Hillside, Orwell Site ID 115802, HELAA ID 40496			
Criteria	**RAG Rating**	**HELAA Comments**	**Promoter Comments**
Adopted Development Plan Policies RAG (2026)	**Amber**	Development of the site has some potential policy constraints, but these could be overcome through the planning application process	The assessment text is welcomed. The RAG rating should be updated to Green.
Flooding RAG (2025)	**Amber**	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 1000 year event	The site is entirely within Flood Zone 1. Early technical works indicate the site Flood Risk and Drainage is not a constraint of the site. The RAG should be updated to Green, subject to detailed design work at Application stage.
Landscape Comment (2023)	**Amber**	Additional information has been submitted in support of the representation but does not include any information which affects the landscape assessment and therefore the RAG rating remains amber.	A landscape-led scheme, informed by technical inputs, can be brought forward on the site. The scheme will be informed by these technical inputs, and it is anticipated the site will include extensive landscaping, hedgerow enhancement and open space to mitigate for any residual impact.
Biodiversity and Geodiversity (2023)	**Amber**	No detailed information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.	The site does not contain any priority habitats. The detailed scheme would be landscape-led, and would feature extensive landscaping features and habitat creation. The assessment should be updated to Green.
Policy Officer Comments (2021)	**Green**	Site is not on protected open space designation. Any impact of the proposed development could be	The assessment is welcomed.

		reasonably mitigated or compensated.	
Historic Environment Comments (2023)	**Amber**	Taking into consideration the additional information that has been submitted and the assessment made of the significance of the site, the RAG rating should be changed to amber. Development of the site could have an impact on the local heritage assets, but that impact could be reasonably mitigated.	Any application would be accompanied by a Heritage and Archaeological Assessment and could include follow up trenching if necessary, which can be secured by condition. The site is south-east of Wimpole Hall, and will include a detailed assessment of any potential impact upon the significance of the registered park and gardens. The Amber assessment is considered proportionate at this stage, whilst detailed assessments are awaited.
Archaeology RAG (2023)	**Amber**	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.	
Accessibility Comment	**Amber**	Adequate accessibility to key local services, transport, and employment opportunities.	The scheme has good accessibility to local services and transport, including busses to Cambridge, a Primary School and Village Shop. The proposed scheme is not likely to require delivery of accompanying key services.
Site Access RAG (2023)	**Amber**	Based on the new information provided, the site access assessment remains unchanged. The proposed site is acceptable in	The site access is feasible, and likely to be acceptable in principle subject to further technical assessments and consultation with County Highways.

		principle, subject to detailed design at a planning application stage.	
Transport and Roads RAG Assessment (2023)	**Green**	Based on the new information provided the assessment has been changed from Amber to Green. Given the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.	As a scheme of circa 26 dwellings, there is not expected to be any significant impact upon the functioning of key roads or junctions.
Noise, Vibration, Odour and Light Pollution Guideline Comments (2023)	**Amber**	New information provided has not changed the assessment. 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. Detailed site specific assessments will be required for any future planning applications at this location.	The site can incorporate sufficient landscape buffers to reduce the impact of noise, vibration, odour, light pollution and air quality. Detailed site-specific assessments will be undertaken for application stage.
Air Quality (2021)	**Green**	Site does not lie within an AQMA. Minimal traffic impact on AQMA	

Contaminated Land RAG (2023)	**Amber**	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.	The site is previously agricultural, and so there is a potential for some contamination. A comprehensive assessment will be undertaken at planning application stage, and mitigations can be secured thereafter.
Overall Suitability Score	**Amber**	**-**	The site is suitable for a development of circa 26 dwellings and associated infrastructure.
Available RAG	**Green**	**-**	The site is available for development within the first 5 years' of the Plan period.
Achievable RAG	**Green**	**-**	There are no matters which suggest that the site would not be achievable in line with the promotion materials.