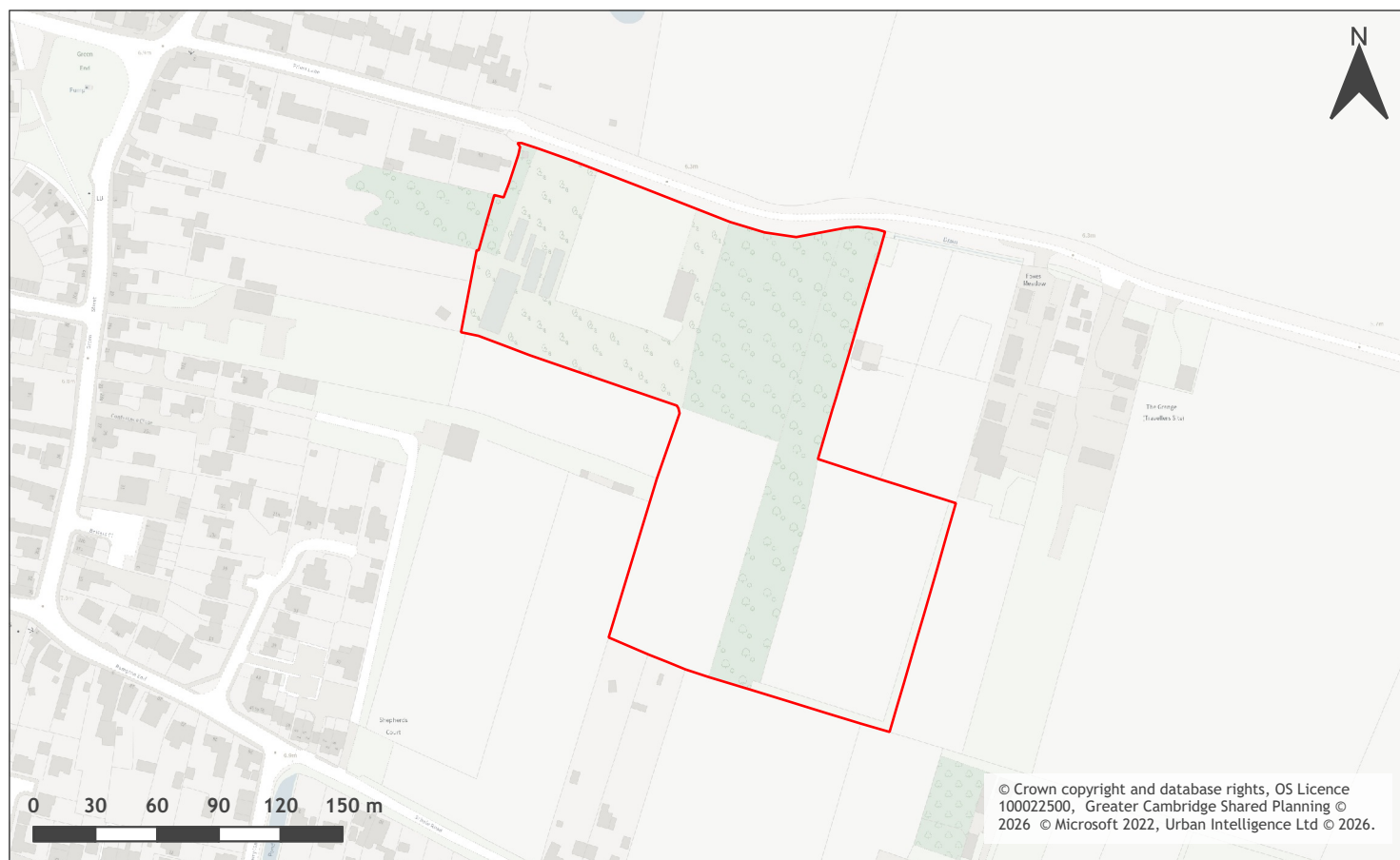


## Land south of Priest Lane, Willingham



A map of Land south of Priest Lane, Willingham

|                                            |                                                              |
|--------------------------------------------|--------------------------------------------------------------|
| Site information                           | -                                                            |
| Site ID                                    | 115084                                                       |
| HELAA Site ID                              | 40468                                                        |
| Suitable Site Area (ha)                    | 3.49                                                         |
| Ward/Parish                                | Over & Willingham                                            |
| Greenfield or Previously Developed?        | Greenfield, Previously developed land                        |
| Category of site                           | Dispersal: Villages                                          |
| Category of settlement                     | Within or adjacent to minor rural centre                     |
| Current use(s)                             | Commercial / Industrial, Paddock / Scrub, Woodland / Orchard |
| Proposed development                       | Residential                                                  |
| Proposed employment floorspace (m2)        | 0                                                            |
| Proposed residential capacity              | 100-125                                                      |
| Suitability                                | -                                                            |
| Adopted Development Plan Policies RAG 2026 | Amber                                                        |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026 | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2026                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2026                | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 5% lies in a 1-in-1,000-year event. 4% lies in a 1-in-100-year event. 8% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2025                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2025                | Flood zone: Wholly in Flood Zone 1; Surface water flooding: 8% lies in a 1 in 30 year event, 5% lies in a 1 in 100 year event and 5% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk RAG Assessment 2023                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Flood Risk Officer Comment 2023                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Flood Risk RAG Assessment 2021                 | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2021                | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                                                                                                                                                                 |
| Landscape RAG Assessment 2026                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2025                  | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2025                         | Having considered the additional information, the assessment has changed. The northern portion of the site was previously assessed as amber, with some capacity for development owing to a good level of existing screening. However, the added land is isolated from the existing settlement and encroaches onto the countryside. The proposed unit numbers would result in pressure to remove existing vegetation which would not be supported. Development would have adverse effects on landscape character and views, the assessment score has therefore been changed to red. |
| Landscape RAG Assessment 2023                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2023                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2021                  | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscape Comment 2021                                | The site is half woodland and the other half is enclosed densely by hedging. Development of the site would have the most impact on the section of woodland. Views to the north are long across the wide field on the north side of Priest Lane, but the low-lying nature of the land allows for landscape mitigations to be used with success. The unit numbers may be out of character for the village edges and would not allow for the retention of the woodland.                                                                                                                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity RAG Assessment 2025     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Officer Comments 2025   | Based on the new information provided, the assessment score has not changed. No further information has been provided to alter the ecology assessment of the site and previous comments still apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Officer Comments 2021   | Any residential development above 50 outside of current urban area will require consultation with Natural England. There are areas of woodland that have been registered on the 2014 National Forest Inventory that are likely to qualify as primary habitat, although there does appear to have been woodland clearing prior to May 2019. There are no other apparent priority habitats within the site; however, there are buildings, extensive 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 may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                                          |                                                                                                                                                                                                                                                                        |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy Officer Comment 2026              | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                |
| Policy RAG Rating 2025                   | 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                                                                             |
| Policy RAG Rating 2023                   |                                                                                                                                                                                                                                                                        |
| Policy Officer Comment 2023              |                                                                                                                                                                                                                                                                        |
| Policy RAG Rating 2021                   |                                                                                                                                                                                                                                                                        |
| Policy Officer Comments 2021             |                                                                                                                                                                                                                                                                        |
| Historic Environment RAG Assessment 2026 |                                                                                                                                                                                                                                                                        |
| Historic Environment Comments 2026       |                                                                                                                                                                                                                                                                        |
| Historic Environment RAG Assessment 2025 | Green                                                                                                                                                                                                                                                                  |
| Historic Environment Comments 2025       | Based on the additional information, the assessment of the site remains unchanged as Green. 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 | Green                                                                                                                                                                                                                                                                  |
| Historic Environment Comments 2021       | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.                                                                                             |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                                        |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                                        |
| Archaeology RAG Assessment 2025          | Amber                                                                                                                                                                                                                                                                  |
| Archaeology Officer Comment 2025         | The site is located on the eastern edge of the historic village. Previous investigations in the vicinity have identified archaeology relating to the Saxon and medieval settlement. Archaeological investigations would be necessary in advance of development.        |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                                                                                                                        |
| Archaeology Officer Comment 2023         |                                                                                                                                                                                                                                                                        |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                                                                                                                  |
| Archaeology Officer Comment 2021         | Located in a landscape of prehistoric and Roman archaeology                                                                                                                                                                                                            |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                                                                                                                  |

|                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessibility Comment                                               | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                                                                                                                             |
| Site Access RAG Assessment 2026                                     | Amber                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site Access Officer Comment 2026                                    | Having considered the updated site submission details, the assessment score remains amber. The proposed site is acceptable in principle subject to detailed design.                                                                                                                                                                                                                                                |
| Site Access RAG Assessment 2025                                     | Amber                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site Access Officer Comment 2025                                    | Based on the additional information, the assessment of the site remains unchanged as Amber. The site is acceptable in principle, subject to greater detail. A significant level of infrastructure will be required to encourage more sustainable transport links outside the confines of the site. 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                                     | Amber                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site Access Officer Comment 2021                                    | The proposed site is acceptable in principle subject to detailed design.                                                                                                                                                                                                                                                                                                                                           |
| Transport and Roads RAG Assessment 2026                             |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Transport and Roads RAG Assessment 2025                             | Amber                                                                                                                                                                                                                                                                                                                                                                                                              |
| Transport and Roads Guideline Comments 2025                         | Having considered the updated information, the overall assessment score remains unchanged. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.                 |
| Transport and Roads RAG Assessment 2023                             |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Transport and Roads Guideline Comments 2023                         |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                                                                                                                                                                                                                              |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     | Amber                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                                                     |                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 | The assessment of the site remains unchanged as 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. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                                                                              |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                                                                              |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                        |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.                                                        |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                                                                              |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                              |
| AQMA RAG Assessment 2025                                            | Green                                                                                                                                                                                                                                                        |
| Air Quality Officer Comment 2025                                    | The assessment score remains at Green based on the additional information. 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                                            | Green                                                                                                                                                                                                                                                        |
| Air Quality Officer Comment 2021                                    | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                                                                              |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                                                                              |
| Contaminated Land RAG Assessment 2025                               | Amber                                                                                                                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                             | Based on the new information provided, the assessment has not changed. Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.                                                                    |
| Contaminated Land RAG Assessment 2023                               |                                                                                                                                                                                                                                                              |
| Contaminated Land Officer Comments 2023                             |                                                                                                                                                                                                                                                              |
| Contaminated Land RAG Assessment 2021                               | Amber                                                                                                                                                                                                                                                        |
| Contaminated Land Officer Comments 2021                             | Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.                                                                                                                                           |

|                                                                                               |                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                                                                    |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                                                                    |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 85.99                                                                                                                                                                                                |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                                                                    |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                                    |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                    |
| Agricultural Land Classification Urban (% overlap)                                            | 14.01                                                                                                                                                                                                |
| Source Protection Zone (% overlap)                                                            | 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 to 5 years                                                                                                                                                                                         |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                         |
| 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 |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                         |
| Capacity                                                                                      | -                                                                                                                                                                                                    |
| Prevailing Density (weighted) (dwellings per ha)                                              | 7                                                                                                                                                                                                    |
| Residential capacity at prevailing density                                                    | 20                                                                                                                                                                                                   |
| 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 West of High Street, Willingham



A map of Land to the West of High Street, Willingham

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115149                                   |
| HELAA Site ID                              | 200805                                   |
| Suitable Site Area (ha)                    | 1.01                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages / Transport Corridor |
| Category of settlement                     | Within or adjacent to minor rural centre |
| Current use(s)                             | Paddock / Scrub, Residential             |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 9-15                                     |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: 1% is in Flood Zone 2. 6% is in Flood Zone 3.</p> <p>Climate Change: 7% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 7% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 8% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2025                     | <p>Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (6%);</p> <p>Surface water flooding: 8% lies in a 1 in 30 year event 7% lies in a 1 in 1000 year event</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2023                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2021                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2021                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2025                       | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2025                              | <p>The site comprises long 'back gardens' associated with dwellings along Stocks Terrace. Some back garden infill has occurred on neighbouring plots, but development of the site would need to be sensitive to the surrounding context. One long strip has been excluded between this site and the existing housing development to the south, which limits its ability to be permeable and facilitate good connectivity. Generally, the site is well contained and the proposed retention of the wet woodland on the western edge of the site is a positive, buffering element in keeping with the general landscape character.</p> |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2021                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2021                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                                       |                                                                                                                                                                                       |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                       |
| Biodiversity and Geodiversity RAG Assessment 2025     | Amber                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2025   | The proposed site may contain priority habitat, which will require assessment and possible compensation if removed.                                                                   |
| Biodiversity and Geodiversity Guideline Comments 2025 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                       |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                       |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                       |
| Biodiversity and Geodiversity RAG Assessment 2021     |                                                                                                                                                                                       |
| Biodiversity and Geodiversity Officer Comments 2021   |                                                                                                                                                                                       |
| Biodiversity and Geodiversity Guideline Comments 2021 |                                                                                                                                                                                       |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                 |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                               |
| Policy RAG Rating 2025                                | 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.                                                 |
| Policy RAG Rating 2023                                |                                                                                                                                                                                       |
| Policy Officer Comment 2023                           |                                                                                                                                                                                       |
| Policy RAG Rating 2021                                |                                                                                                                                                                                       |
| Policy Officer Comments 2021                          |                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                       |
| Historic Environment Comments 2026                    |                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2025              | Red                                                                                                                                                                                   |

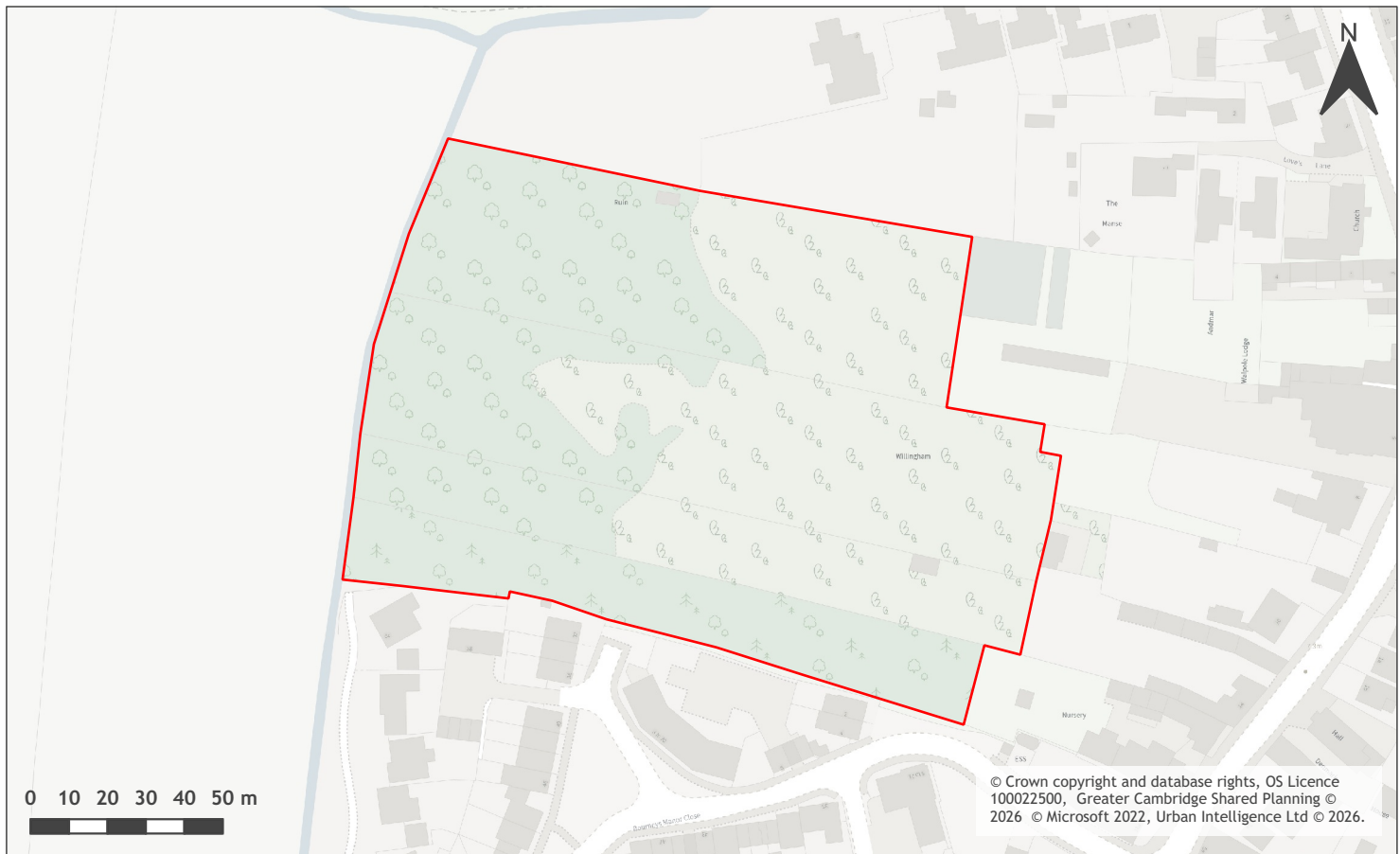
|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment Comments 2025       | Site is within 100m of several listed buildings and Willingham Conservation Area. Site comprises a subsection of a site previously assessed under 40549. Development on this site would negatively impact the Willingham Conservation Area and the setting of 12 & 14 High Street, and the Cottage with Shop in the curtilage of number 10, all Grade I Listed Buildings, blocking most of the remaining connection to the wider countryside and compromising the legibility of the plot patterns where it is best understood. Access points between number 14 and number 10, or between number 10 and the listed cottage have the potential to cause physical damage to the listed properties. 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. |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2023       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2021 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2021       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2025          | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2025         | The site is located to the west of the historic village core, and Saxon settlement is recorded in the vicinity. Further information would be necessary to determine the suitability of this site for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology Officer Comment 2023         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2021          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology Officer Comment 2021         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site Access RAG Assessment 2025          | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site Access Officer Comment 2025         | The site has been scored as Red. The site does not link to the adopted public highway and is therefore inaccessible to highway users.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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

|                                                               |                                                                                                                                                                           |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Air Quality Officer Comment 2026                              |                                                                                                                                                                           |
| AQMA RAG Assessment 2025                                      | Green                                                                                                                                                                     |
| Air Quality Officer Comment 2025                              | The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs. |
| AQMA RAG Assessment 2023                                      |                                                                                                                                                                           |
| Air Quality Officer Comment 2023                              |                                                                                                                                                                           |
| AQMA RAG Assessment 2021                                      |                                                                                                                                                                           |
| Air Quality Officer Comment 2021                              |                                                                                                                                                                           |
| Contaminated Land RAG Assessment 2026                         |                                                                                                                                                                           |
| Contaminated Land Officer Comments 2026                       |                                                                                                                                                                           |
| Contaminated Land RAG Assessment 2025                         | Amber                                                                                                                                                                     |
| Contaminated Land Officer Comments 2025                       | 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                       |                                                                                                                                                                           |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                                                                                                                                |
| Further constraints                                           | -                                                                                                                                                                         |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                                                                                                         |
| Agricultural Land Classification Grade 2 (% overlap)          | 97.72                                                                                                                                                                     |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                                                                                                                         |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                                                                                                         |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                                                                                                         |
| Agricultural Land Classification Urban (% overlap)            | 2.28                                                                                                                                                                      |

|                                                                                               |                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source Protection Zone (% overlap)                                                            | 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 to 5 years                                                                                                                                                                                         |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                         |
| 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 |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                         |
| Capacity                                                                                      | -                                                                                                                                                                                                    |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                   |
| Residential capacity at prevailing density                                                    | 27                                                                                                                                                                                                   |
| 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 West of High Street, Willingham



A map of Land to the West of High Street, Willingham

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115150                                   |
| HELAA Site ID                              | 40549                                    |
| Suitable Site Area (ha)                    | 1.93                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages                      |
| Category of settlement                     | Within or adjacent to minor rural centre |
| Current use(s)                             | Paddock / Scrub, Residential             |
| Proposed development                       | Mixed Use                                |
| Proposed employment floorspace (m2)        | 250-500                                  |
| Proposed residential capacity              | 29-50                                    |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                 |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: 1% is in Flood Zone 2. 5% is in Flood Zone 3.</p> <p>Climate Change: 6% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 9% lies in a 1-in-1,000-year event. 3% lies in a 1-in-100-year event. 11% lies in a 1-in-30-year event.</p>                                                                                                                                                                                |
| Flood Risk RAG Assessment 2025                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2025                   | <p>Flood zone: Partly in Flood Zone 2 (1%) Partly in Flood Zone 3 (5%);</p> <p>Surface water flooding: 11% lies in a 1 in 30 year event, 3% lies in a 1 in 100 year event and 9% lies in a 1 in 1000 year event</p>                                                                                                                                                                                                                                  |
| Flood Risk RAG Assessment 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2023                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2021                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2021                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2025                     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2025                            | The site comprises long 'back gardens' associated with dwellings along Stocks Terrace and George Street. Some back garden infill has occurred on neighbouring plots, but development will need to be sensitive to the surrounding context. Generally, the site is well contained and the proposed retention of the wet woodland on the western edge of the site is a positive and buffering element in keeping with the general landscape character. |
| Landscape RAG Assessment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2021                     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2021                            | The site is a field made up of a series of 'back gardens' associated with dwellings along the main street frontage. Over time, some back garden infill development has occurred which has encroached onto these spaces. Views into and out of the site are limited due to surrounding development and vegetation but additional landscape mitigation would be required.                                                                              |
| Biodiversity and Geodiversity RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                                       |                                                                                                                                                                                                                                                           |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity RAG Assessment 2025     | Amber                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2025   | Based on the new information provided, the assessment score has not changed. No apparent priority habitat; however, there is a ditch adjacent to the western and northern boundary, grassland, wooded areas, and scrub-like habitats within the boundary. |
| Biodiversity and Geodiversity Guideline Comments 2025 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.                                                                    |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity RAG Assessment 2021     |                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Officer Comments 2021   |                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Guideline Comments 2021 |                                                                                                                                                                                                                                                           |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                   |
| Policy RAG Rating 2025                                | 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. Within 50m of a Outdoor Sports Facility. Within 50m of a Protected Open Space.                                      |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                           |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                           |
| Policy RAG Rating 2021                                |                                                                                                                                                                                                                                                           |
| Policy Officer Comments 2021                          |                                                                                                                                                                                                                                                           |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                           |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                           |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2025 | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Historic Environment Comments 2025       | Site previously assessed under 40549. Based on the additional information provided, the assessment score remains red because any development on this site would cause substantial harm, or severe or significant “Less than substantial harm” to the setting of the Willingham Conservation Area and several Grade II Listed Buildings. Furthermore, one of the proposed accesses presented in the latest information involves demolishing number 16 High Street, which is physically attached to number 14, a Grade II listed building, so has potential to cause physical harm to the designated heritage asset. The harm to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated. |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2023       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2021 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2021       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2025          | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Archaeology Officer Comment 2025         | The site is located to the west of the historic village core, and Saxon settlement is recorded in the vicinity. Further information would be necessary to determine the suitability of this site for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology Officer Comment 2023         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology RAG Assessment 2021          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Archaeology Officer Comment 2021         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site Access RAG Assessment 2025          | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site Access Officer Comment 2025         | Based on the information provided, the site has been scored as Red. The site does not have a direct link to the adopted public highway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site Access RAG Assessment 2023          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| Site Access Officer<br>Comment 2023                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site Access RAG<br>Assessment 2021                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site Access Officer<br>Comment 2021                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads RAG<br>Assessment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads RAG<br>Assessment 2025                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Transport and Roads<br>Guideline Comments 2025                            | Based on the updated information, the overall assessment score has been changed to Green. Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads. Other developments previously referred to in the 2021 assessment are now in the process of being built out and appropriate highway improvements have been implemented or are in the process of being implemented, hence the change in the RAG status. |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads RAG<br>Assessment 2021                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Transport and Roads<br>Guideline Comments 2021                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2021 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                               |                                                                                                                                                                           |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AQMA RAG Assessment 2026                                      |                                                                                                                                                                           |
| Air Quality Officer Comment 2026                              |                                                                                                                                                                           |
| AQMA RAG Assessment 2025                                      | Green                                                                                                                                                                     |
| Air Quality Officer Comment 2025                              | The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs. |
| AQMA RAG Assessment 2023                                      |                                                                                                                                                                           |
| Air Quality Officer Comment 2023                              |                                                                                                                                                                           |
| AQMA RAG Assessment 2021                                      |                                                                                                                                                                           |
| Air Quality Officer Comment 2021                              |                                                                                                                                                                           |
| Contaminated Land RAG Assessment 2026                         |                                                                                                                                                                           |
| Contaminated Land Officer Comments 2026                       |                                                                                                                                                                           |
| Contaminated Land RAG Assessment 2025                         | Amber                                                                                                                                                                     |
| Contaminated Land Officer Comments 2025                       | 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                       |                                                                                                                                                                           |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                                                                                                                                |
| Further constraints                                           | -                                                                                                                                                                         |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                                                                                                         |
| Agricultural Land Classification Grade 2 (% overlap)          | 98.70                                                                                                                                                                     |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                                                                                                                         |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                                                                                                         |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                                                                                                         |

|                                                                                               |                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Land Classification Urban (% overlap)                                            | 1.30                                                                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 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 to 5 years                                                                                                                                                                                         |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                         |
| 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 |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                         |
| Capacity                                                                                      | -                                                                                                                                                                                                    |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                   |
| Residential capacity at prevailing density                                                    | 52                                                                                                                                                                                                   |
| Estimated employment space (m2)                                                               | 250-500                                                                                                                                                                                              |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                            |
| Estimated annual build-out rate (pa)                                                          | 40-75                                                                                                                                                                                                |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                            |

## Land at Belsar Farm, Sponge Drove, Willingham



A map of Land at Belsar Farm, Sponge Drove, Willingham

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115296                                   |
| HELAA Site ID                              | 40179                                    |
| Suitable Site Area (ha)                    | 0.88                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages                      |
| Category of settlement                     | Within or adjacent to Minor Rural Centre |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 26                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                       |                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                       |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 1% lies in a 1-in-1,000-year event. 2% lies in a 1-in-100-year event. 2% lies in a 1-in-30-year event.</p>       |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 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 zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.                                                                                                                     |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                            |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                            |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                            |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2021                         | Green                                                                                                                                                                                                                                                                      |
| Landscape Comment 2021                                | The landscape impacts for the site are low. Views to the east are long from Sponge Drove where gaps in the surrounding hedges occur however, landscape buffering will limit these views. The site is adjacent an existing allocated site within the development framework. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                     |
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| 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   | Unlikely to require consultation with Natural England unless over 50 dwellings. Habitats likely to be of low ecological value (arable) except boundary hedgerows/trees which may qualify as Habitats of Principal Importance/priority habitat and/or of high ecological value. Potential for bat roosts in farmhouse (if suitable). |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                               |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                             |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                               |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                                                                     |

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| Historic Environment Comments 2023          |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                      |
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | Located in a landscape of extensive prehistoric and Roman archaeology                                                                                                      |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                      |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| Site Access RAG Assessment 2025             |                                                                                                                                                                            |
| Site Access Officer Comment 2025            |                                                                                                                                                                            |
| Site Access RAG Assessment 2023             |                                                                                                                                                                            |
| Site Access Officer Comment 2023            |                                                                                                                                                                            |
| Site Access RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Site Access Officer Comment 2021            | The proposed site is acceptable in principle subject to detailed design.                                                                                                   |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2025 |                                                                                                                                                                            |

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| Transport and Roads RAG Assessment 2023                             |                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2023                         |                                                                                                                                                                                                       |
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2021                                            | Green                                                                                                                                                                                                 |
| Air Quality Officer Comment 2021                                    | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                     |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                       |

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| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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?                                             | Yes, Planning permission granted for 25 dwellings                                                                                                      |
| When will the site be available for development?                                              | 0-5 Years                                                                                                                                              |

|                                                                 |                                                                                                                                                                                                                                             |
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| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 25                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land to the north of Meadow Road, Willingham



A map of Land to the north of Meadow Road, Willingham

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115297                                   |
| HELAA Site ID                              | 51649                                    |
| Suitable Site Area (ha)                    | 1.99                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages                      |
| Category of settlement                     | Within or adjacent to Minor Rural Centre |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 40                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 1% lies in a 1-in-1,000-year event. 1% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 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 1000 year event                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk RAG Assessment 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2023                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk RAG Assessment 2021                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2021                   | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape RAG Assessment 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2021                     | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape Comment 2021                            | The site is a rectangular, agricultural field, outside the Development Framework, with strong, hedgerow boundaries, including many mature trees, on all sides. Development of the site would have an intermediate effect on the landscape character of the area. The site's level of enclosure limits the impact on views. Development should be sympathetic to the rural context with landscape mitigation measures to include enhanced planting between this site and the caravan/traveller site to the east. Proposed development should allow for sufficient space should also be reserved within the site for large species trees to be planted to eventually create a layered view of roofs and treetops |
| Biodiversity and Geodiversity RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Officer Comments 2021   | Residential developments over 50 dwellings or discharge to surface or ground water of more than 20m <sup>3</sup> per day would require consultation with Natural England. Boundary hedgerows may qualify as Habitats of Principal Importance/be of high ecological value. Arable habitats likely to be of low ecological importance, but may support farmland bird populations. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                           |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                           |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                         |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                           |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                           |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                 |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                 |

|                                          |                                                                                                                                                                            |
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| Historic Environment RAG Assessment 2025 |                                                                                                                                                                            |
| Historic Environment Comments 2025       |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                            |
| Historic Environment Comments 2023       |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021 | Green                                                                                                                                                                      |
| Historic Environment Comments 2021       | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                            |
| Archaeology Officer Comment 2026         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                            |
| Archaeology Officer Comment 2025         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                            |
| Archaeology Officer Comment 2023         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021         | Located in a landscape of extensive prehistoric and Roman archaeology                                                                                                      |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                      |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026          |                                                                                                                                                                            |
| Site Access Officer Comment 2026         |                                                                                                                                                                            |
| Site Access RAG Assessment 2025          |                                                                                                                                                                            |
| Site Access Officer Comment 2025         |                                                                                                                                                                            |
| Site Access RAG Assessment 2023          |                                                                                                                                                                            |
| Site Access Officer Comment 2023         |                                                                                                                                                                            |
| Site Access RAG Assessment 2021          | Amber                                                                                                                                                                      |
| Site Access Officer Comment 2021         | The proposed site is acceptable in principle subject to detailed design.                                                                                                   |
| Transport and Roads RAG Assessment 2026  |                                                                                                                                                                            |

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| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                 |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Green                                                                                                                                                                                                 |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                                       |

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| AQMA RAG Assessment 2021                                                                      | Green                                                                                                                                                  |
| Air Quality Officer Comment 2021                                                              | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                      |
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 89.79                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 10.21                                                                                                                                                  |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                                                     |

|                                                                 |                                                                                                                                                                                                                                             |
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| Is there planning permission to develop the site?               | No relevant recent planning history                                                                                                                                                                                                         |
| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 54                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Willingham Road, Over



### A map of Willingham Road, Over

|                                            |                                                  |
|--------------------------------------------|--------------------------------------------------|
| Site information                           | -                                                |
| Site ID                                    | 115298                                           |
| HELAA Site ID                              | 51719                                            |
| Suitable Site Area (ha)                    | 2.45                                             |
| Ward/Parish                                | Over & Willingham                                |
| 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              | 80-90                                            |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                       |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 3% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 26% lies in a 1 in 1000 year event                                                                                                                                                                                                                                          |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2021                       | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                         |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2021                                | Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of existing open agricultural fields. Even with a reduction in units and landscape mitigation works the harm would still be adverse and unacceptable |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                            |

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| 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 more than 20m <sup>3</sup> /day would require consultation with Natural England. Developments resulting in air pollution would also require consultation with Natural England. Boundary hedgerows, adjacent woodland and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value, although may support farmland bird populations. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| Historic Environment Comments 2023          |                                                                                                                                                                                                                 |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                                                           |
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.                                      |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                                                                 |
| Archaeology Officer Comment 2026            |                                                                                                                                                                                                                 |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                                                                 |
| Archaeology Officer Comment 2025            |                                                                                                                                                                                                                 |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                                                                 |
| Archaeology Officer Comment 2023            |                                                                                                                                                                                                                 |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                                                           |
| Archaeology Officer Comment 2021            | Cropmarks of enclosure of Iron Age/Roman date to the south east                                                                                                                                                 |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                                                           |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                          |
| Site Access RAG Assessment 2026             |                                                                                                                                                                                                                 |
| Site Access Officer Comment 2026            |                                                                                                                                                                                                                 |
| Site Access RAG Assessment 2025             |                                                                                                                                                                                                                 |
| Site Access Officer Comment 2025            |                                                                                                                                                                                                                 |
| Site Access RAG Assessment 2023             |                                                                                                                                                                                                                 |
| Site Access Officer Comment 2023            |                                                                                                                                                                                                                 |
| Site Access RAG Assessment 2021             | Red                                                                                                                                                                                                             |
| Site Access Officer Comment 2021            | In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site. |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                                                                 |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                                                                 |

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| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                      |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                             |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2021                                               | Green                                                                                                                                                                                |
| Air Quality Officer<br>Comment 2021                                       | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                    |

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| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Previous agricultural land use. Potential for historic contamination, conditions required.                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                    |

|                                                                 |                                                                                                                                                                                                                                             |
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| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 59                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land on the north side of Willingham Road, Over



### A map of Land on the north side of Willingham Road, Over

| Site information                           | -                                   |
|--------------------------------------------|-------------------------------------|
| Site ID                                    | 115299                              |
| HELAA Site ID                              | 40323                               |
| Suitable Site Area (ha)                    | 1.94                                |
| Ward/Parish                                | Over & Willingham                   |
| Greenfield or Previously Developed?        | Greenfield                          |
| Category of site                           | Dispersal: Villages                 |
| Category of settlement                     | Within or adjacent to Group Village |
| Current use(s)                             |                                     |
| Proposed development                       | Residential                         |
| Proposed employment floorspace (m2)        | 0                                   |
| Proposed residential capacity              | 43                                  |
| Suitability                                | -                                   |
| Adopted Development Plan Policies RAG 2026 | Amber                               |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 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 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Comment 2021                                | The site comprises a rectangular parcel of agricultural land outside of and immediately adjacent to the development framework boundary. The site is well contained for the most part with the exception of the northern boundary which opens the site up to the wider landscape. The site is in proximity to the Important Countryside Frontage policy area but does not intrude or spoil the strong countryside character of this frontage. However, the number of units proposed for this location does not reflect the character of the existing pattern of development along Willingham Road. Any development of this site would require mitigation measures as part of a landscape strategy. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| 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   | Any residential development above 50 outside of current urban area will require consultation with Natural England. 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 have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.                                                                                              |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                                                                            |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                            |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                            |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                            |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                            |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                            |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                      |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                      |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                            |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                            |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                            |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                            |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                            |
| Historic Environment Comments 2023                    |                                                                                                                                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021              | Green                                                                                                                                                                                                                                                                                      |

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| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | Cropmarks of enclosure of Iron Age/Roman date to the south east                                                                                                            |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                      |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| Site Access RAG Assessment 2025             |                                                                                                                                                                            |
| Site Access Officer Comment 2025            |                                                                                                                                                                            |
| Site Access RAG Assessment 2023             |                                                                                                                                                                            |
| Site Access Officer Comment 2023            |                                                                                                                                                                            |
| Site Access RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Site Access Officer Comment 2021            | The proposed site is acceptable in principle subject to detailed design.                                                                                                   |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2025 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2023     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2023 |                                                                                                                                                                            |

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| Transport and Roads RAG Assessment 2021                             | Green                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2021                         | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2021                                            | Green                                                                                                                                                                                                 |
| Air Quality Officer Comment 2021                                    | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                     |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                       |
| Contaminated Land RAG Assessment 2025                               |                                                                                                                                                                                                       |

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| 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.                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 51.91                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 48.09                                                                                                                                                  |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                                              |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                           |
| Achievable                                                                                    | -                                                                                                                                                      |

|                                                                 |                                                                                                                                                                                                                                             |
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| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 52                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land north of Fen End, Willingham



A map of Land north of Fen End, Willingham

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115300                                   |
| HELAA Site ID                              | 40469                                    |
| Suitable Site Area (ha)                    | 2.91                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages                      |
| Category of settlement                     | Within or adjacent to Minor Rural Centre |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 100                                      |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                    |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 27% lies in a 1-in-1,000-year event. 8% lies in a 1-in-100-year event. 22% lies in a 1-in-30-year event.</p>                                                                                                                                                                                  |
| Flood Risk RAG Assessment 2025                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2025                   | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 22% lies in a 1 in 30 year event. 8% lies in a 1 in 100 year event. 27% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2023                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2021                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2021                   | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                                      |
| Landscape RAG Assessment 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape RAG Assessment 2023                     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2023                            | An updated access plan has been provided which does not alter the initial findings of the site in landscape terms.                                                                                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2021                     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2021                            | The site is a roughly triangular plot of land behind houses along Earith Road and Fen End. The land is somewhat open to the north but intervening vegetation prevent views of the site from the surrounding area. The site is well enclosed with housing and inset within the 'V' of intersecting roads. The site has an access point onto Fen End and would be suitable for development as impacts would be generally low. Landscape buffers required. |
| Biodiversity and Geodiversity RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity Officer Comments 2023   | No detailed information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity Officer Comments 2021   | Any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are buildings, extensive 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 may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| Historic Environment Comments 2026       |                                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2025 |                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2025       |                                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2023 | Green                                                                                                                                                                                                                                                                                                               |
| Historic Environment Comments 2023       | The additional information does not relate to heritage issues and the RAG rating remains the same.                                                                                                                                                                                                                  |
| Historic Environment RAG Assessment 2021 | Green                                                                                                                                                                                                                                                                                                               |
| Historic Environment Comments 2021       | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.                                                                                                                                          |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                                     |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                                                                                     |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                                                                                                                                                                     |
| Archaeology Officer Comment 2025         |                                                                                                                                                                                                                                                                                                                     |
| Archaeology RAG Assessment 2023          | Amber                                                                                                                                                                                                                                                                                                               |
| Archaeology Officer Comment 2023         | Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.                                                                                                                       |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                                                                                                                                                               |
| Archaeology Officer Comment 2021         | Located in a landscape of prehistoric and Roman archaeology                                                                                                                                                                                                                                                         |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                                                                                                                                                               |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                                              |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                                     |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                                                                                                                     |
| Site Access RAG Assessment 2025          |                                                                                                                                                                                                                                                                                                                     |
| Site Access Officer Comment 2025         |                                                                                                                                                                                                                                                                                                                     |
| Site Access RAG Assessment 2023          | Red                                                                                                                                                                                                                                                                                                                 |
| Site Access Officer Comment 2023         | Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. Two points of access are not provided, a footway is needed on both sides and visibility displays cannot be achieved within the adopted public highways or land within the landowners remit. |

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| Site Access RAG Assessment 2021                                     | Red                                                                                                                                                                                                                                                                                            |
| Site Access Officer Comment 2021                                    | The proposed site does not to have a direct link to the adopted public highway.                                                                                                                                                                                                                |
| Transport and Roads RAG Assessment 2026                             |                                                                                                                                                                                                                                                                                                |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                                                                                                                |
| Transport and Roads RAG Assessment 2025                             |                                                                                                                                                                                                                                                                                                |
| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                                                                                                                |
| Transport and Roads RAG Assessment 2023                             | Amber                                                                                                                                                                                                                                                                                          |
| Transport and Roads Guideline Comments 2023                         | Based on the new information provided, the assessment scoring remains Amber as the site will need to provide non-motorised user links to the Longstanton Park & Ride and non-motorised user further into Cambridge links into Cambridge, and will have an impact on local junctions and B1050. |
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                                                                                                          |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     | Green                                                                                                                                                                                                                                                                                          |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. 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 2021     | Green                                                                                                                                                                                                                                                                                          |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.                                                                                          |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                                                                                                                |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                |

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| AQMA RAG Assessment 2025                                      |                                                                                                                                                                                                                                                                                                             |
| Air Quality Officer Comment 2025                              |                                                                                                                                                                                                                                                                                                             |
| AQMA RAG Assessment 2023                                      | Green                                                                                                                                                                                                                                                                                                       |
| Air Quality Officer Comment 2023                              | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.                            |
| AQMA RAG Assessment 2021                                      | Green                                                                                                                                                                                                                                                                                                       |
| Air Quality Officer Comment 2021                              | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                                                                                                                           |
| Contaminated Land RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                             |
| Contaminated Land Officer Comments 2026                       |                                                                                                                                                                                                                                                                                                             |
| Contaminated Land RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                             |
| Contaminated Land Officer Comments 2025                       |                                                                                                                                                                                                                                                                                                             |
| Contaminated Land RAG Assessment 2023                         | Amber                                                                                                                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2023                       | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site with the potential for historic contamination and planning conditions will be required. |
| Contaminated Land RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2021                       | Potential for historic contamination, conditions required.                                                                                                                                                                                                                                                  |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                                                                                                                                                                                                                                                                  |
| Further constraints                                           | -                                                                                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 2 (% overlap)          | 0                                                                                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                                                                                                                                                                                                                                           |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                                                                                                                                                                                                                                           |

|                                                                                               |                                                                                                                                                                                                                                             |
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| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 70                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                                                          | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                   |

0 30 60 90 120 150 m

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|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115301                                   |
| HELAA Site ID                              | 40548                                    |
| Suitable Site Area (ha)                    | 2.09                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages                      |
| Category of settlement                     | Within or adjacent to Minor Rural Centre |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 65                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                            |
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| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                       |
| Flood Risk RAG Assessment 2026                      | Red                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: 13% is in Flood Zone 2. 73% is in Flood Zone 3.</p> <p>Climate Change: 86% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 11% lies in a 1-in-1,000-year event. 18% lies in a 1-in-100-year event. 60% lies in a 1-in-30-year event.</p> <p>The site is a dry island.</p>                                                |
| Flood Risk RAG Assessment 2025                      | Red                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk Officer Comment 2025                     | <p>Flood Zone: Partly in Flood Zone 2 (13%). Partly in Flood Zone 3 (73%).</p> <p>Surface Water Flooding: 60% lies in a 1 in 30 year event. 18% lies in a 1 in 100 year event. 11% lies in a 1 in 1000 year event</p>                                                                                                                                      |
| 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 2026                       |                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                                            |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                                            |
| Landscape RAG Assessment 2021                       | Amber                                                                                                                                                                                                                                                                                                                                                      |
| Landscape Comment 2021                              | The site has limited views in or out. An adjacent field separates the site from an allotment garden site and some additional houses. The potential density may need to be adjusted to suit the retention and enhancement of the vegetated buffers. This may also be affected by the landscape space needed to achieve adequate and suitable SUDS features. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                            |

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| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2021   | Any residential development above 50 outside of current urban area will require consultation with Natural England. There are waterbodies adjacent to the north and east of the site. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| Historic Environment RAG Assessment 2025 |                                                                                                                                                                            |
| Historic Environment Comments 2025       |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                            |
| Historic Environment Comments 2023       |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021 | Green                                                                                                                                                                      |
| Historic Environment Comments 2021       | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                            |
| Archaeology Officer Comment 2026         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                            |
| Archaeology Officer Comment 2025         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                            |
| Archaeology Officer Comment 2023         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021         | Iron Age, medieval and post medieval archaeology known in the vicinity                                                                                                     |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                      |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026          |                                                                                                                                                                            |
| Site Access Officer Comment 2026         |                                                                                                                                                                            |
| Site Access RAG Assessment 2025          |                                                                                                                                                                            |
| Site Access Officer Comment 2025         |                                                                                                                                                                            |
| Site Access RAG Assessment 2023          |                                                                                                                                                                            |
| Site Access Officer Comment 2023         |                                                                                                                                                                            |
| Site Access RAG Assessment 2021          | Amber                                                                                                                                                                      |
| Site Access Officer Comment 2021         | The proposed site is acceptable in principle subject to detailed design.                                                                                                   |
| Transport and Roads RAG Assessment 2026  |                                                                                                                                                                            |

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| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                 |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                                       |

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| AQMA RAG Assessment 2021                                                                      | Green                                                                                                                                                  |
| Air Quality Officer Comment 2021                                                              | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                      |
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Previous agricultural land use. Potential for historic contamination, conditions required.                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 62.90                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 37.10                                                                                                                                                  |
| Source Protection Zone (% overlap)                                                            | 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 50                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land west of 20 Station Road, Willingham



A map of Land west of 20 Station Road, Willingham

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115303                                   |
| HELAA Site ID                              | 40003                                    |
| Suitable Site Area (ha)                    | 0.61                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages                      |
| Category of settlement                     | Within or adjacent to Minor Rural Centre |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 10-20                                    |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                       |                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                               |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: 7% is in Flood Zone 2.</p> <p>Climate Change: 7% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 9% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 2% lies in a 1-in-30-year event.</p>                                                      |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2025                       | Flood Zone: Partly in Flood Zone 2 (7%). Surface Water Flooding: 2% lies in a 1 in 30 year event. 1% 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                        | Amber                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2021                       | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace. |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2021                                | The sites location within areas of development to the east, west and north creates an opportunity development. The southern boundary is adjacent to open countryside and would likely create a new village edge.                                                                                   |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                    |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2021     | 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 buildings, 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 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                               |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                             |                                                                                                                                                                            |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2023    |                                                                                                                                                                            |
| Historic Environment Comments 2023          |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                      |
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | Roman and medieval archaeology is recorded in the vicinity                                                                                                                 |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                      |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| Site Access RAG Assessment 2025             |                                                                                                                                                                            |
| Site Access Officer Comment 2025            |                                                                                                                                                                            |
| Site Access RAG Assessment 2023             |                                                                                                                                                                            |
| Site Access Officer Comment 2023            |                                                                                                                                                                            |
| Site Access RAG Assessment 2021             | Red                                                                                                                                                                        |
| Site Access Officer Comment 2021            | The proposed site does not to have a direct link to the adopted public highway.                                                                                            |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |

|                                                                           |                                                                                                                                                                                                      |
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| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                      |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                             |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Green                                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2021                                               | Green                                                                                                                                                                                                |
| Air Quality Officer<br>Comment 2021                                       | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                    |

|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Brownfield site, contamination expected, conditions required                                                                                           |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 17                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land south of Newington, Willingham



A map of Land south of Newington, Willingham

|                                            |                                          |
|--------------------------------------------|------------------------------------------|
| Site information                           | -                                        |
| Site ID                                    | 115304                                   |
| HELAA Site ID                              | 59349                                    |
| Suitable Site Area (ha)                    | 0.51                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages                      |
| Category of settlement                     | Within or adjacent to Minor Rural Centre |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 5-8                                      |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                           |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 26% lies in a 1-in-1,000-year event. 10% lies in a 1-in-100-year event. 27% lies in a 1-in-30-year event.</p>                                                                                                                                                        |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2025                     | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 27% lies in a 1 in 30 year event. 10% lies in a 1 in 100 year event. 26% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                            |
| Flood Risk RAG Assessment 2023                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Flood Risk Officer Comment 2023                     | The site has areas at high, or medium risk from surface water flooding. Sites could contain some land in Flood Zones 2 and 3 provided there is sufficient land in Flood Zone 1 to accommodate at least 5 dwellings or 500 square metres of employment floorspace.                                                                                                                                                              |
| Flood Risk RAG Assessment 2021                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2021                     |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2023                       | Green                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Landscape Comment 2023                              | The site is partly within the Development Framework and well contained by adjacent development. The proposals are sited on the longer field with frontage access, while the other field is promoted as an extension site. It is considered that development would be acceptable in this context. Proposals must consider existing trees as constraints and consider replacement planting and a contextual village edge buffer. |
| Landscape RAG Assessment 2021                       |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Comment 2021                              |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 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   | Discharge to ground or surface water of more than 20m <sup>3</sup> per day would require consultation with Natural England. 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 redline boundaries. |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                            |
| Biodiversity and Geodiversity RAG Assessment 2021     |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity Officer Comments 2021   |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Biodiversity and Geodiversity Guideline Comments 2021 |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                            |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                          |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Policy RAG Rating 2023                                | Green                                                                                                                                                                                                                                                                                                                                                                                                            |
| Policy Officer Comment 2023                           | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                            |
| Policy RAG Rating 2021                                |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Policy Officer Comments 2021                          |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                  |

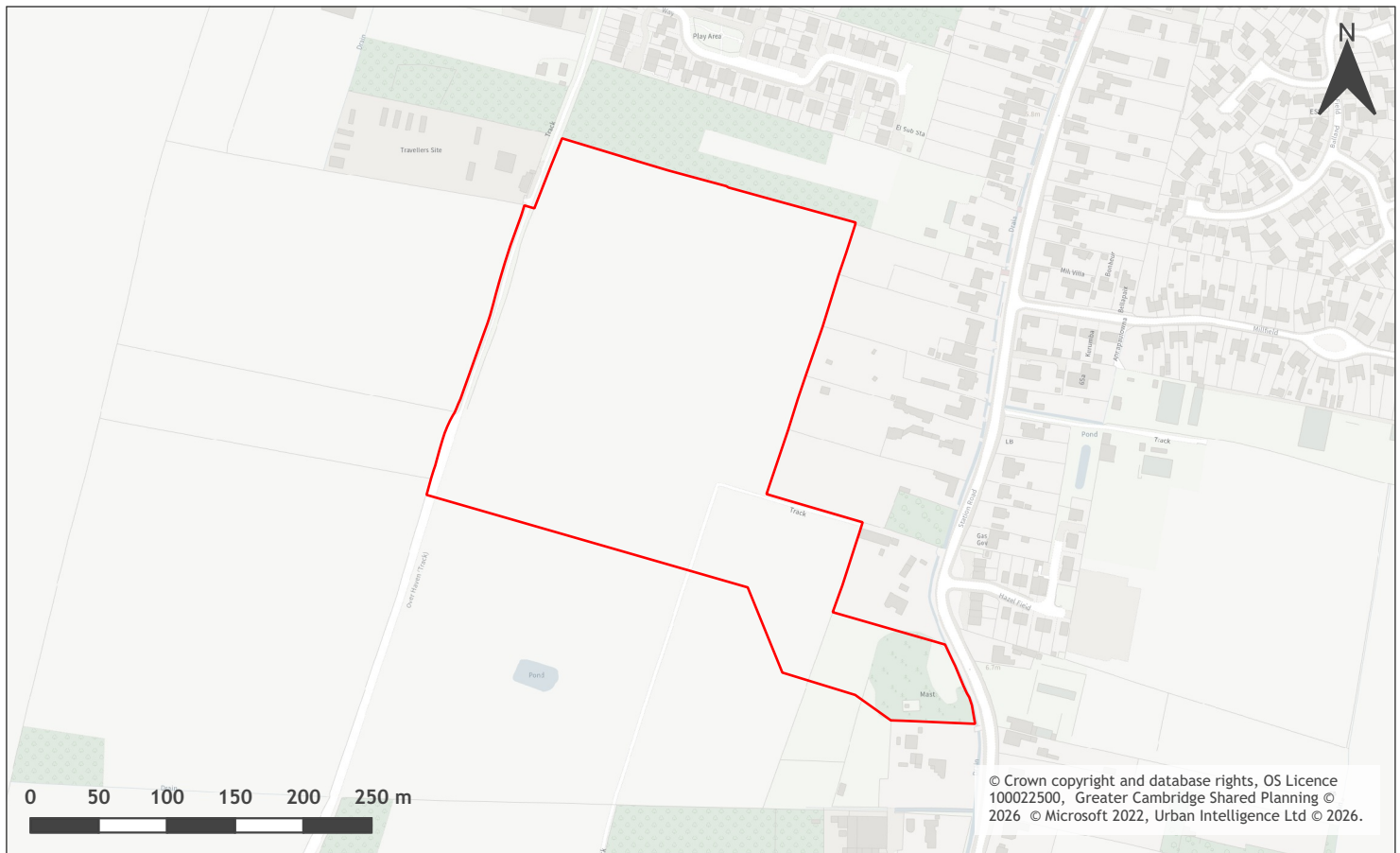
|                                             |                                                                                                                   |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Historic Environment Comments 2025          |                                                                                                                   |
| Historic Environment RAG Assessment 2023    | Green                                                                                                             |
| Historic Environment Comments 2023          | Development on this site would not have a detrimental impact on any designated or non-designated heritage assets. |
| Historic Environment RAG Assessment 2021    |                                                                                                                   |
| Historic Environment Comments 2021          |                                                                                                                   |
| Archaeology RAG Assessment 2026             |                                                                                                                   |
| Archaeology Officer Comment 2026            |                                                                                                                   |
| Archaeology RAG Assessment 2025             |                                                                                                                   |
| Archaeology Officer Comment 2025            |                                                                                                                   |
| Archaeology RAG Assessment 2023             | Amber                                                                                                             |
| Archaeology Officer Comment 2023            | Located in the historic village core                                                                              |
| Archaeology RAG Assessment 2021             |                                                                                                                   |
| Archaeology Officer Comment 2021            |                                                                                                                   |
| Accessibility RAG Assessment                | Green                                                                                                             |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                |
| Site Access RAG Assessment 2026             |                                                                                                                   |
| Site Access Officer Comment 2026            |                                                                                                                   |
| Site Access RAG Assessment 2025             |                                                                                                                   |
| Site Access Officer Comment 2025            |                                                                                                                   |
| Site Access RAG Assessment 2023             | Amber                                                                                                             |
| Site Access Officer Comment 2023            | The proposed site is acceptable in principle subject to detailed design.                                          |
| Site Access RAG Assessment 2021             |                                                                                                                   |
| Site Access Officer Comment 2021            |                                                                                                                   |
| Transport and Roads RAG Assessment 2026     |                                                                                                                   |
| Transport and Roads Guideline Comments 2026 |                                                                                                                   |

|                                                                     |                                                                                                                                                                                      |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport and Roads RAG Assessment 2025                             |                                                                                                                                                                                      |
| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                      |
| Transport and Roads RAG Assessment 2023                             | Green                                                                                                                                                                                |
| Transport and Roads Guideline Comments 2023                         | Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.                                            |
| Transport and Roads RAG Assessment 2021                             |                                                                                                                                                                                      |
| Transport and Roads Guideline Comments 2021                         |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     | Amber                                                                                                                                                                                |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | 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. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 |                                                                                                                                                                                      |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                      |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                      |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                      |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                      |
| AQMA RAG Assessment 2023                                            | Green                                                                                                                                                                                |
| Air Quality Officer Comment 2023                                    | The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.                                                                                               |
| AQMA RAG Assessment 2021                                            |                                                                                                                                                                                      |

|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Air Quality Officer Comment 2021                                                              |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2023                                                       | The site has the potential for historic contamination and, therefore, planning conditions will be required.                                            |
| Contaminated Land RAG Assessment 2021                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2021                                                       |                                                                                                                                                        |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 100.00                                                                                                                                                 |
| Source Protection Zone (% overlap)                                                            | 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                                                                                                                                                     |

|                                                                 |                                                                                                                                                                                                                                             |
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| Is there planning permission to develop the site?               | No relevant recent planning history                                                                                                                                                                                                         |
| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 14                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land off Station Road, Willingham



A map of Land off Station Road, Willingham

| Site information                           | -                                                |
|--------------------------------------------|--------------------------------------------------|
| Site ID                                    | 115305                                           |
| HELAA Site ID                              | 40527                                            |
| Suitable Site Area (ha)                    | 7.86                                             |
| Ward/Parish                                | Over & Willingham                                |
| Greenfield or Previously Developed?        | Greenfield                                       |
| Category of site                           | Dispersal: Villages                              |
| Category of settlement                     | Not within or adjacent to an existing settlement |
| Current use(s)                             |                                                  |
| Proposed development                       | Residential                                      |
| Proposed employment floorspace (m2)        | 0                                                |
| Proposed residential capacity              | 150                                              |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                          |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2025                       | Flood Zone: Partly in Flood Zone 2 (1%). Partly in Flood Zone 3 (12%).<br>Surface Water Flooding: 18% lies in a 1 in 30 year event. 4% lies in a 1 in 100 year event. 5% lies in a 1 in 1000 year event                                                                                                                                                                                       |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2021                       | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                            |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2021                                | Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, urbanisation of the rural landscape and the removal of existing open agricultural fields. Even with a reduction in units and landscape mitigation works the harm would still be adverse and unacceptable |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                               |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| 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   | Any residential developments above 50 dwellings would require consultation with Natural England. Boundary and adjacent habitats including trees, woodland and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Most of site likely to be of low ecological value (arable) although may support farmland bird populations. Pond within 50m may support great crested newt (if suitable). |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                  |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                  |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                             |                                                                                                                                                                            |
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| Historic Environment Comments 2023          |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                      |
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | Iron Age, Roman and Medieval archaeology recorded in the vicinity                                                                                                          |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                      |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| Site Access RAG Assessment 2025             |                                                                                                                                                                            |
| Site Access Officer Comment 2025            |                                                                                                                                                                            |
| Site Access RAG Assessment 2023             |                                                                                                                                                                            |
| Site Access Officer Comment 2023            |                                                                                                                                                                            |
| Site Access RAG Assessment 2021             | Red                                                                                                                                                                        |
| Site Access Officer Comment 2021            | If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue.                                                   |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2025 |                                                                                                                                                                            |

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| Transport and Roads RAG Assessment 2023                             |                                                                                                                                                                                      |
| Transport and Roads Guideline Comments 2023                         |                                                                                                                                                                                      |
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                             |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                      |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                      |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                      |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                      |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                      |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                      |
| AQMA RAG Assessment 2021                                            | Green                                                                                                                                                                                |
| Air Quality Officer Comment 2021                                    | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                    |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                      |

|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 5.49                                                                                                                                                   |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 91.84                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 2.67                                                                                                                                                   |
| Source Protection Zone (% overlap)                                                            | 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                                                                                                                                              |

|                                                                 |                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 165                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 6-10 Years                                                                                                                                                                                                                                  |

## Land south of Haden Way, Willingham



A map of Land south of Haden Way, Willingham

|                                            |                                                  |
|--------------------------------------------|--------------------------------------------------|
| Site information                           | -                                                |
| Site ID                                    | 115306                                           |
| HELAA Site ID                              | 59431                                            |
| Suitable Site Area (ha)                    | 1.33                                             |
| Ward/Parish                                | Over & Willingham                                |
| 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              | 25-30                                            |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 11% lies in a 1-in-1,000-year event. 8% lies in a 1-in-100-year event. 13% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                    |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2025                     | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 13% lies in a 1 in 30 year event. 8% lies in a 1 in 100 year event. 11% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk RAG Assessment 2023                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2023                     | The site has areas at high, or medium risk from surface water flooding. Sites could contain some land in Flood Zones 2 and 3 provided there is sufficient land in Flood Zone 1 to accommodate at least 5 dwellings or 500 square metres of employment floorspace.                                                                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2021                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2021                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape RAG Assessment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape RAG Assessment 2023                       | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Comment 2023                              | The site is an isolated field with good tree cover, including some tall trees. The site is outside the Development Framework and could isolate some remaining fields between the site and the edge of the village. Visibility is limited to private tracks and access roads, though the potential for limited visibility alone does not constitute acceptability in landscape terms. Due to the site isolation and distance from the development framework, it is considered that the site is unsuitable for development. |
| Landscape RAG Assessment 2021                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2021                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2023   | Discharge to ground or surface water of more than 20m <sup>3</sup> per day would require consultation with Natural England. 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 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                               |
| Biodiversity and Geodiversity RAG Assessment 2021     |                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2021   |                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2021 |                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                             |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2023                                | Green                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2023                           | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                               |
| Policy RAG Rating 2021                                |                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comments 2021                          |                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                     |

|                                             |                                                                                                                                                                                 |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2023    | Green                                                                                                                                                                           |
| Historic Environment Comments 2023          | Development on this site would not have a detrimental impact on any designated or non-designated heritage assets.                                                               |
| Historic Environment RAG Assessment 2021    |                                                                                                                                                                                 |
| Historic Environment Comments 2021          |                                                                                                                                                                                 |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                                 |
| Archaeology Officer Comment 2026            |                                                                                                                                                                                 |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                                 |
| Archaeology Officer Comment 2025            |                                                                                                                                                                                 |
| Archaeology RAG Assessment 2023             | Amber                                                                                                                                                                           |
| Archaeology Officer Comment 2023            | Finds of medieval date recorded in the area and archaeological features recorded in advance of development to the north.                                                        |
| Archaeology RAG Assessment 2021             |                                                                                                                                                                                 |
| Archaeology Officer Comment 2021            |                                                                                                                                                                                 |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                           |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                          |
| Site Access RAG Assessment 2026             |                                                                                                                                                                                 |
| Site Access Officer Comment 2026            |                                                                                                                                                                                 |
| Site Access RAG Assessment 2025             |                                                                                                                                                                                 |
| Site Access Officer Comment 2025            |                                                                                                                                                                                 |
| Site Access RAG Assessment 2023             | Red                                                                                                                                                                             |
| Site Access Officer Comment 2023            | Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable as there is no connection to the adopted public highway. |
| Site Access RAG Assessment 2021             |                                                                                                                                                                                 |
| Site Access Officer Comment 2021            |                                                                                                                                                                                 |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                                 |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                                 |

|                                                                     |                                                                                                                                                                                                       |
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| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                       |
| Transport and Roads RAG Assessment 2023                             | Green                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2023                         | Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.                                                             |
| Transport and Roads RAG Assessment 2021                             |                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2021                         |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     | Green                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | 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 2021     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2023                                            | Green                                                                                                                                                                                                 |
| Air Quality Officer Comment 2023                                    | The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.                                                                                                                |
| AQMA RAG Assessment 2021                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2021                                    |                                                                                                                                                                                                       |

|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2023                                                       | The site has the potential for historic contamination and, therefore, planning conditions will be required.                                            |
| Contaminated Land RAG Assessment 2021                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2021                                                       |                                                                                                                                                        |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0.61                                                                                                                                                   |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 18.44                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 80.95                                                                                                                                                  |
| Source Protection Zone (% overlap)                                                            | 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 36                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land off Willingham Road, Willingham



A map of Land off Willingham Road, Willingham

|                                            |                                                  |
|--------------------------------------------|--------------------------------------------------|
| Site information                           | -                                                |
| Site ID                                    | 115307                                           |
| HELAA Site ID                              | 40340                                            |
| Suitable Site Area (ha)                    | 4.9                                              |
| Ward/Parish                                | Over & Willingham                                |
| 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              | 100                                              |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 12% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 4% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                         |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2021                       | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape RAG Assessment 2023                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Comment 2023                                | Additional supporting information has been submitted but doesn't include any site specific information about landscape and so the Rag assessment remains Red.                                                                                                                                                                                                                                                                             |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Comment 2021                                | The site forms part of an agricultural field to the west of Willingham located outside the Development Framework Boundary. The site is generally flat and allows expansive views towards the village which has a heavily treed edge. Development of the site is not suitable as it is isolated from the village. The site contributes to the rural approach to Willingham from the west which would be adversely impacted by development. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2023   | No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.                                                                           |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2021   | Any residential development above 50 will require consultation with Natural England. No apparent priority habitat; however, there are hedges and possibly a small copse within the boundary which will likely have ecological value. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                      |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                      |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                      |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                      |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                      |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                      |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                      |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                      |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                      |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                      |
| Historic Environment RAG Assessment 2023              | Green                                                                                                                                                                                                                                |

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| Historic Environment Comments 2023          | The revised information has submitted no additional comments regarding heritage assets. The RAG rating remains the same.                                                                       |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                                          |
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.                     |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                                                |
| Archaeology Officer Comment 2026            |                                                                                                                                                                                                |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                                                |
| Archaeology Officer Comment 2025            |                                                                                                                                                                                                |
| Archaeology RAG Assessment 2023             | Amber                                                                                                                                                                                          |
| Archaeology Officer Comment 2023            | Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.  |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                                          |
| Archaeology Officer Comment 2021            | Archaeology of Iron Age and Roman date recorded to the south, including a possible pottery kiln                                                                                                |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                                          |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                         |
| Site Access RAG Assessment 2026             |                                                                                                                                                                                                |
| Site Access Officer Comment 2026            |                                                                                                                                                                                                |
| Site Access RAG Assessment 2025             |                                                                                                                                                                                                |
| Site Access Officer Comment 2025            |                                                                                                                                                                                                |
| Site Access RAG Assessment 2023             | Amber                                                                                                                                                                                          |
| Site Access Officer Comment 2023            | Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in principle, subject to detailed design at a planning application stage. |
| Site Access RAG Assessment 2021             | Amber                                                                                                                                                                                          |
| Site Access Officer Comment 2021            | The proposed site is acceptable in principle subject to detailed design.                                                                                                                       |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                                                |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                                                |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                                                |

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| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                                                                                                                                                                                           |
| Transport and Roads RAG Assessment 2023                             | Amber                                                                                                                                                                                                                                                                                                                                                                     |
| Transport and Roads Guideline Comments 2023                         | Based on the new information provided, the assessment scoring remains Amber as the site is within cycling distance of the Guided Busway Park & Ride. Will need to provide non-motorised user links to the P&R and links into Cambridge and will have an impact on local junctions and B1050.                                                                              |
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                                                                                                                                                                                     |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                                                                                                                                                                                                  |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                     |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. The 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. Detailed site specific assessments will be required for any future planning applications at this location. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                     |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.                                                                                                                                                                     |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                                                                                                                                                                                           |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                                                                           |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                                                                                                                                                                                           |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                                                                                                                                                                                           |
| AQMA RAG Assessment 2023                                            | Green                                                                                                                                                                                                                                                                                                                                                                     |

|                                                               |                                                                                                                                                                                                                                                                                                                                            |
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| Air Quality Officer Comment 2023                              | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.                                                           |
| AQMA RAG Assessment 2021                                      | Green                                                                                                                                                                                                                                                                                                                                      |
| Air Quality Officer Comment 2021                              | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                                                                                                                                                          |
| Contaminated Land RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2026                       |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land Officer Comments 2025                       |                                                                                                                                                                                                                                                                                                                                            |
| Contaminated Land RAG Assessment 2023                         | Amber                                                                                                                                                                                                                                                                                                                                      |
| Contaminated Land Officer Comments 2023                       | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required. |
| Contaminated Land RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                                                                      |
| Contaminated Land Officer Comments 2021                       | Previous agricultural land use. Potential for historic contamination, conditions required.                                                                                                                                                                                                                                                 |
| <b>Overall Suitability Score</b>                              | <b>Red</b>                                                                                                                                                                                                                                                                                                                                 |
| Further constraints                                           | -                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Grade 1 (% overlap)          | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Grade 2 (% overlap)          | 100.00                                                                                                                                                                                                                                                                                                                                     |
| Agricultural Land Classification Grade 3 (% overlap)          | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Grade 4 (% overlap)          | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Non Agricultural (% overlap) | 0                                                                                                                                                                                                                                                                                                                                          |
| Agricultural Land Classification Urban (% overlap)            | 0                                                                                                                                                                                                                                                                                                                                          |
| Source Protection Zone (% overlap)                            | 0                                                                                                                                                                                                                                                                                                                                          |
| Highways England Zones                                        | 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                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 118                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                                                          | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                   |

## Land at Willingham Road, Over



A map of Land at Willingham Road, Over

| Site information                           | -                                   |
|--------------------------------------------|-------------------------------------|
| Site ID                                    | 115308                              |
| HELAA Site ID                              | 40181                               |
| Suitable Site Area (ha)                    | 14.59                               |
| Ward/Parish                                | Over & Willingham                   |
| Greenfield or Previously Developed?        | Greenfield                          |
| Category of site                           | Dispersal: Villages                 |
| Category of settlement                     | Within or adjacent to Group Village |
| Current use(s)                             |                                     |
| Proposed development                       | Residential                         |
| Proposed employment floorspace (m2)        | 0                                   |
| Proposed residential capacity              | 430                                 |
| Suitability                                | -                                   |
| Adopted Development Plan Policies RAG 2026 | Amber                               |

|                                                       |                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 11% lies in a 1 in 30 year event. 7% lies in a 1 in 100 year event. 12% lies in a 1 in 1000 year event                                                                                                                                                                  |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2021                       | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.                                                                                                                                                                              |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                 |
| Landscape Comment 2021                                | Development here encroaches in the rural break between Over and Willingham, and also spoils the strong countryside character of this frontage in its setting. The Over Village Design Guide also mentions that new development should maintain and enhance key landscapes and views across the farmland to the east from Mill Road. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                     |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2021   | Residential development above 50 dwellings would require consultation with Natural England. Ouse Washes SPA/SSSI within 5km. Majority of site likely to be of low ecological value (arable and newly planted woodland) but boundary habitats including hedgerows may qualify as Habitats of Principal Importance/priority habitat. Great crested newt records within 1km and pond within 250m. Potential for farmland birds. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                        |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                        |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Historic Environment Comments 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                             |                                                                                                                                                                            |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                      |
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | Cropmarks of enclosure of Iron Age/Roman date to the east.                                                                                                                 |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                      |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| Site Access RAG Assessment 2025             |                                                                                                                                                                            |
| Site Access Officer Comment 2025            |                                                                                                                                                                            |
| Site Access RAG Assessment 2023             |                                                                                                                                                                            |
| Site Access Officer Comment 2023            |                                                                                                                                                                            |
| Site Access RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Site Access Officer Comment 2021            | There are potential access constraints, but these could be overcome through development.                                                                                   |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2025 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2023     |                                                                                                                                                                            |

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| Transport and Roads Guideline Comments 2023                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Transport and Roads Guideline Comments 2021                         | The site will have to consider cumulative impacts on local junctions. The site is located close to the Cambridgeshire Guided Busway but there is no direct walking/cycling link to the closest stops. The site must include high quality walking and cycling links to the busway. Capacity improvements will be required in Willingham (crossroads) and the wider local highway network. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.                                                                                                                                                                                                                                                                                             |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| AQMA RAG Assessment 2021                                            | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Air Quality Officer Comment 2021                                    | Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation.                                                                                                                                                                                                                                                                                                                                                                                       |

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| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Previous agricultural land use. Potential for historic contamination, conditions required.                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 54.23                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 45.77                                                                                                                                                  |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                                                                                                                                  |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 219                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 6-10 Years                                                                                                                                                                                                                                  |
| Estimated annual build-out rate (pa)                            | 50                                                                                                                                                                                                                                          |
| Development completion timescales (years)                       | 11-15 Years                                                                                                                                                                                                                                 |

## Land at and to rear of 30-32 New Road, Over



A map of Land at and to rear of 30-32 New Road, Over

| Site information                           | -                                   |
|--------------------------------------------|-------------------------------------|
| Site ID                                    | 115309                              |
| HELAA Site ID                              | 40552                               |
| Suitable Site Area (ha)                    | 2.86                                |
| Ward/Parish                                | Over & Willingham                   |
| Greenfield or Previously Developed?        | Greenfield                          |
| Category of site                           | Dispersal: Villages                 |
| Category of settlement                     | Within or adjacent to Group Village |
| Current use(s)                             |                                     |
| Proposed development                       | Residential                         |
| Proposed employment floorspace (m2)        | 0                                   |
| Proposed residential capacity              | 44                                  |
| Suitability                                | -                                   |
| Adopted Development Plan Policies RAG 2026 | Amber                               |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 6% 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 contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2021                                | Development on this site would see development encroach further into the countryside. Preservation of the rural countryside character is important. The Over Village Design guide conveys the need to maintain green stretches of land which play a part in connecting the village core to its wider landscape, specifically this site and the surrounding fields collectively. Development is clearly inappropriate here when considering the immediate surroundings of existing residential properties stopping short of this road junction to maintain a recessed village edge from both ends. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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   | Any residential developments above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, the site is predominantly grassland paddock, which may provide some ecological interest. There are also confirmed bats and great crested newts within the boundaries which will require survey and mitigation. Other habitats on site such as hedges and wooded boundaries are also 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 may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy Officer Comments 2021                          | Site is not on 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 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

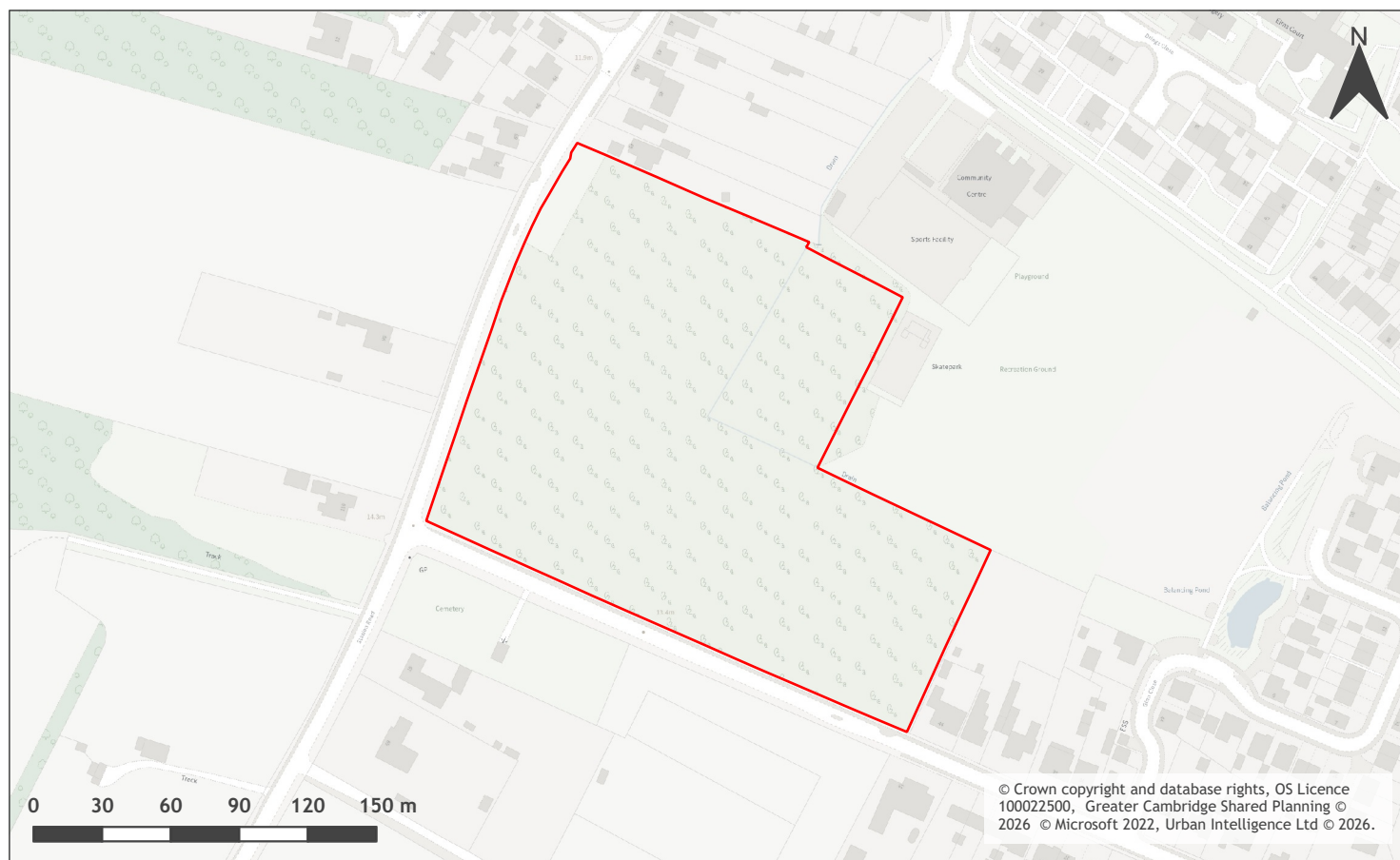
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| Historic Environment Comments 2026       |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2025 |                                                                                                                                                                            |
| Historic Environment Comments 2025       |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                            |
| Historic Environment Comments 2023       |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021 | Green                                                                                                                                                                      |
| Historic Environment Comments 2021       | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                            |
| Archaeology Officer Comment 2026         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                            |
| Archaeology Officer Comment 2025         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                            |
| Archaeology Officer Comment 2023         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021          | Red                                                                                                                                                                        |
| Archaeology Officer Comment 2021         | Site contains well preserved earthwork remains of ridge and furrow                                                                                                         |
| Accessibility RAG Assessment             | Green                                                                                                                                                                      |
| Accessibility Comment                    | Good accessibility to key local services, transport, and employment opportunities.                                                                                         |
| Site Access RAG Assessment 2026          |                                                                                                                                                                            |
| Site Access Officer Comment 2026         |                                                                                                                                                                            |
| Site Access RAG Assessment 2025          |                                                                                                                                                                            |
| Site Access Officer Comment 2025         |                                                                                                                                                                            |
| Site Access RAG Assessment 2023          |                                                                                                                                                                            |
| Site Access Officer Comment 2023         |                                                                                                                                                                            |
| Site Access RAG Assessment 2021          | Amber                                                                                                                                                                      |
| Site Access Officer Comment 2021         | The proposed site is acceptable in principle subject to detailed design.                                                                                                   |

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

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| Air Quality Officer Comment 2023                                                              |                                                                                                                                                        |
| AQMA RAG Assessment 2021                                                                      | Green                                                                                                                                                  |
| Air Quality Officer Comment 2021                                                              | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                      |
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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, application pending for 44 residential units                                                                                                                                                                                            |
| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 69                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land off Station Road, Over



A map of Land off Station Road, Over

| Site information                           | -                                   |
|--------------------------------------------|-------------------------------------|
| Site ID                                    | 115310                              |
| HELAA Site ID                              | 40551                               |
| Suitable Site Area (ha)                    | 3.5                                 |
| Ward/Parish                                | Over & Willingham                   |
| Greenfield or Previously Developed?        | Greenfield                          |
| Category of site                           | Dispersal: Villages                 |
| Category of settlement                     | Within or adjacent to Group Village |
| Current use(s)                             |                                     |
| Proposed development                       | Residential                         |
| Proposed employment floorspace (m2)        | 0                                   |
| Proposed residential capacity              | 65                                  |
| Suitability                                | -                                   |
| Adopted Development Plan Policies RAG 2026 | Amber                               |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2026                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk Officer Comment 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk RAG Assessment 2025                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2025                     | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 3% lies in a 1 in 30 year event. 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 contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2026                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape RAG Assessment 2023                       | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2023                              | An additional supporting statement has been provided which covers site 40551 alongside 6 other sites. The statement does not specifically address landscape issues and so the assessment remains red.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landscape RAG Assessment 2021                       | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2021                              | Development on this site would essentially form a new village edge whilst enclosing two green parcels of land behind it. Preservation of the rural countryside character is important. The Over Village Design guide articulates the need to maintain green stretches of land which play a part in connecting the village core to its wider landscape, specifically this site and the surrounding fields collectively. Development is clearly inappropriate here when considering the immediate surroundings of existing residential properties at the village edge stopping short before reaching this road junction. |
| Biodiversity and Geodiversity RAG Assessment 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Officer Comments 2023   | The further supporting information outlines that an ecological assessment was submitted in 2018 for the planning application (reference: S/4290/17/OL), which was completed after the Priority deciduous woodland was removed in the northern section of the site. No significant impacts were identified on designated sites, protected and Priority species / habitats. However, further consideration upon the potential impacts to designated sites from increased visitor pressure will need to be considered for any subsequent application. Therefore, there is no change to the site assessment scoring. Applications may still find provision of a 10% net gain in biodiversity difficult within their red line boundaries.                                    |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Officer Comments 2021   | Any residential developments above 50 outside of current urban area will require consultation with Natural England. The site is shown to have priority deciduous woodland within its boundaries registered on the 2014 National Forest Registry; however, aerial photography from 2017 shows this to have been removed in its entirety. There are no other apparent priority habitats within the site; however, there are grasslands, scrub 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 off-site compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| 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 2026 |                                                                                                                                                                                                                                                                                                    |
| Historic Environment Comments 2026       |                                                                                                                                                                                                                                                                                                    |
| Historic Environment RAG Assessment 2025 |                                                                                                                                                                                                                                                                                                    |
| Historic Environment Comments 2025       |                                                                                                                                                                                                                                                                                                    |
| Historic Environment RAG Assessment 2023 | Green                                                                                                                                                                                                                                                                                              |
| Historic Environment Comments 2023       | The additional information does not relate to heritage issues and therefore the assessment score remains the same.                                                                                                                                                                                 |
| Historic Environment RAG Assessment 2021 | Green                                                                                                                                                                                                                                                                                              |
| Historic Environment Comments 2021       | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.                                                                                                                         |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2026         |                                                                                                                                                                                                                                                                                                    |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                                                                                                                                                    |
| Archaeology Officer Comment 2025         |                                                                                                                                                                                                                                                                                                    |
| Archaeology RAG Assessment 2023          | Amber                                                                                                                                                                                                                                                                                              |
| Archaeology Officer Comment 2023         | Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.                                                                                                      |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                                                                                                                                              |
| Archaeology Officer Comment 2021         | Evidence for Iron Age archaeology recorded to the west                                                                                                                                                                                                                                             |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                                                                                                                                              |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                             |
| Site Access RAG Assessment 2026          |                                                                                                                                                                                                                                                                                                    |
| Site Access Officer Comment 2026         |                                                                                                                                                                                                                                                                                                    |

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| 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.                                                                                                                                                                                                             |
| Site Access RAG Assessment 2021                                     | Amber                                                                                                                                                                                                                                                                                                                                                                     |
| Site Access Officer Comment 2021                                    | The proposed site is acceptable in principle subject to detailed design.                                                                                                                                                                                                                                                                                                  |
| Transport and Roads RAG Assessment 2026                             |                                                                                                                                                                                                                                                                                                                                                                           |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                                                                                                                                                                                           |
| Transport and Roads RAG Assessment 2025                             |                                                                                                                                                                                                                                                                                                                                                                           |
| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                                                                                                                                                                                           |
| Transport and Roads RAG Assessment 2023                             | Green                                                                                                                                                                                                                                                                                                                                                                     |
| Transport and Roads Guideline Comments 2023                         | Based on the new information provided the assessment of Green remains unchanged. Given the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.                                                                                                                                                   |
| Transport and Roads RAG Assessment 2021                             | Green                                                                                                                                                                                                                                                                                                                                                                     |
| Transport and Roads Guideline Comments 2021                         | This falls below the threshold for a Transport Assessment                                                                                                                                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     | Amber                                                                                                                                                                                                                                                                                                                                                                     |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | New information provided has not changed the assessment. 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. Detailed site specific assessments will be required for any future planning applications at this location. |

|                                                                     |                                                                                                                                                                                                                                                                                                                                                                 |
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| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                           |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.                                                                                                                                                           |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                                                                                                                                                                                 |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                                                                                                                                                                                 |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                                                                                                                                                                                 |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                                                                                                                                                                                 |
| AQMA RAG Assessment 2023                                            | Green                                                                                                                                                                                                                                                                                                                                                           |
| Air Quality Officer Comment 2023                                    | The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.                                                                                |
| AQMA RAG Assessment 2021                                            | Green                                                                                                                                                                                                                                                                                                                                                           |
| Air Quality Officer Comment 2021                                    | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                                                                                                                                                                               |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                                                                                                                                                                                 |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                                                                                                                                                                                 |
| Contaminated Land RAG Assessment 2025                               |                                                                                                                                                                                                                                                                                                                                                                 |
| Contaminated Land Officer Comments 2025                             |                                                                                                                                                                                                                                                                                                                                                                 |
| Contaminated Land RAG Assessment 2023                               | Amber                                                                                                                                                                                                                                                                                                                                                           |
| Contaminated Land Officer Comments 2023                             | The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site adjacent to the highway with the potential for historic contamination and planning conditions will be required including a desk stop study. |
| Contaminated Land RAG Assessment 2021                               | Amber                                                                                                                                                                                                                                                                                                                                                           |
| Contaminated Land Officer Comments 2021                             | Site is adjacent to the highway. Potential for historic contamination, conditions required. Phase I likely.                                                                                                                                                                                                                                                     |
| <b>Overall Suitability Score</b>                                    | <b>Red</b>                                                                                                                                                                                                                                                                                                                                                      |
| Further constraints                                                 | -                                                                                                                                                                                                                                                                                                                                                               |
| Agricultural Land Classification Grade 1 (% overlap)                | 0                                                                                                                                                                                                                                                                                                                                                               |
| Agricultural Land Classification Grade 2 (% overlap)                | 100.00                                                                                                                                                                                                                                                                                                                                                          |

|                                                                                               |                                                                                                                                                                                                                                             |
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| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                                                                                                           |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                                                                                                           |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                                                                                                           |
| Highways England Zones                                                                        | 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, application refused                                                                                                                                                                                                                     |
| When will the site be available for development?                                              | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                                                         | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                                                      | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                                              | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                                                    | 84                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                                               |                                                                                                                                                                                                                                             |
| Estimated start date                                                                          | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                                                          | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                                                     | 0-5 Years                                                                                                                                                                                                                                   |

## Land off Longstanton Road, Over



A map of Land off Longstanton Road, Over

| Site information                           | -                                                |
|--------------------------------------------|--------------------------------------------------|
| Site ID                                    | 115311                                           |
| HELAA Site ID                              | 40426                                            |
| Suitable Site Area (ha)                    | 16.3                                             |
| Ward/Parish                                | Over & Willingham                                |
| Greenfield or Previously Developed?        | Greenfield                                       |
| Category of site                           | Dispersal: Villages                              |
| Category of settlement                     | Not within or adjacent to an existing settlement |
| Current use(s)                             |                                                  |
| Proposed development                       | Residential                                      |
| Proposed employment floorspace (m2)        | 0                                                |
| Proposed residential capacity              | 150                                              |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

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|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 9% lies in a 1 in 30 year event. 3% lies in a 1 in 100 year event. 6% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Flood Risk Officer Comment 2021                       | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2021                                | Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of an existing open agricultural field. Even with a reduction in commercial or residential units and with landscape mitigation works the harm would still be adverse and unacceptable. This is a large site and development of the entire site would detract from the existing linear settlement pattern of the village which is built roadside. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| 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   | Any discharge of water or liquid waste of more than 20m <sup>3</sup> to ground a day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                               |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| Historic Environment RAG Assessment 2023    |                                                                                                                          |
| Historic Environment Comments 2023          |                                                                                                                          |
| Historic Environment RAG Assessment 2021    | Amber                                                                                                                    |
| Historic Environment Comments 2021          | Unlikely to cause harm to setting of nearby listed building, but layout of development would need to take this setting.  |
| Archaeology RAG Assessment 2026             |                                                                                                                          |
| Archaeology Officer Comment 2026            |                                                                                                                          |
| Archaeology RAG Assessment 2025             |                                                                                                                          |
| Archaeology Officer Comment 2025            |                                                                                                                          |
| Archaeology RAG Assessment 2023             |                                                                                                                          |
| Archaeology Officer Comment 2023            |                                                                                                                          |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                    |
| Archaeology Officer Comment 2021            | Extensive evidence for Iron Age and Roman settlement in the vicinity and within the site                                 |
| Accessibility RAG Assessment                | Amber                                                                                                                    |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                   |
| Site Access RAG Assessment 2026             |                                                                                                                          |
| Site Access Officer Comment 2026            |                                                                                                                          |
| Site Access RAG Assessment 2025             |                                                                                                                          |
| Site Access Officer Comment 2025            |                                                                                                                          |
| Site Access RAG Assessment 2023             |                                                                                                                          |
| Site Access Officer Comment 2023            |                                                                                                                          |
| Site Access RAG Assessment 2021             | Red                                                                                                                      |
| Site Access Officer Comment 2021            | If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. |
| Transport and Roads RAG Assessment 2026     |                                                                                                                          |
| Transport and Roads Guideline Comments 2026 |                                                                                                                          |
| Transport and Roads RAG Assessment 2025     |                                                                                                                          |

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| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                      |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                             |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2021                                               | Green                                                                                                                                                                                |
| Air Quality Officer<br>Comment 2021                                       | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                    |

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| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Previous agricultural land use. Potential for historic contamination, conditions required.                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 88.94                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 11.06                                                                                                                                                  |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                    |

|                                                                 |                                                                                                                                                                                                                                             |
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| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 244                                                                                                                                                                                                                                         |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 6-10 Years                                                                                                                                                                                                                                  |

0 40 80 120 160 200 m

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|                                            |                                                  |
|--------------------------------------------|--------------------------------------------------|
| Site information                           | -                                                |
| Site ID                                    | 115312                                           |
| HELAA Site ID                              | 40427                                            |
| Suitable Site Area (ha)                    | 9.51                                             |
| Ward/Parish                                | Over & Willingham                                |
| 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                       | Mixed use                                        |
| Proposed employment floorspace (m2)        | 41500                                            |
| Proposed residential capacity              | 10                                               |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

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|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 7% lies in a 1-in-1,000-year event. 4% lies in a 1-in-100-year event. 12% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2025                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2025                   | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 12% lies in a 1 in 30 year event. 4% lies in a 1 in 100 year event. 7% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2023                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2021                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2021                   | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                                                                                                                                                                                                  |
| Landscape RAG Assessment 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2021                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Comment 2021                            | <p>Development upon this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the countryside, permanent, isolated, an urbanisation of the rural landscape and the removal of an existing open agricultural field. Even with a reduction in commercial or residential units and with landscape mitigation works the harm would still be adverse and unacceptable</p> <p>This is a large site and development of the entire site would detract from the existing linear settlement pattern of the village which is built roadside.</p> |
| Biodiversity and Geodiversity RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2021   | Any discharge of water or liquid waste of more than 20m <sup>3</sup> to ground a day may require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, ditches, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                               |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| Historic Environment Comments 2026       |                                                                                                                         |
| Historic Environment RAG Assessment 2025 |                                                                                                                         |
| Historic Environment Comments 2025       |                                                                                                                         |
| Historic Environment RAG Assessment 2023 |                                                                                                                         |
| Historic Environment Comments 2023       |                                                                                                                         |
| Historic Environment RAG Assessment 2021 | Amber                                                                                                                   |
| Historic Environment Comments 2021       | Unlikely to cause harm to setting of nearby listed building, but layout of development would need to take this setting. |
| Archaeology RAG Assessment 2026          |                                                                                                                         |
| Archaeology Officer Comment 2026         |                                                                                                                         |
| Archaeology RAG Assessment 2025          |                                                                                                                         |
| Archaeology Officer Comment 2025         |                                                                                                                         |
| Archaeology RAG Assessment 2023          |                                                                                                                         |
| Archaeology Officer Comment 2023         |                                                                                                                         |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                   |
| Archaeology Officer Comment 2021         | Extensive evidence for Iron Age and Roman settlement in the vicinity and within the site                                |
| Accessibility RAG Assessment             | Amber                                                                                                                   |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                  |
| Site Access RAG Assessment 2026          |                                                                                                                         |
| Site Access Officer Comment 2026         |                                                                                                                         |
| Site Access RAG Assessment 2025          |                                                                                                                         |
| Site Access Officer Comment 2025         |                                                                                                                         |
| Site Access RAG Assessment 2023          |                                                                                                                         |
| Site Access Officer Comment 2023         |                                                                                                                         |
| Site Access RAG Assessment 2021          | Amber                                                                                                                   |
| Site Access Officer Comment 2021         | The proposed site is acceptable in principle subject to detailed design.                                                |

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| Transport and Roads RAG Assessment 2026                             |                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2026                         |                                                                                                                                                                                                       |
| Transport and Roads RAG Assessment 2025                             |                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                       |
| Transport and Roads RAG Assessment 2023                             |                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2023                         |                                                                                                                                                                                                       |
| Transport and Roads RAG Assessment 2021                             | Green                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2021                         | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                       |

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| Air Quality Officer Comment 2023                                                              |                                                                                                                                                        |
| AQMA RAG Assessment 2021                                                                      | Green                                                                                                                                                  |
| Air Quality Officer Comment 2021                                                              | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                      |
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                                                                                                                                                      |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                                   |
| 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 or non-residential development is likely to be economically viable at an appropriate density. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                                   |
| Capacity                                                        | -                                                                                                                                                                                                                                                              |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                                             |
| Residential capacity at prevailing density                      | 200                                                                                                                                                                                                                                                            |
| Estimated employment space (m2)                                 | 41500                                                                                                                                                                                                                                                          |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                                      |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                                          |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                                      |

## Land adjacent to Norman Way, Over



### A map of Land adjacent to Norman Way, Over

| Site information                           | -                                                |
|--------------------------------------------|--------------------------------------------------|
| Site ID                                    | 115314                                           |
| HELAA Site ID                              | 40180                                            |
| Suitable Site Area (ha)                    | 3.62                                             |
| Ward/Parish                                | Over & Willingham                                |
| 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                       | Non-Residential                                  |
| Proposed employment floorspace (m2)        | 1400                                             |
| Proposed residential capacity              | 0                                                |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 1% lies in a 1-in-1,000-year event. 1% lies in a 1-in-30-year event.</p>                                                                                                                  |
| 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 1000 year event                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2021                       | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.                                                                                                                                                                                              |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                     |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                     |
| Landscape RAG Assessment 2021                         | Amber                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2021                                | The site would essentially see development in the countryside and so ideally development would be free of the western boundary and focused closer to Longstanton road. The edge of village location for development of an extension to the existing industrial park is appropriate for its immediate surroundings of existing commercial buildings. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                     |

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| 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/waste above 20m <sup>3</sup> per day to ground or surface water likely to require consultation with Natural England. Site likely to be of relatively low ecological value (arable) and young plantation woodland. Boundary hedgerows and drain may qualify as Habitats of Principal Importance/priority habitat and/or be of high ecological value. Potential for protected species (water vole, otter) associated with drain. Ponds within 100m may be suitable for great crested newt. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy Officer Comment 2026                           | The site does not contain protected open space, but it is adjacent to or within 50m of an open space designation. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| Historic Environment RAG Assessment 2023    |                                                                                                                                                                            |
| Historic Environment Comments 2023          |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                      |
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | Iron Age and Roman archaeology recorded to the north east                                                                                                                  |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                      |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| Site Access RAG Assessment 2025             |                                                                                                                                                                            |
| Site Access Officer Comment 2025            |                                                                                                                                                                            |
| Site Access RAG Assessment 2023             |                                                                                                                                                                            |
| Site Access Officer Comment 2023            |                                                                                                                                                                            |
| Site Access RAG Assessment 2021             | Red                                                                                                                                                                        |
| Site Access Officer Comment 2021            | The access link to the public highway is unsuitable to serve the number of units that are being proposed.                                                                  |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |

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| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                                                                    |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                                                                    |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                                                                    |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                                                              |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                                                                           |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                                                                    |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2021 | The proposed site may also be affected by noise from the nearby Cambridge Guided Busway by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation. |
| AQMA RAG Assessment<br>2026                                               |                                                                                                                                                                                                                                                    |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                                                                    |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                                                                    |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                                                                    |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                                                                    |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                                                                                    |
| AQMA RAG Assessment<br>2021                                               | Green                                                                                                                                                                                                                                              |
| Air Quality Officer<br>Comment 2021                                       | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                                                                  |

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| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Green                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | No prior history of development.                                                                                                                       |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 73.45                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 26.55                                                                                                                                                  |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                                                                                                                                       |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                    |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                    |
| Capacity                                                        | -                                                                                                                                                                                                                                               |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                              |
| Residential capacity at prevailing density                      | 87                                                                                                                                                                                                                                              |
| Estimated employment space (m2)                                 | 1400                                                                                                                                                                                                                                            |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                       |
| Estimated annual build-out rate (pa)                            | -                                                                                                                                                                                                                                               |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                       |

## Land off Westfields, Willingham



A map of Land off Westfields, Willingham

| Site information                           | -                                                |
|--------------------------------------------|--------------------------------------------------|
| Site ID                                    | 115315                                           |
| HELAA Site ID                              | 40235                                            |
| Suitable Site Area (ha)                    | 1.97                                             |
| Ward/Parish                                | Over & Willingham                                |
| 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              | 7                                                |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                     |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                     |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                               |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 12% lies in a 1 in 30 year event. 3% lies in a 1 in 100 year event. 11% lies in a 1 in 1000 year event                  |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                     |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                               |
| Flood Risk Officer Comment 2021                       | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.                              |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                     |
| Landscape Comment 2026                                |                                                                                                                                                                                     |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                     |
| Landscape Comment 2025                                |                                                                                                                                                                                     |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                     |
| Landscape Comment 2023                                |                                                                                                                                                                                     |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                 |
| Landscape Comment 2021                                | The site is a series of individual plot areas within the boundaries of the larger Westfield development. The sites are not suitable for development due to separation from village. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                     |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity RAG Assessment 2021     | Green                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Biodiversity and Geodiversity Officer Comments 2021   | Unlikely to require consultation with Natural England. Not in close proximity to any designated sites for nature conservation. Priority habitats/Habitats of Principal Importance unlikely to be present. Mature trees, hedgerows, drain to east and garden ponds may have value for wildlife; otherwise likely to be of low ecological value. Mature trees and existing buildings (if impacted) may support roosting bats. |
| 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 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2021              | Green                                                                                                                                                                                                                                                                                                                                                                                                                       |

|                                             |                                                                                                   |
|---------------------------------------------|---------------------------------------------------------------------------------------------------|
| Historic Environment Comments 2021          | Development of the site would have no impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                   |
| Archaeology Officer Comment 2026            |                                                                                                   |
| Archaeology RAG Assessment 2025             |                                                                                                   |
| Archaeology Officer Comment 2025            |                                                                                                   |
| Archaeology RAG Assessment 2023             |                                                                                                   |
| Archaeology Officer Comment 2023            |                                                                                                   |
| Archaeology RAG Assessment 2021             | Amber                                                                                             |
| Archaeology Officer Comment 2021            | Extensive cropmarks of Iron Age/Roman settlement in the vicinity                                  |
| Accessibility RAG Assessment                | Amber                                                                                             |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.            |
| Site Access RAG Assessment 2026             |                                                                                                   |
| Site Access Officer Comment 2026            |                                                                                                   |
| Site Access RAG Assessment 2025             |                                                                                                   |
| Site Access Officer Comment 2025            |                                                                                                   |
| Site Access RAG Assessment 2023             |                                                                                                   |
| Site Access Officer Comment 2023            |                                                                                                   |
| Site Access RAG Assessment 2021             | Amber                                                                                             |
| Site Access Officer Comment 2021            | The proposed site is acceptable in principle subject to detailed design.                          |
| Transport and Roads RAG Assessment 2026     |                                                                                                   |
| Transport and Roads Guideline Comments 2026 |                                                                                                   |
| Transport and Roads RAG Assessment 2025     |                                                                                                   |
| Transport and Roads Guideline Comments 2025 |                                                                                                   |
| Transport and Roads RAG Assessment 2023     |                                                                                                   |
| Transport and Roads Guideline Comments 2023 |                                                                                                   |

|                                                                     |                                                                                                                                                                                                       |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2021                                            | Green                                                                                                                                                                                                 |
| Air Quality Officer Comment 2021                                    | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                     |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                       |
| Contaminated Land RAG Assessment 2025                               |                                                                                                                                                                                                       |

|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 95.84                                                                                                                                                  |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 4.16                                                                                                                                                   |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                                              |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                           |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 53                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land adjacent to No. 7 Westfields, Willingham



A map of Land adjacent to No. 7 Westfields, Willingham

| Site information                           | -                                                |
|--------------------------------------------|--------------------------------------------------|
| Site ID                                    | 115316                                           |
| HELAA Site ID                              | 40243                                            |
| Suitable Site Area (ha)                    | 0.33                                             |
| Ward/Parish                                | Over & Willingham                                |
| 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              | 7                                                |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                     |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                     |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                               |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 5% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 10% lies in a 1 in 1000 year event                   |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                     |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                     |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                               |
| Flood Risk Officer Comment 2021                       | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.                              |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                     |
| Landscape Comment 2026                                |                                                                                                                                                                                     |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                     |
| Landscape Comment 2025                                |                                                                                                                                                                                     |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                     |
| Landscape Comment 2023                                |                                                                                                                                                                                     |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                 |
| Landscape Comment 2021                                | The site's adjacency to existing development reduces the potential impact the development may have on the surrounding area, but impact on the existing character of open landscape. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                     |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                     |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                     |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                     |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity RAG Assessment 2021     | Green                                                                                                                                                                                                                                                                                                                                                          |
| Biodiversity and Geodiversity Officer Comments 2021   | Unlikely to require consultation with Natural England. Not in close proximity to any designated sites for nature conservation. Priority habitats/Habitats of Principal Importance unlikely to be present. Drain to east and associated vegetation may support protected/notable species but could be retained. Otherwise likely to be 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 2026                                |                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                          |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                          |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment Comments 2023                    |                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2021              | Green                                                                                                                                                                                                                                                                                                                                                          |

|                                             |                                                                                                                                                                            |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | Extensive cropmarks of Iron Age/Roman settlement in the vicinity                                                                                                           |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                      |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| Site Access RAG Assessment 2025             |                                                                                                                                                                            |
| Site Access Officer Comment 2025            |                                                                                                                                                                            |
| Site Access RAG Assessment 2023             |                                                                                                                                                                            |
| Site Access Officer Comment 2023            |                                                                                                                                                                            |
| Site Access RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Site Access Officer Comment 2021            | The proposed site is acceptable in principle subject to detailed design.                                                                                                   |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2025 |                                                                                                                                                                            |
| Transport and Roads RAG Assessment 2023     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2023 |                                                                                                                                                                            |

|                                                                     |                                                                                                                                                                                                       |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2021                                            | Green                                                                                                                                                                                                 |
| Air Quality Officer Comment 2021                                    | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                     |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                       |
| Contaminated Land RAG Assessment 2025                               |                                                                                                                                                                                                       |

|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                                              |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                           |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 10                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land south and south-east of Ryecroft, Station Road, Longstanton



A map of Land south and south-east of Ryecroft, Station Road, Longstanton

| Site information                           | -                                                |
|--------------------------------------------|--------------------------------------------------|
| Site ID                                    | 115317                                           |
| HELAA Site ID                              | 40010                                            |
| Suitable Site Area (ha)                    | 3                                                |
| Ward/Parish                                | Over & Willingham                                |
| Greenfield or Previously Developed?        | Greenfield                                       |
| Category of site                           | Dispersal: Villages / Transport Corridor         |
| Category of settlement                     | Not within or adjacent to an existing settlement |
| Current use(s)                             |                                                  |
| Proposed development                       | Mixed Use                                        |
| Proposed employment floorspace (m2)        | 500                                              |
| Proposed residential capacity              | 100                                              |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                        |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                                       |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 29% 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 2026                         |                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                             |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                             |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                             |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                             |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2021                                | The site proposed development would cause unacceptable landscape and visual effects to the local landscape that is focused on the distinctive small-holdings and elongated plots. Development would also contribute to the ribbon development and in-filing between Longstanton and Willingham, and the visual joining of the two villages along the B1050. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                             |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                             |

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| 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   | Any discharge of water or liquid waste of more than 20m <sup>3</sup> to ground a day may 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 may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| Historic Environment Comments 2023          |                                                                                                                                                                                                                             |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                                                                       |
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.                                                  |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                                                                             |
| Archaeology Officer Comment 2026            |                                                                                                                                                                                                                             |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                                                                             |
| Archaeology Officer Comment 2025            |                                                                                                                                                                                                                             |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                                                                             |
| Archaeology Officer Comment 2023            |                                                                                                                                                                                                                             |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                                                                       |
| Archaeology Officer Comment 2021            | Cropmarks of late prehistoric/Roman settlement are recorded to the north and east                                                                                                                                           |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                                                                       |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                                      |
| Site Access RAG Assessment 2026             |                                                                                                                                                                                                                             |
| Site Access Officer Comment 2026            |                                                                                                                                                                                                                             |
| Site Access RAG Assessment 2025             |                                                                                                                                                                                                                             |
| Site Access Officer Comment 2025            |                                                                                                                                                                                                                             |
| Site Access RAG Assessment 2023             |                                                                                                                                                                                                                             |
| Site Access Officer Comment 2023            |                                                                                                                                                                                                                             |
| Site Access RAG Assessment 2021             | Amber                                                                                                                                                                                                                       |
| Site Access Officer Comment 2021            | If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. If developed with 40016 - The proposed site is acceptable in principle subject to detailed design. |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                                                                             |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                                                                             |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                                                                             |

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| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                 |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2021                                               | Green                                                                                                                                                                                                 |
| Air Quality Officer<br>Comment 2021                                       | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                     |

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| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Brownfield site, contamination expected, conditions required                                                                                           |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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?                                             | Yes, Planning permission granted for the erection of a detached dwelling                                                                               |

|                                                                 |                                                                                                                                                                                                                                           |
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| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                 |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                              |
| Achievable                                                      | -                                                                                                                                                                                                                                         |
| Is there a reasonable prospect that the site will be developed? | The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                              |
| Capacity                                                        | -                                                                                                                                                                                                                                         |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                        |
| Residential capacity at prevailing density                      | 72                                                                                                                                                                                                                                        |
| Estimated employment space (m2)                                 | 500                                                                                                                                                                                                                                       |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                 |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                     |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                 |

## Land west of New Farm, Station Road, Longstanton



A map of Land west of New Farm, Station Road, Longstanton

| Site information                           | -                                                |
|--------------------------------------------|--------------------------------------------------|
| Site ID                                    | 115318                                           |
| HELAA Site ID                              | 40016                                            |
| Suitable Site Area (ha)                    | 3.13                                             |
| Ward/Parish                                | Over & Willingham                                |
| 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              | 100                                              |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                               |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                          |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                               |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                         |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 36% lies in a 1 in 30 year event. 6% lies in a 1 in 100 year event. 7% lies in a 1 in 1000 year event                             |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                               |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                                         |
| Flood Risk Officer Comment 2021                       | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.                                        |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                               |
| Landscape Comment 2026                                |                                                                                                                                                                                               |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                               |
| Landscape Comment 2025                                |                                                                                                                                                                                               |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                               |
| Landscape Comment 2023                                |                                                                                                                                                                                               |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                           |
| Landscape Comment 2021                                | The proposed development of 100 dwellings would cause unacceptable landscape and visual effects to the local landscape that is focused on the distinctive small-holdings and elongated plots. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                               |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                               |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                               |

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| 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   | Any discharge to ground or surface water of more than 20m <sup>3</sup> /day would require consultation with Natural England. Site likely to be of low ecological value (arable/cultivated), although southern boundary and drains may qualify as Habitat of Principal Importance/be of high ecological value and support protected or notable species. Buildings 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 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                     |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Historic Environment RAG Assessment 2023              |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Historic Environment Comments 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                           |
| Historic Environment RAG Assessment 2021              | Green                                                                                                                                                                                                                                                                                                                                                                                                     |

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| Historic Environment Comments 2021          | No known heritage assets on or adjacent to site. Development of the site will not have a detrimental impact on designated or non-designated heritage assets.                                                                |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                                                                             |
| Archaeology Officer Comment 2026            |                                                                                                                                                                                                                             |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                                                                             |
| Archaeology Officer Comment 2025            |                                                                                                                                                                                                                             |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                                                                             |
| Archaeology Officer Comment 2023            |                                                                                                                                                                                                                             |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                                                                       |
| Archaeology Officer Comment 2021            | Cropmarks of late prehistoric/Roman settlement are recorded to the north and east                                                                                                                                           |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                                                                       |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                                                                      |
| Site Access RAG Assessment 2026             |                                                                                                                                                                                                                             |
| Site Access Officer Comment 2026            |                                                                                                                                                                                                                             |
| Site Access RAG Assessment 2025             |                                                                                                                                                                                                                             |
| Site Access Officer Comment 2025            |                                                                                                                                                                                                                             |
| Site Access RAG Assessment 2023             |                                                                                                                                                                                                                             |
| Site Access Officer Comment 2023            |                                                                                                                                                                                                                             |
| Site Access RAG Assessment 2021             | Amber                                                                                                                                                                                                                       |
| Site Access Officer Comment 2021            | If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. If developed with 40010 - The proposed site is acceptable in principle subject to detailed design. |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                                                                             |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                                                                             |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                                                                             |
| Transport and Roads Guideline Comments 2025 |                                                                                                                                                                                                                             |
| Transport and Roads RAG Assessment 2023     |                                                                                                                                                                                                                             |

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| Transport and Roads Guideline Comments 2023                         |                                                                                                                                                                                                       |
| Transport and Roads RAG Assessment 2021                             | Amber                                                                                                                                                                                                 |
| Transport and Roads Guideline Comments 2021                         | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2021                                            | Green                                                                                                                                                                                                 |
| Air Quality Officer Comment 2021                                    | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                                     |
| Contaminated Land RAG Assessment 2026                               |                                                                                                                                                                                                       |
| Contaminated Land Officer Comments 2026                             |                                                                                                                                                                                                       |

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| 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.                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                                              |
| <b>Available RAG</b>                                                                          | <b>Green</b>                                                                                                                                           |
| Achievable                                                                                    | -                                                                                                                                                      |

|                                                                 |                                                                                                                                                                                                                                             |
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| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 75                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Station Road, Longstanton



A map of Station Road, Longstanton

|                                            |                                                  |
|--------------------------------------------|--------------------------------------------------|
| Site information                           | -                                                |
| Site ID                                    | 115319                                           |
| HELAA Site ID                              | 51720                                            |
| Suitable Site Area (ha)                    | 2.48                                             |
| Ward/Parish                                | Over & Willingham                                |
| 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              | 80-100                                           |
| Suitability                                | -                                                |
| Adopted Development Plan Policies RAG 2026 | Amber                                            |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                          |
| Flood Risk RAG Assessment 2026                        |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2026                       |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2025                       | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 27% lies in a 1 in 30 year event. 8% lies in a 1 in 100 year event. 7% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                             |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2021                        | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2021                       | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                            |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape RAG Assessment 2021                         | Red                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Comment 2021                                | The site is both allotments and open grass land with hedgerows bordering its boundaries. The Busway runs along the southern edge of the site. Wide and local views are limited due to low lying topography and intervening vegetation. Development through the site would have a significant adverse impact to the landscape character. It would be an encroachment into the landscape, permanent and an urbanisation of the rural landscape. |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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| 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 more than 20m <sup>3</sup> /day would require consultation with Natural England. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                 |
| Policy RAG Rating 2026                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy Officer Comment 2026                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                 |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

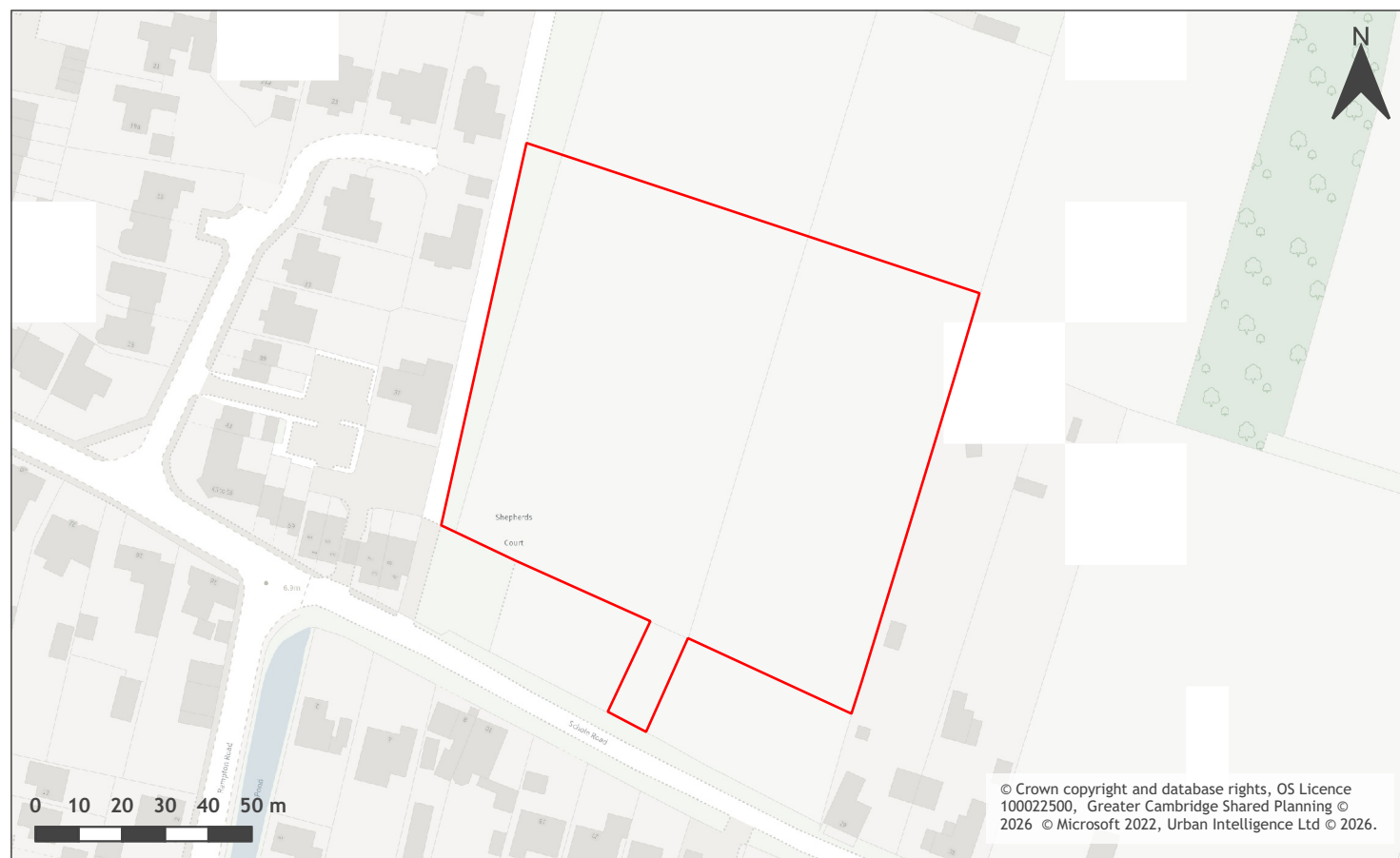
|                                             |                                                                                                                                                                |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2023    |                                                                                                                                                                |
| Historic Environment Comments 2023          |                                                                                                                                                                |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                          |
| Historic Environment Comments 2021          | Development of the site would have no impact on any designated or non-designated heritage assets.                                                              |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                |
| Archaeology Officer Comment 2026            |                                                                                                                                                                |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                |
| Archaeology Officer Comment 2025            |                                                                                                                                                                |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                |
| Archaeology Officer Comment 2023            |                                                                                                                                                                |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                          |
| Archaeology Officer Comment 2021            | Located in a landscape of intensive and extensive activity including a substantial Roman settlement to the south west and cropmarks of enclosures to the east. |
| Accessibility RAG Assessment                | Amber                                                                                                                                                          |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                         |
| Site Access RAG Assessment 2026             |                                                                                                                                                                |
| Site Access Officer Comment 2026            |                                                                                                                                                                |
| Site Access RAG Assessment 2025             |                                                                                                                                                                |
| Site Access Officer Comment 2025            |                                                                                                                                                                |
| Site Access RAG Assessment 2023             |                                                                                                                                                                |
| Site Access Officer Comment 2023            |                                                                                                                                                                |
| Site Access RAG Assessment 2021             | Red                                                                                                                                                            |
| Site Access Officer Comment 2021            | The proposed site does not to have a direct link to the adopted public highway.                                                                                |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                |
| Transport and Roads RAG Assessment 2025     |                                                                                                                                                                |

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| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                      |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                      |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                             |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                      |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Amber                                                                                                                                                                                |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                      |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                      |
| AQMA RAG Assessment<br>2021                                               | Green                                                                                                                                                                                |
| Air Quality Officer<br>Comment 2021                                       | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                                                    |

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| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                    |

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| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 59                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Land at Schole Road, Willingham



A map of Land at Schole Road, Willingham

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 115457                                   |
| HELAA Site ID                              | 52760                                    |
| Suitable Site Area (ha)                    | 1.05                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages                      |
| Category of settlement                     | Within or adjacent to Minor Rural Centre |
| Current use(s)                             |                                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 30                                       |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026    | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk RAG Assessment 2026                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2026                   | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 12% lies in a 1-in-1,000-year event. 6% lies in a 1-in-100-year event. 9% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk RAG Assessment 2025                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2025                   | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 9% lies in a 1 in 30 year event. 6% lies in a 1 in 100 year event. 12% lies in a 1 in 1000 year event                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Flood Risk RAG Assessment 2023                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2023                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk RAG Assessment 2021                    | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Flood Risk Officer Comment 2021                   | The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.                                                                                                                                                                                                                                                                                                                                                |
| Landscape RAG Assessment 2026                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2026                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2025                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2025                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2023                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2023                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape RAG Assessment 2021                     | Red                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Landscape Comment 2021                            | This is a large site outside and abutting the development framework. Wide views are restricted due to intervening built form and hedgerows but local and amenity views are high due to the open nature of the site to the north and west. Development upon this site would have a significant adverse impact to the wide and local landscape character, views and visual amenity. It would be an encroachment in the landscape, permanent, a removal of the open agricultural field in the countryside and detached from the settlement. Even with a reduction in residential units the harm would still be significant adverse and unacceptable. |
| Biodiversity and Geodiversity RAG Assessment 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2021     | Green                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2021   | All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRs and CWSs. Site currently agricultural land and, therefore, minimal on-site habitats or potential to support protected species. However, scarce farmland birds may be present and the roadside hedge may be classed as an important hedgerow under the Hedgerow Regulations. |
| 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 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                              |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                      |

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| Historic Environment RAG Assessment 2025 |                                                                                                                                                                            |
| Historic Environment Comments 2025       |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2023 |                                                                                                                                                                            |
| Historic Environment Comments 2023       |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021 | Green                                                                                                                                                                      |
| Historic Environment Comments 2021       | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026          |                                                                                                                                                                            |
| Archaeology Officer Comment 2026         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025          |                                                                                                                                                                            |
| Archaeology Officer Comment 2025         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023          |                                                                                                                                                                            |
| Archaeology Officer Comment 2023         |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021          | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021         | Located on the eastern side of the historic village.                                                                                                                       |
| Accessibility RAG Assessment             | Amber                                                                                                                                                                      |
| Accessibility Comment                    | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026          |                                                                                                                                                                            |
| Site Access Officer Comment 2026         |                                                                                                                                                                            |
| Site Access RAG Assessment 2025          |                                                                                                                                                                            |
| Site Access Officer Comment 2025         |                                                                                                                                                                            |
| Site Access RAG Assessment 2023          |                                                                                                                                                                            |
| Site Access Officer Comment 2023         |                                                                                                                                                                            |
| Site Access RAG Assessment 2021          | Red                                                                                                                                                                        |
| Site Access Officer Comment 2021         | The proposed site does not to have a direct link to the adopted public highway.                                                                                            |
| Transport and Roads RAG Assessment 2026  |                                                                                                                                                                            |

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| Transport and Roads<br>Guideline Comments 2026                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2025                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2025                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2023                                |                                                                                                                                                                                                       |
| Transport and Roads<br>Guideline Comments 2023                            |                                                                                                                                                                                                       |
| Transport and Roads RAG<br>Assessment 2021                                | Amber                                                                                                                                                                                                 |
| Transport and Roads<br>Guideline Comments 2021                            | Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.                                                                                              |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2026     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2026 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution<br>Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour<br>and Light Pollution RAG<br>Assessment 2021     | Green                                                                                                                                                                                                 |
| Noise, Vibration, Odour<br>and Light Pollution<br>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<br>2026                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2026                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2025                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2025                                       |                                                                                                                                                                                                       |
| AQMA RAG Assessment<br>2023                                               |                                                                                                                                                                                                       |
| Air Quality Officer<br>Comment 2023                                       |                                                                                                                                                                                                       |

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| AQMA RAG Assessment 2021                                                                      | Green                                                                                                                                                  |
| Air Quality Officer Comment 2021                                                              | Site does not lie within an AQMA. Minimal traffic impact on AQMA.                                                                                      |
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Potential for historic contamination, conditions required.                                                                                             |
| <b>Overall Suitability Score</b>                                                              | <b>Red</b>                                                                                                                                             |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 21.95                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 78.05                                                                                                                                                  |
| Source Protection Zone (% overlap)                                                            | 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                                                                                                                                                     |

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| Is there planning permission to develop the site?               | No relevant recent planning history                                                                                                                                                                                                         |
| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                                                                   |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                                                                |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                                                                |
| Capacity                                                        | -                                                                                                                                                                                                                                           |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                                                          |
| Residential capacity at prevailing density                      | 28                                                                                                                                                                                                                                          |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                                                             |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                                                                   |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                                                       |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                                                                   |

## Norman Way, Over



A map of Norman Way, Over

| Site information                           | -                                   |
|--------------------------------------------|-------------------------------------|
| Site ID                                    | 116341                              |
| HELAA Site ID                              | OS057                               |
| Suitable Site Area (ha)                    | 1.72                                |
| Ward/Parish                                | Over & Willingham                   |
| Greenfield or Previously Developed?        | Greenfield                          |
| Category of site                           | Dispersal: Villages                 |
| Category of settlement                     | Within or adjacent to group village |
| Current use(s)                             | Agricultural                        |
| Proposed development                       | Non-Residential                     |
| Proposed employment floorspace (m2)        | 6100                                |
| Proposed residential capacity              | 0                                   |
| Suitability                                | -                                   |
| Adopted Development Plan Policies RAG 2026 | Green                               |

|                                                       |                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site is compatible and consistent with Development Plan policies and allocations.                                                                                                                                                                 |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 6% lies in a 1-in-1,000-year event. 5% lies in a 1-in-100-year event. 7% lies in a 1-in-30-year event.</p> |
| Flood Risk RAG Assessment 2025                        | Amber                                                                                                                                                                                                                                                                |
| Flood Risk Officer Comment 2025                       | Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 5% lies in a 1 in 100 year event 18% lies in a 1 in 1000 year event                                                                                                                   |
| Flood Risk RAG Assessment 2023                        |                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2023                       |                                                                                                                                                                                                                                                                      |
| Flood Risk RAG Assessment 2021                        |                                                                                                                                                                                                                                                                      |
| Flood Risk Officer Comment 2021                       |                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2026                         |                                                                                                                                                                                                                                                                      |
| Landscape Comment 2026                                |                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                      |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                      |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                      |
| Landscape RAG Assessment 2021                         | Green                                                                                                                                                                                                                                                                |
| Landscape Comment 2021                                | The Site is generally typical of the landscape character area, particularly with respect to low lying and open landscape. Forms part of existing industrial estate site, completion would have limited landscape impacts                                             |
| Biodiversity and Geodiversity RAG Assessment 2026     |                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Officer Comments 2026   |                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Guideline Comments 2026 |                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                                      |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Biodiversity and Geodiversity RAG Assessment 2021     | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Biodiversity and Geodiversity Officer Comments 2021   | All new housing developments will require assessment of increased visitor pressure on nearby SSSIs, LNRS and CWSs, specifically Norman Cement Pits, Cherry Hinton Brook, the Spinney and Coldham's Common and Barnwell East LNR. The site supports priority habitats including woodland and chalk grassland and protected species, including bats and water voles. A considerable proportion of the site is designated as local wildlife site, although currently in poor condition following site clearance. Red assessment given due to potential loss of designated site, although it is acknowledged that the Local Plan Policy 15 seeks to mitigate this loss which has then potential to warrant amber rating. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Policy RAG Rating 2021                                | Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Policy Officer Comments 2021                          | Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Historic Environment RAG Assessment 2026              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment Comments 2026                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment RAG Assessment 2025              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Historic Environment Comments 2025                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                                             |                                                                                                                                                                            |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Historic Environment RAG Assessment 2023    |                                                                                                                                                                            |
| Historic Environment Comments 2023          |                                                                                                                                                                            |
| Historic Environment RAG Assessment 2021    | Green                                                                                                                                                                      |
| Historic Environment Comments 2021          | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 2026             |                                                                                                                                                                            |
| Archaeology Officer Comment 2026            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                            |
| Archaeology Officer Comment 2025            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                            |
| Archaeology Officer Comment 2023            |                                                                                                                                                                            |
| Archaeology RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Archaeology Officer Comment 2021            | Known Iron Age and Roman settlement in the area                                                                                                                            |
| Accessibility RAG Assessment                | Amber                                                                                                                                                                      |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                                     |
| Site Access RAG Assessment 2026             |                                                                                                                                                                            |
| Site Access Officer Comment 2026            |                                                                                                                                                                            |
| Site Access RAG Assessment 2025             |                                                                                                                                                                            |
| Site Access Officer Comment 2025            |                                                                                                                                                                            |
| Site Access RAG Assessment 2023             |                                                                                                                                                                            |
| Site Access Officer Comment 2023            |                                                                                                                                                                            |
| Site Access RAG Assessment 2021             | Amber                                                                                                                                                                      |
| Site Access Officer Comment 2021            | The proposed site is acceptable in principle subject to detailed design. There are potential access constraints, but these could be overcome through development.          |
| Transport and Roads RAG Assessment 2026     |                                                                                                                                                                            |
| Transport and Roads Guideline Comments 2026 |                                                                                                                                                                            |

|                                                                     |                                                                                                                                                                                                      |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transport and Roads RAG Assessment 2025                             |                                                                                                                                                                                                      |
| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                      |
| Transport and Roads RAG Assessment 2023                             |                                                                                                                                                                                                      |
| Transport and Roads Guideline Comments 2023                         |                                                                                                                                                                                                      |
| Transport and Roads RAG Assessment 2021                             | Green                                                                                                                                                                                                |
| Transport and Roads Guideline Comments 2021                         | Would not generate the need for a Transport Assessment but requires pedestrian links to existing highway.                                                                                            |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     |                                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 |                                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                      |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     | Amber                                                                                                                                                                                                |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation |
| AQMA RAG Assessment 2026                                            |                                                                                                                                                                                                      |
| Air Quality Officer Comment 2026                                    |                                                                                                                                                                                                      |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                      |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                      |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                      |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                                      |
| AQMA RAG Assessment 2021                                            | Green                                                                                                                                                                                                |

|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Air Quality Officer Comment 2021                                                              | Not suggested for residential use therefore likely low traffic impact on AQMA                                                                          |
| Contaminated Land RAG Assessment 2026                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         | Green                                                                                                                                                  |
| Contaminated Land Officer Comments 2021                                                       | Non-residential use proposed                                                                                                                           |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 100.00                                                                                                                                                 |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                      |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                      |
| Highways England Zones                                                                        | 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                                                                                                                                                                                             |
| <b>Available RAG</b>                                            | <b>Amber</b>                                                                                                                                                                                          |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                          |
| Capacity                                                        | -                                                                                                                                                                                                     |
| Prevailing Density (weighted) (dwellings per ha)                | 30                                                                                                                                                                                                    |
| Residential capacity at prevailing density                      | 47                                                                                                                                                                                                    |
| Estimated employment space (m2)                                 | 6100                                                                                                                                                                                                  |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                             |
| Estimated annual build-out rate (pa)                            | -                                                                                                                                                                                                     |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                             |

## Land Lying to the East of Mill Road, Willingham, CB24 5LA



A map of Land Lying to the East of Mill Road, Willingham, CB24 5LA

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 116426                                   |
| HELAA Site ID                              | 208818                                   |
| Suitable Site Area (ha)                    | 1.09                                     |
| Ward/Parish                                | Over & Willingham                        |
| Greenfield or Previously Developed?        | Greenfield                               |
| Category of site                           | Dispersal: Villages                      |
| Category of settlement                     | Within or adjacent to minor rural centre |
| Current use(s)                             | Paddock / Scrub                          |
| Proposed development                       | Residential                              |
| Proposed employment floorspace (m2)        | 0                                        |
| Proposed residential capacity              | 30 to 79                                 |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                       |                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026        | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                               |
| Flood Risk RAG Assessment 2026                        | Amber                                                                                                                                                                                                                                                                                                                                              |
| Flood Risk Officer Comment 2026                       | <p>Flood Zones: Site is wholly within Flood Zone 1.</p> <p>Climate Change: Site is not within a climate-change-adjusted flood zone.</p> <p>Surface Water: 6% lies in a 1-in-1,000-year event. 5% lies in a 1-in-100-year event. 33% lies in a 1-in-30-year event.</p>                                                                              |
| 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                        |                                                                                                                                                                                                                                                                                                                                                    |
| Flood Risk Officer Comment 2021                       |                                                                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2026                         | Amber                                                                                                                                                                                                                                                                                                                                              |
| Landscape Comment 2026                                | The site contributes to the rural setting of Willingham and outside the development framework. The site is also contained within a surrounding context of residential development. Development on the site could be mitigated to some extent though the rural character of the of the site development would be required to be retained.           |
| Landscape RAG Assessment 2025                         |                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2025                                |                                                                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2023                         |                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2023                                |                                                                                                                                                                                                                                                                                                                                                    |
| Landscape RAG Assessment 2021                         |                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Comment 2021                                |                                                                                                                                                                                                                                                                                                                                                    |
| Biodiversity and Geodiversity RAG Assessment 2026     | Amber                                                                                                                                                                                                                                                                                                                                              |
| Biodiversity and Geodiversity Officer Comments 2026   | <p>The proposed site may contain priority habitat which will require assessment and possible compensation if removed.</p> <p>Where there is a likelihood of protected and priority species being impacted a full assessment must be undertaken. A development of the type described would be eligible for mandatory 10% biodiversity Net Gain.</p> |
| Biodiversity and Geodiversity Guideline Comments 2026 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.                                                                                                                                                              |

|                                                       |                                                                                                                                                                                                                                                 |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity RAG Assessment 2021     |                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Officer Comments 2021   |                                                                                                                                                                                                                                                 |
| Biodiversity and Geodiversity Guideline Comments 2021 |                                                                                                                                                                                                                                                 |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                                           |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                                         |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                                                 |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                                                 |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                                                 |
| Policy RAG Rating 2021                                |                                                                                                                                                                                                                                                 |
| Policy Officer Comments 2021                          |                                                                                                                                                                                                                                                 |
| Historic Environment RAG Assessment 2026              | Amber                                                                                                                                                                                                                                           |
| Historic Environment Comments 2026                    | Site is within 100m of a Grade II* listed building - Cattell's Windmill. Development of the site could have a detrimental impact on the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. |
| 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 Comments 2021          |                                                                                                                                                                                                                                                                                         |
| Archaeology RAG Assessment 2026             | Green                                                                                                                                                                                                                                                                                   |
| Archaeology Officer Comment 2026            | Located on the southern edge of the historic village, finds of post medieval date are recorded in the vicinity. Linear features and a possible enclosure located to the south are currently undated. Archaeological investigation could be secured by condition of planning permission. |
| Archaeology RAG Assessment 2025             |                                                                                                                                                                                                                                                                                         |
| Archaeology Officer Comment 2025            |                                                                                                                                                                                                                                                                                         |
| Archaeology RAG Assessment 2023             |                                                                                                                                                                                                                                                                                         |
| Archaeology Officer Comment 2023            |                                                                                                                                                                                                                                                                                         |
| Archaeology RAG Assessment 2021             |                                                                                                                                                                                                                                                                                         |
| Archaeology Officer Comment 2021            |                                                                                                                                                                                                                                                                                         |
| Accessibility RAG Assessment                | Green                                                                                                                                                                                                                                                                                   |
| Accessibility Comment                       | Good accessibility to key local services, transport, and employment opportunities.                                                                                                                                                                                                      |
| Site Access RAG Assessment 2026             | Amber                                                                                                                                                                                                                                                                                   |
| Site Access Officer Comment 2026            | The proposed site is acceptable in principle subject to detailed design, however, both parcels identified within the location plan document will be required to deliver this site as a whole.                                                                                           |
| Site Access RAG Assessment 2025             |                                                                                                                                                                                                                                                                                         |
| Site Access Officer Comment 2025            |                                                                                                                                                                                                                                                                                         |
| Site Access RAG Assessment 2023             |                                                                                                                                                                                                                                                                                         |
| Site Access Officer Comment 2023            |                                                                                                                                                                                                                                                                                         |
| Site Access RAG Assessment 2021             |                                                                                                                                                                                                                                                                                         |
| Site Access Officer Comment 2021            |                                                                                                                                                                                                                                                                                         |
| Transport and Roads RAG Assessment 2026     | Amber                                                                                                                                                                                                                                                                                   |
| Transport and Roads Guideline Comments 2026 | Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated.                                                                                                                                                                                    |

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

|                                                                                               |                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Air Quality Officer Comment 2021                                                              |                                                                                                                                                              |
| Contaminated Land RAG Assessment 2026                                                         | Amber                                                                                                                                                        |
| Contaminated Land Officer Comments 2026                                                       | The site is relatively low risk comprising agricultural fields and buildings. However, given the sensitivity of proposed uses, conditions would be required. |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                              |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                              |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                              |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                              |
| Contaminated Land RAG Assessment 2021                                                         |                                                                                                                                                              |
| Contaminated Land Officer Comments 2021                                                       |                                                                                                                                                              |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                                 |
| Further constraints                                                                           | -                                                                                                                                                            |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 100.00                                                                                                                                                       |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 0                                                                                                                                                            |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                            |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                            |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                            |
| Agricultural Land Classification Urban (% overlap)                                            | 0                                                                                                                                                            |
| Source Protection Zone (% overlap)                                                            | 0                                                                                                                                                            |
| Highways England Zones                                                                        | 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                                                                                                                                                                                             |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                          |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                          |
| Capacity                                                        | -                                                                                                                                                                                                     |
| Prevailing Density (weighted) (dwellings per ha)                | 19                                                                                                                                                                                                    |
| Residential capacity at prevailing density                      | 19                                                                                                                                                                                                    |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                       |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                             |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                 |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                             |

## Land at Haden Way, Willingham, Cambridge, CB24 5HB



A map of Land at Haden Way, Willingham, Cambridge, CB24 5HB

| Site information                           | -                                        |
|--------------------------------------------|------------------------------------------|
| Site ID                                    | 116518                                   |
| HELAA Site ID                              | 208865                                   |
| Suitable Site Area (ha)                    | 0.96                                     |
| Ward/Parish                                | Over & Willingham                        |
| 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              | 35 to 65                                 |
| Suitability                                | -                                        |
| Adopted Development Plan Policies RAG 2026 | Amber                                    |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adopted Development Plan Policies Comment 2026      | Development of the site has some potential policy constraints, but these could be overcome through the planning application process.                                                                                                                                                                                                                                                                                                                                    |
| Flood Risk RAG Assessment 2026                      | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Flood Risk Officer Comment 2026                     | <p>Flood Zones: 31% is in Flood Zone 2.</p> <p>Climate Change: 31% is in a climate-change-adjusted flood zone.</p> <p>Surface Water: 15% lies in a 1-in-1,000-year event. 7% lies in a 1-in-100-year event. 15% lies in a 1-in-30-year event.</p>                                                                                                                                                                                                                       |
| 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                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Flood Risk Officer Comment 2021                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape RAG Assessment 2026                       | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landscape Comment 2026                              | <p>The parcel of land is relatively enclosed by built form and garden vegetation that largely surrounds the site. Due to this enclosure, some development of the type proposed could be accommodated without significant harm, if it is sensitively designed in relation to the village edge and contributes positively to the character of the village in terms of siting, height, massing, materials and landscape strategy. Development should be guided by LVA.</p> |
| Landscape RAG Assessment 2025                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2025                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape RAG Assessment 2023                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2023                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape RAG Assessment 2021                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Landscape Comment 2021                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Biodiversity and Geodiversity RAG Assessment 2026   | Amber                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Biodiversity and Geodiversity Officer Comments 2026 | <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSIs and may require a NE consultation. Where there is a likelihood of protected and priority species being impacted, a full assessment must be undertaken. A development of the type described would likely be eligible for mandatory biodiversity net gains.</p>                                                                                                     |

|                                                       |                                                                                                                                                                                                                        |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Biodiversity and Geodiversity Guideline Comments 2026 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.                                 |
| Biodiversity and Geodiversity RAG Assessment 2025     |                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2025   |                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Guideline Comments 2025 |                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity RAG Assessment 2023     |                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2023   |                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Guideline Comments 2023 |                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity RAG Assessment 2021     |                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Officer Comments 2021   |                                                                                                                                                                                                                        |
| Biodiversity and Geodiversity Guideline Comments 2021 |                                                                                                                                                                                                                        |
| Policy RAG Rating 2026                                | Green                                                                                                                                                                                                                  |
| Policy Officer Comment 2026                           | The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.                                                                                                                |
| Policy RAG Rating 2025                                |                                                                                                                                                                                                                        |
| Policy Officer Comment 2025                           |                                                                                                                                                                                                                        |
| Policy RAG Rating 2023                                |                                                                                                                                                                                                                        |
| Policy Officer Comment 2023                           |                                                                                                                                                                                                                        |
| Policy RAG Rating 2021                                |                                                                                                                                                                                                                        |
| Policy Officer Comments 2021                          |                                                                                                                                                                                                                        |
| Historic Environment RAG Assessment 2026              | Green                                                                                                                                                                                                                  |
| Historic Environment Comments 2026                    | There are no heritage assets near the 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. |
| 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 Comments 2021          |                                                                                                                                                        |
| Archaeology RAG Assessment 2026             | Green                                                                                                                                                  |
| Archaeology Officer Comment 2026            | Archaeology of Roman and medieval date is recorded in the vicinity. Archaeological investigation could be secured by condition of planning permission. |
| Archaeology RAG Assessment 2025             |                                                                                                                                                        |
| Archaeology Officer Comment 2025            |                                                                                                                                                        |
| Archaeology RAG Assessment 2023             |                                                                                                                                                        |
| Archaeology Officer Comment 2023            |                                                                                                                                                        |
| Archaeology RAG Assessment 2021             |                                                                                                                                                        |
| Archaeology Officer Comment 2021            |                                                                                                                                                        |
| Accessibility RAG Assessment                | Amber                                                                                                                                                  |
| Accessibility Comment                       | Adequate accessibility to key local services, transport, and employment opportunities.                                                                 |
| Site Access RAG Assessment 2026             | Amber                                                                                                                                                  |
| Site Access Officer Comment 2026            | The proposed site is acceptable in principle subject to detailed design.                                                                               |
| Site Access RAG Assessment 2025             |                                                                                                                                                        |
| Site Access Officer Comment 2025            |                                                                                                                                                        |
| Site Access RAG Assessment 2023             |                                                                                                                                                        |
| Site Access Officer Comment 2023            |                                                                                                                                                        |
| Site Access RAG Assessment 2021             |                                                                                                                                                        |
| Site Access Officer Comment 2021            |                                                                                                                                                        |
| Transport and Roads RAG Assessment 2026     | Green                                                                                                                                                  |
| Transport and Roads Guideline Comments 2026 | Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.                                       |

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| Transport and Roads RAG Assessment 2025                             |                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2025                         |                                                                                                                                                                                                       |
| Transport and Roads RAG Assessment 2023                             |                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2023                         |                                                                                                                                                                                                       |
| Transport and Roads RAG Assessment 2021                             |                                                                                                                                                                                                       |
| Transport and Roads Guideline Comments 2021                         |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2026     | Green                                                                                                                                                                                                 |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2026 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2025     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2023     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021     |                                                                                                                                                                                                       |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2026                                            | Green                                                                                                                                                                                                 |
| Air Quality Officer Comment 2026                                    | The site is scored green as the site is low risk in regard to air quality.                                                                                                                            |
| AQMA RAG Assessment 2025                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2025                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2023                                            |                                                                                                                                                                                                       |
| Air Quality Officer Comment 2023                                    |                                                                                                                                                                                                       |
| AQMA RAG Assessment 2021                                            |                                                                                                                                                                                                       |

|                                                                                               |                                                                                                                                                        |
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| Air Quality Officer Comment 2021                                                              |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2026                                                         | Amber                                                                                                                                                  |
| Contaminated Land Officer Comments 2026                                                       | The site comprises agricultural land and has potential for contamination. Conditions required, Phase 1 likely.                                         |
| Contaminated Land RAG Assessment 2025                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2025                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2023                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2023                                                       |                                                                                                                                                        |
| Contaminated Land RAG Assessment 2021                                                         |                                                                                                                                                        |
| Contaminated Land Officer Comments 2021                                                       |                                                                                                                                                        |
| <b>Overall Suitability Score</b>                                                              | <b>Amber</b>                                                                                                                                           |
| Further constraints                                                                           | -                                                                                                                                                      |
| Agricultural Land Classification Grade 1 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 2 (% overlap)                                          | 48.96                                                                                                                                                  |
| Agricultural Land Classification Grade 3 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Grade 4 (% overlap)                                          | 0                                                                                                                                                      |
| Agricultural Land Classification Non Agricultural (% overlap)                                 | 0                                                                                                                                                      |
| Agricultural Land Classification Urban (% overlap)                                            | 51.04                                                                                                                                                  |
| Source Protection Zone (% overlap)                                                            | 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?               | Pending outline application for up to 65-bed care home (24/04119/OUT)                                                                                                                                 |
| When will the site be available for development?                | 0-5 Years                                                                                                                                                                                             |
| <b>Available RAG</b>                                            | <b>Green</b>                                                                                                                                                                                          |
| 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. |
| <b>Achievable RAG</b>                                           | <b>Green</b>                                                                                                                                                                                          |
| Capacity                                                        | -                                                                                                                                                                                                     |
| Prevailing Density (weighted) (dwellings per ha)                | 4                                                                                                                                                                                                     |
| Residential capacity at prevailing density                      | 4                                                                                                                                                                                                     |
| Estimated employment space (m2)                                 |                                                                                                                                                                                                       |
| Estimated start date                                            | 0-5 Years                                                                                                                                                                                             |
| Estimated annual build-out rate (pa)                            | 40-75                                                                                                                                                                                                 |
| Development completion timescales (years)                       | 0-5 Years                                                                                                                                                                                             |