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| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Inadequate accessibility to key local services, transport, and employment opportunities. |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |
| Site Access RAG Assessment 2021 | Red |
| Site Access Officer Comment 2021 | The proposed site does not to have a direct link to the adopted public highway. |
| Transport and Roads RAG Assessment 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 | Green |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |

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| AQMA RAG Assessment 2023 | - |
| Air Quality Officer Comment 2023 | - |
| AQMA RAG Assessment 2021 | Amber |
| Air Quality Officer Comment 2021 | Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| Contaminated Land RAG Assessment 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 | 0 |
| Agricultural Land Classification Grade 2 | 0 |
| Agricultural Land Classification Grade 3 | 100 |
| 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 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? | 6-10 Years |

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| 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 | 333 |
| 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 at Phypers Farm, Oakington assessment



A map of Land at Phypers Farm, Oakington

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| Site information | - |
| Site ID | 115377 |
| HELAA Site ID | 52688 |
| Suitable Site Area (ha) | 16.9037806505169 |
| Ward/Parish | Longstanton |
| Greenfield or Previously Developed? | Greenfield and Previously Developed Land |
| Category of site | Dispersal: Villages / Transport Corridor |
| Category of settlement | Not within or adjacent to an existing settlement |
| Current use(s) | - |
| Proposed development | Non-residential |
| Proposed employment floorspace (m2) | 10000 |
| Proposed residential capacity | 0 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

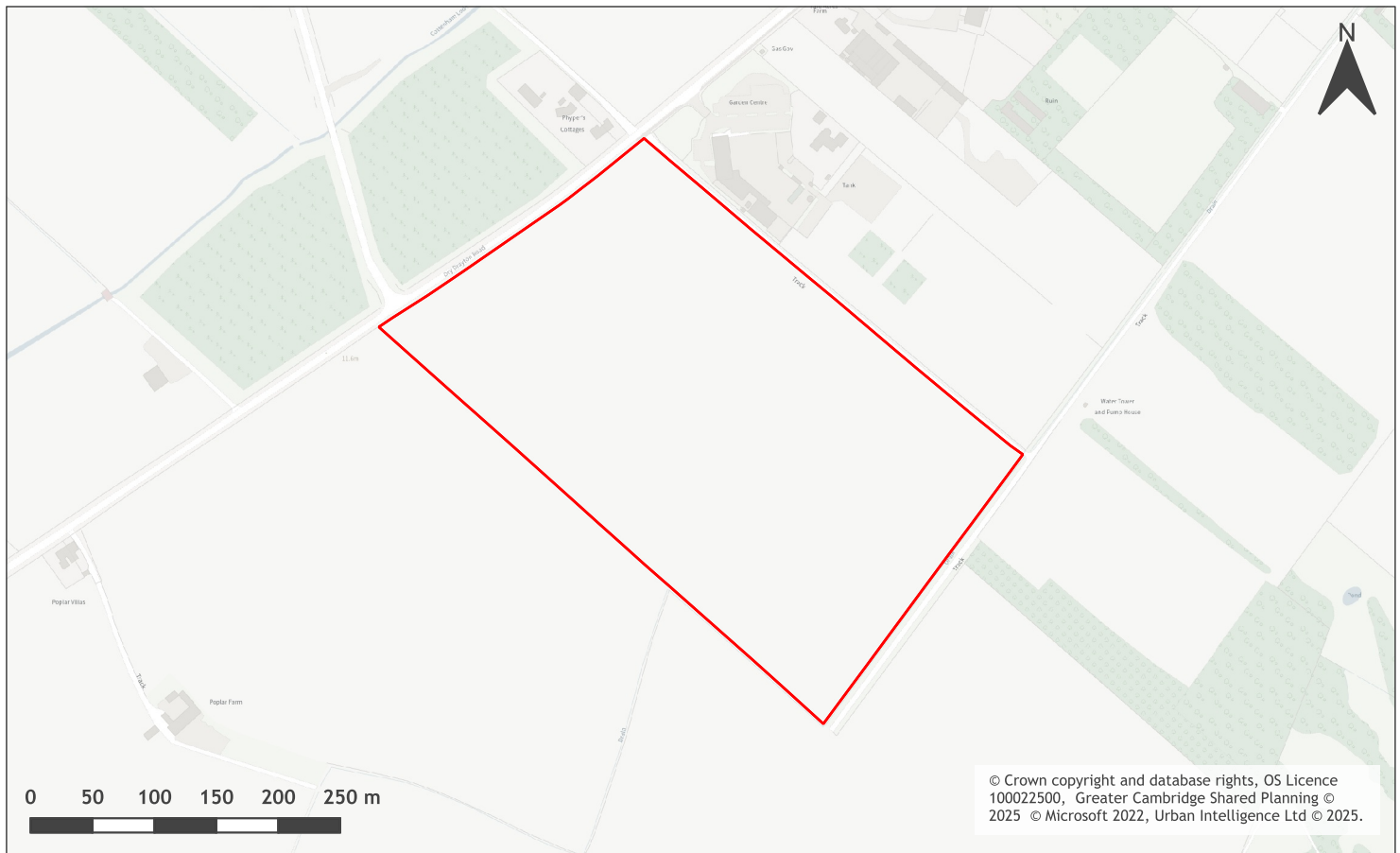
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| Adopted Development Plan Policies Comment 2025 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process. |
| Flood Risk RAG Assessment 2025 | Red |
| Flood Risk Officer Comment 2025 | Flood Zone: Partly in Flood Zone 2 (8%). Partly in Flood Zone 3 (41%).. Surface Water Flooding: 9% lies in a 1 in 30 year event. 4% lies in a 1 in 100 year event. 9% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Red |
| Flood Risk Officer Comment 2021 | The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Amber |
| Landscape Comment 2021 | Development throughout the site would have a significant adverse impact to the wide and local landscape character, and views. It would be an encroachment into the landscape, permanent, removal of existing open agricultural fields and urbanisation of the countryside. However, development to be restricted to the north of the site as an extension of the existing commercial build, with a significant reduction in commercial floor space the harm would be reduced subject to landscape mitigation measures. |
| 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 | - |

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| Biodiversity and Geodiversity Guideline Comments 2023 | - |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | No impact on sites designated for nature conservation. Boundary drains, Oakington Brook, trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. There are records of great crested newt within 500m and badger, barn owl, water vole and otter in immediate proximity to the site. Woodland may be of ecological value, although appears to be newly established. Grassland likely to be of low ecological value. All schemes should deliver at least 10% measurable net biodiversity gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation. |
| 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 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 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 |

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| Archaeology Officer Comment 2021 | Located in a landscape of extensive prehistoric and Roman archaeology. Cropmarks of this date range are recorded in the area |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| 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 | Green |
| Transport and Roads Guideline Comments 2021 | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 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 |

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| 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 | Not suggested for residential use therefore likely low 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 | 0 |
| Agricultural Land Classification Grade 2 | 84.94 |
| Agricultural Land Classification Grade 3 | 15.06 |
| 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 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. |

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| 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 employment 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 | 254 |
| Estimated employment space (m2) | 10000 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | - |
| Development completion timescales (years) | 0-5 Years |



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| Site information | - |
| Site ID | 115393 |
| HELAA Site ID | 40188 |
| Suitable Site Area (ha) | 11.4325866630375 |
| Ward/Parish | Longstanton |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages / Transport Corridor |
| Category of settlement | Not within or adjacent to an existing settlement |
| Current use(s) | - |
| Proposed development | Non-Residential |
| Proposed employment floorspace (m2) | 4500 |
| Proposed residential capacity | 0 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

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| 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. 17% 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 | The site is a large, Regular open agricultural field to the south of Oakington. The site appears remote from the village, and although open, views to the site are limited by the lack of PROWs, close-by dwellings and screening by vegetation and buildings. Development of the whole site would introduce a large, remote island of development into open countryside, separated from the village. Although the local landscape is only of average quality, such a large development would still produce harmful landscape and visual effects. |
| 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 | - |

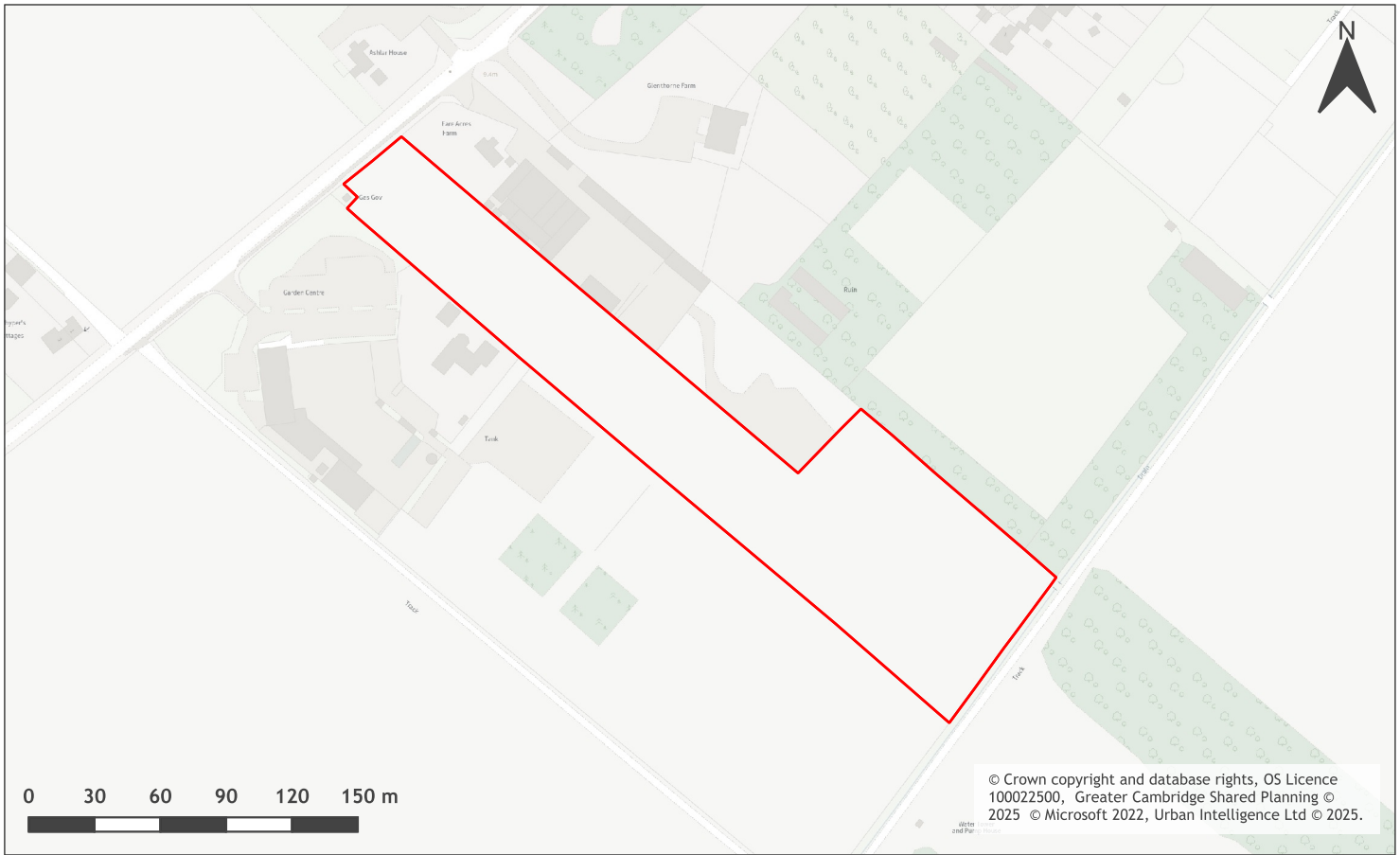
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| Biodiversity and Geodiversity RAG Assessment 2021 | Green |
| Biodiversity and Geodiversity Officer Comments 2021 | Consultation with Natural England not required. Designated sites not impacted. Boundary habitats may qualify as Habitats of Principal Importance/priority habitat and be of high ecological value but could be retained. Adjacent drains may support protected species e.g. water vole. Farmland birds may be present. Great crested newt records within 200m. Farmland bird populations may be present. |
| 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 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 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 in a landscape of extensive prehistoric and Roman archaeology |
| Accessibility RAG Assessment 2025 - Automated | Amber |

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| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| 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 | - |

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| 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 | 0 |
| Agricultural Land Classification Grade 2 | 100 |
| 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 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 |

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| 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 non-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 | 171 |
| Estimated employment space (m2) | 4500 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | - |
| Development completion timescales (years) | 0-5 Years |

Dry Drayton Road, Oakington assessment



A map of Dry Drayton Road, Oakington

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| Site information | - |
| Site ID | 115394 |
| HELAA Site ID | 51617 |
| Suitable Site Area (ha) | 2.00154432236337 |
| Ward/Parish | Longstanton |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages / Transport Corridor |
| Category of settlement | Not within or adjacent to an existing settlement |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 25 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

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| 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 | Red |
| Flood Risk Officer Comment 2025 | Flood Zone: Partly in Flood Zone 2 (33%). Partly in Flood Zone 3 (26%).. Surface Water Flooding: 40% lies in a 1 in 30 year event. 15% lies in a 1 in 100 year event. 19% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Red |
| Flood Risk Officer Comment 2021 | The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Red |
| Landscape Comment 2023 | A new supporting statement has been submitted which argues against the previous assessment on the grounds that existing, adjacent buildings already have an urbanising influence on the site. However, the existing buildings are low density, small scale with non-residential uses which have a low impact on the landscape and therefore don't set a precedent for new residential development. The landscape assessment therefore remains red. |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | This is an 'L' shaped site located to the south west of the village of Oakington outside the settlement framework. It is a rural location with access via Dry Drayton Road located to the north west of the site's boundary. The site is a grass field bordered by native hedgerows. Development upon this site would have an adverse impact to the landscape character. It would be an encroachment into the countryside and an urbanisation of the rural landscape. Even with a reduction in residential units the harm would still be incongruous and harmful and appear detached from the settlement framework. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |

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| Biodiversity and Geodiversity RAG Assessment 2023 | - |
| Biodiversity and Geodiversity Officer Comments 2023 | - |
| Biodiversity and Geodiversity Guideline Comments 2023 | - |
| Biodiversity and Geodiversity RAG Assessment 2021 | Green |
| Biodiversity and Geodiversity Officer Comments 2021 | Unlikely to impact on designated sites. Wooded boundaries and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed but may be of relatively low ecological importance. All schemes will need to achieve 10% biodiversity net gain to comply with local policy and emerging UK Government policy. |
| 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 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 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 no 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 | - |

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| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Cropmarks of probable late prehistoric or Roman date are recorded in the vicinity. |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| 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 | 0 |
| Agricultural Land Classification Grade 2 | 100 |
| 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 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. |

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| 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 | 48 |
| 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 at Mansel Farm, Station Road, Oakington assessment



A map of Land at Mansel Farm, Station Road, Oakington

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| Site information | - |
| Site ID | 115430 |
| HELAA Site ID | 40190a |
| Suitable Site Area (ha) | 1.4313253277039 |
| Ward/Parish | Longstanton |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages / Transport Corridor |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 35 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

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| 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: None |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Amber |
| Landscape Comment 2021 | Any development should avoid creating a visually elongated north-south edge to the village and should not extend past the line of existing development to the north of Station Road. A robust planting scheme will be required to screen and filter views and set development within the landscape. |
| 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 |

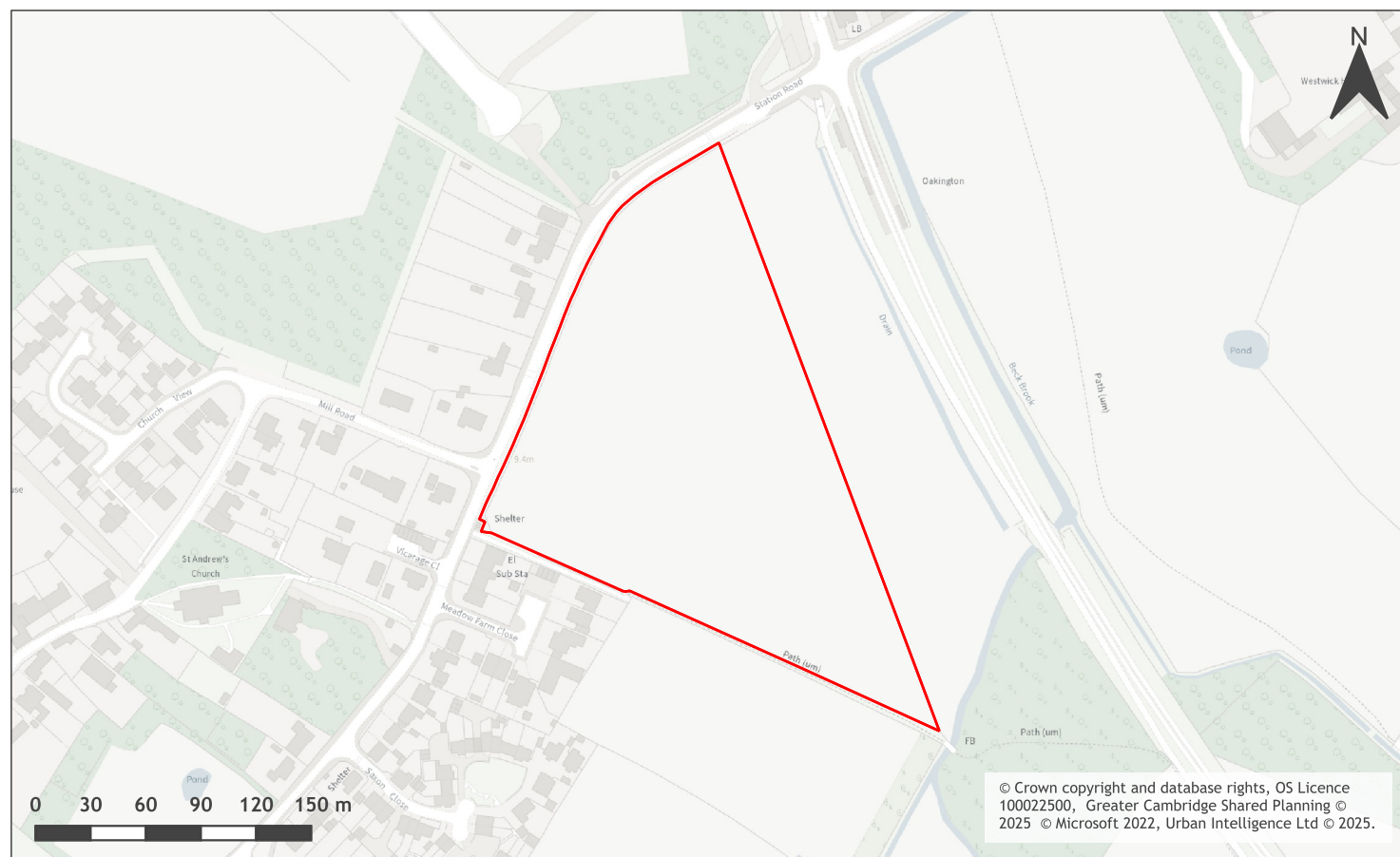
| | |
|---|---|
| Biodiversity and Geodiversity Officer Comments 2021 | Consultation with Natural England not required. Designated sites not impacted. Boundary hedgerow and adjacent habitats by east corner may be Habitats of Principal Importance/priority habitat and/or of high ecological value but most of site of low ecological value (arable). Water vole records for adjacent Beck Brook but 5m+ buffer possible. Farmland birds may be present. Pond within 100m may support great crested newt. |
| 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 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 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 would cause harm to the conservation area. 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 | Multi period cropmark features and earthwork remains recorded in the area. Anglo Saxon cemetery known to the south. |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |

| | |
|---|---|
| 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 |
| 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 | Amber |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 0 |
| Agricultural Land Classification Grade 3 | 78.61 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 21.39 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | 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 therefore it is 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 | 39 |
| 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 at Mansel Farm, Station Road, Oakington assessment



A map of Land at Mansel Farm, Station Road, Oakington

| Site information | - |
|--|--|
| Site ID | 115431 |
| HELAA Site ID | 40190 |
| Suitable Site Area (ha) | 3.71784105177076 |
| Ward/Parish | Longstanton |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages / Transport Corridor |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 35 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

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|---|--|
| 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 2 (13%). Partly in Flood Zone 3 (20%).. Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | 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 proposed development of 102 dwellings (approximately 27 DPH) would produce a large, dense area of development on the village edge that would be highly visible in the landscape at odds with the linear village form and lower existing housing densities. It would also significantly reduce the separation between Oakington and Westwick. The development of the whole site as proposed would produce unacceptable landscape and visual effects. The development of a large, bulky building such as a care home would be particularly inappropriate in this location. |
| 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 not required. Designated sites not impacted. Boundary hedgerow and adjacent habitats by east corner may be Habitats of Principal Importance/priority habitat and/or of high ecological value but most of site of low ecological value (arable). Water vole records for adjacent Beck Brook but 5m+ buffer possible. Farmland birds may be present. Pond within 100m may support great crested newt. |
| 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 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Red |
| Historic Environment Comments 2021 | Would cause significant harm to Conservation Area. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot 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 | Multi period cropmark features and earthwork remains recorded in the area. Anglo Saxon cemetery known to the south. |
| Accessibility RAG Assessment 2025 - Automated | Amber |

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|---|---|
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| 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 and the nearby Cambridge Guided Busway but is acceptable in principle subject to appropriate detailed design considerations and mitigation. |
| AQMA RAG Assessment 2025 | - |

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|---|--|
| 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 | 0 |
| Agricultural Land Classification Grade 2 | 0 |
| Agricultural Land Classification Grade 3 | 77.87 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 22.13 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | 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 | 89 |
| 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 |

Opposite 9 Station Road, Oakington assessment



A map of Opposite 9 Station Road, Oakington

| Site information | - |
|--|--|
| Site ID | 115432 |
| HELAA Site ID | 40307 |
| Suitable Site Area (ha) | 7.2150625738674 |
| Ward/Parish | Longstanton |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages / Transport Corridor |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 100 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

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|---|--|
| 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 2 (22%). Partly in Flood Zone 3 (28%).. Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 2% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | The site has some screening along station road but is generally open and exposed, and forms a prominent entrance to Oakington when approaching from the north. The proposed development of a 60 unit care home would be a landmark feature at the northern entrance to Oakington, and widely visible in an open landscape. A typical, large, bulky care home building would not be appropriate in the open, village edge location, and would cause unacceptable levels of harm to the landscape. |
| 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, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site 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 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | There are no known heritage assets on this site. The conservation area is close to the site, but the impact of any development could be mitigated by appropriate design of the buildings and access to the site. |
| 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 | Site contains multi period cropmark features and earthwork remains |
| Accessibility RAG Assessment 2025 - Automated | Amber |

| | |
|---|---|
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| 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 | - |

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|---|--|
| 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 | 0 |
| Agricultural Land Classification Grade 2 | 0 |
| Agricultural Land Classification Grade 3 | 88.59 |
| Agricultural Land Classification Grade 4 | 0 |
| Agricultural Land Classification Non Agricultural | 11.41 |
| Agricultural Land Classification Urban | 0 |
| Source Protection Zone | 0 |
| Highways England Zones | 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 | 152 |
| 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 north of Water lane, Oakington assessment



A map of Land north of Water lane, Oakington

| | |
|--|--|
| Site information | - |
| Site ID | 115433 |
| HELAA Site ID | 40381 |
| Suitable Site Area (ha) | 0.728242068650162 |
| Ward/Parish | Longstanton |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages / Transport Corridor |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 10 |
| 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: 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 | It would be difficult to develop this site without substantial landscape and visual harm to the village landscape. Any development would alter and degrade the landscape character, would likely remove most of the mature hedgerows and trees along Water lane, would impact on the Conservation Area and remove a large part of the Protected Village Amenity Area. Providing an acceptable level of landscape mitigation to set any development in the landscape would be difficult. |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | - |
| Biodiversity and Geodiversity Officer Comments 2023 | - |
| Biodiversity and Geodiversity Guideline Comments 2023 | - |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |

| | |
|---|--|
| Biodiversity and Geodiversity Officer Comments 2021 | Application unlikely to require Natural England consultation. There is a known local GCN metapopulation within the area that is likely to require assessment and mitigation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site 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 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Red |
| Policy Officer Comments 2021 | Site is located on protected open space (Protected Village Amenity Area). Development on protected open space is not acceptable in principle. |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | Potential impact to setting and character of the Conservation Area and Grade II* and Grade II listed buildings. The harm 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 the historic village core to the south of the medieval parish church. |
| Accessibility RAG Assessment 2025 - Automated | Amber |

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|---|--|
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| 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 | Green |
| Transport and Roads Guideline Comments 2021 | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 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 | Potential for historic contamination, conditions required. |
| Overall Suitability Score | Red |
| Further constraints | - |
| Agricultural Land Classification Grade 1 | 0 |
| Agricultural Land Classification Grade 2 | 0 |
| Agricultural Land Classification Grade 3 | 100 |
| 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 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 |

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| 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 | 21 |
| 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 south of Water Lane, Oakington assessment



A map of Land south of Water Lane, Oakington

| Site information | - |
|--|--|
| Site ID | 115434 |
| HELAA Site ID | 40189 |
| Suitable Site Area (ha) | 3.02847923815212 |
| Ward/Parish | Longstanton |
| Greenfield or Previously Developed? | Greenfield |
| Category of site | Dispersal: Villages / Transport Corridor |
| Category of settlement | Within or adjacent to Group Village |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 30 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |

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| 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 | Red |
| Flood Risk Officer Comment 2025 | Flood Zone: Partly in Flood Zone 3 (99%). Surface Water Flooding: 1% lies in a 1 in 100 year event. 44% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Red |
| Flood Risk Officer Comment 2021 | The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | - |
| Landscape Comment 2023 | - |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | Development of this site without substantial landscape and visual harm to the village. Any development access from Water Lane would alter and degrade the landscape character, removing the Important Countryside Frontage, closing views to the wider landscape, and impacting on the recreation ground, the Green Belt and the Conservation Area. Any large buildings, such as a care home, would cause significant landscape harm. |
| 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 | - |

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| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | Application unlikely to require Natural England consultation. The whole site is listed as potential floodplain grazing marsh, a priority habitat; however, this would require verification through survey. If the site assessment confirms the site is predominantly priority habitat, then the site should be assessed as Red. If the site is assessed as not predominantly priority habitat then the site can be assessed as Green. There is a water body adjacent to the southeast boundary which will require further assessment and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site 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 | - |
| Policy RAG Rating 2023 | - |
| Policy Officer Comment 2023 | - |
| Policy RAG Rating 2021 | Green |
| Policy Officer Comments 2021 | Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated. |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | - |
| Historic Environment Comments 2023 | - |
| Historic Environment RAG Assessment 2021 | Red |
| Historic Environment Comments 2021 | The site is entirely within the Conservation Area, comprising a piece of open space added to the Conservation Area in 2005 due to its importance to the area's history and setting. Development of the site would have a strongly adverse impact on the character and appearance of the Conservation Area, which cannot be reasonably mitigated. |
| Archaeology RAG Assessment 2025 | - |

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| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Red |
| Archaeology Officer Comment 2021 | The site contains earthworks relating to medieval settlement and agriculture. Extensive Saxon activity also known in the vicinity including a cemetery to the immediate east. |
| Accessibility RAG Assessment 2025 - Automated | Amber |
| Accessibility RAG Assessment 2025 - Officer Verified | - |
| Accessibility Comment 2025 | Adequate accessibility to key local services, transport, and employment opportunities. |
| 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 | - |