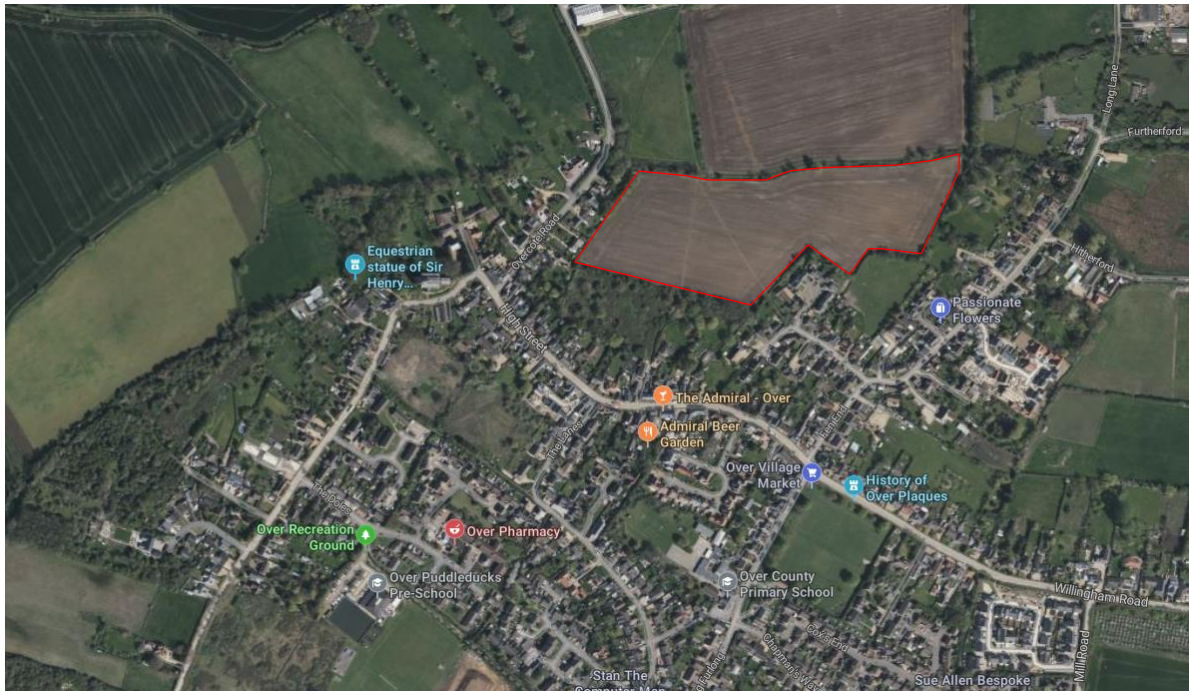


## Call for Sites Submission

Land at and north-west of 20 Meadow Lane, Over, Cambridgeshire, CB24 5NF.

### Site Location Plan



### Planning Summary

The proposed site is located partly within and adjacent to the existing development framework of Over.

It is acknowledged that part of the site (land to the north and north-west) is located within Flood Zones 2 and 3 according to the Environment Agency's flood risk maps.

The quantum of the proposed development (30 to 50) dwellings reflects the availability of Flood Zone 1 land which is located to the southern end of the site.

In accordance with the Planning Practice Guidance (Paragraph: 027 Reference ID: 7-027-20220825) the sequential test would therefore not apply here to any potential planning application as the housing development and access (provided via Meadow Lane) would be accommodated within the available Flood Zone 1 land. Public open space and surface water

attenuation features would be capable of being accommodated within the remaining (Flood Zone 2 or 3) land.

The development could also accommodate recreational space for the benefit of the village. The land already benefits from public footpath links which lead to Overcote Lane and Meadow Lane.

The site benefits from vehicular access to Meadow Lane with good visibility in either direction. This would involve the demolition of 20 Meadow Lane.

There is already good landscape screening to some of the site boundaries. This would mitigate some of the visual effects arising from the development. The location of the site sits well within the core shape of the village and does not extend the development framework any further to the north.

██████████ MRTPI  
January 2026