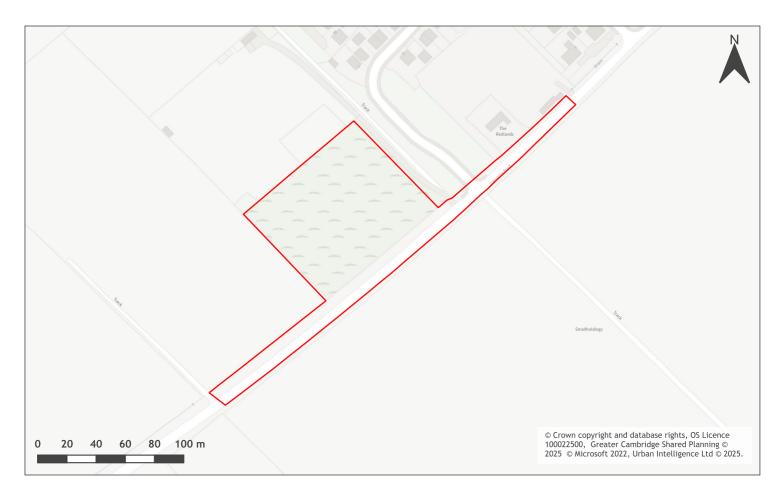
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 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 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 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 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 farm garden/grounds. Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	100
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 CNB
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
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)	34
Residential capacity at prevailing density	17
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land to north of Oakington Road, Cottenham assessment



#### A map of Land to north of Oakington Road, Cottenham

Site information	-
Site ID	115440
HELAA Site ID	40247
Suitable Site Area (ha)	1.22
Ward/Parish	Cottenham
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	23
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 17% lies in a 1 in 30 year event. 11% lies in a 1 in 100 year event. 15% 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 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development upon this site would have a significant adverse impact upon the landscape character and an encroachment into the countryside. Wide and local views are extensive due to low lying nature of land and little intervening vegetation. Even with a significant reduction in residential units with landscape mitigation measures the impact would still be adverse and the measures themselves would appear incongruous to the open landscape character.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Consultation with Natural England unlikely to be required unless discharge to ground or surface water is required. No other designated sites nearby. Unlikely to be priority habitats/Habitats of Principal Importance, although drain by South East boundary and boundary trees may be of ecological value and support protected or notable species. This could reasonably be retained. Arable habitats likely of low ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
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 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located adjacent to an extensive cropmark complex of Iron Age and Roman date.
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
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 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 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 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 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	100
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	A14 CNB
Available	_
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No, appeal dismissed
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	33
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



## Cottenham Sawmill, Histon Road, Cottenham assessment



#### A map of Cottenham Sawmill, Histon Road, Cottenham

Site information	
Site ID	115441
HELAA Site ID	40218
Suitable Site Area (ha)	1.46
Ward/Parish	Cottenham
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	45
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
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 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Views towards the site from Oakington Road are open and available, however, the reasonably low profile of the current buildings as well as the dense vegetation surrounding the site, provide a suitable buffering for the site. The proposals will be a more intensive use of the site, which would be suitable if, the unit numbers are contextual to the area. However, development would intensify development in the Histon road corridor.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Green

Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are records of great crested newts within the immediate vicinity. 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.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
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	No heritage concerns with development of this site. 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 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located on the south western edge of the historic village core
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	_
Accessibility Comment 2025	-
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 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 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 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 2025	-