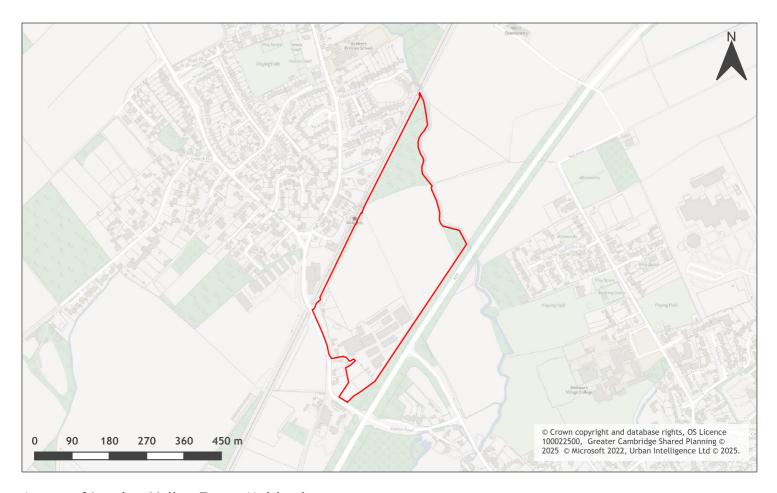


Land at Valley Farm, Meldreth assessment



A map of Land at Valley Farm, Meldreth

Site information	-
Site ID	115145
HELAA Site ID	200807
Suitable Site Area (ha)	11.64
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Previously developed land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building, Commercial / Industrial, Infrastructure
Proposed development	Mixed Use
Proposed employment floorspace (m2)	5000-7000
Proposed residential capacity	145-200
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG	Amber
Assessment 2025 Flood Risk Officer	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 2% lies in a
Comment 2025 Flood Risk RAG	1 in 100 year event and 5% lies in a 1 in 1000 year event
Assessment 2023	
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	If developed, the site would negatively impact the existing separation between Meldreth and Melbourn, eradicating the narrow area of open farmland between the two and amalgamating the villages and irreversibly affecting the character of the individual villages. The railway line and the A10 serves as barriers to movement for pedestrians and cyclists and would isolate the site between the villages of Meldreth and Melbourn.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Based on the additional information provided, development of the site could have ecological impacts that could be mitigated. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any large non-residential development over 1 ha or comprising more than 100 dwellings, or commercial development over $1000 \mathrm{m}^2$, or any discharge of water or liquid waste of more than $100 \mathrm{m}^3$ day to ground via infiltration or to a surface water body will require Natural England consultation. The proposed site seems to contain priority habitat, which will require assessment and possible compensation if removed.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-

Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. Within 50m of a Public Open Space.
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	Site previous assessed as part of 40089. Based on the additional information provided, the assessment score remains Amber as it is within 100m two grade II listed buildings adjacent to site entrance. On site Valley Farmhouse has also been identified as a non-designated heritage asset. Therefore, development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. If the proposals include the demolition of Valley Farmhouse the assessment would be Red.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Green

Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The site has been scored as Red. The proposed access into the site from the adopted public highway is unsuitable to serve the proposed floor area. The existing pedestrian links to the site are unacceptable to serve the proposed development and there are no opportunities for improvement within the existing highway extent.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	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. Requires links to existing cycleways/footways, particularly Rail Station and potential Passenger Transport infrastructure enhancements. Needs to keep existing ROW to Station. 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	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-

Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	The site has been scored as Amber. Inherent/intrinsic designed-in air quality mitigation measures and conditions may be necessary to offset impacts on designated Air Quality Management Areas (AQMA).
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South 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 a replacement dwellinghouse. (22/02850/FUL)
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	175
Estimated employment space (m2)	5000-7000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



Land north of Chiswick End, Meldreth assessment



A map of Land north of Chiswick End, Meldreth

6:4- :-6	
Site information	•
Site ID	115147
HELAA Site ID	200806
Suitable Site Area (ha)	0.47
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to group village
Current use(s)	Paddock / Scrub, Woodland / Orchard
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	5- 9
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Partly in Flood Zone 3 (10%) Surface water flooding: 4% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	Based on the new information provided, the assessment score has not changed. The site is adjacent to but outside of the development framework. A balance would need to be struck between retention of the frontage vegetation and character-driven design. The rear of the development against the orchard will require vegetated buffering to avoid the hard edge of timber fencing facing onto the orchard and countryside. It is considered that the principle of circa 5 houses within this parcel is acceptable in landscape terms, although further design consideration is required to achieve a design that is sympathetic to the surrounding character.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Based on the new information provided, the assessment score has not changed. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Boundary hedgerows may qualify as priority habitat/ or contain ecological value.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	Green
Historic Environment Comments 2025	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Red

the adopted public highway is unsuitable to serve the number of units proposed. Consultation should be undertaken with Cambridgeshire County Council's Definitive Map team to better understand the acceptability of the proposed access. Site Access RAG Assessment 2023 Site Access Officer Comment 2023 Site Access RAG Assessment 2021 Transport and Roads RAG Assessment 2025 Transport and Roads RAG Assessment 2023 Transport and Roads RAG Guideline Comments 2023 Transport and Roads RAG Assessment 2021 Transport and Roads RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution arter careful site layout, design and mitigation.		
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Site Access RAG Assessment 2021 Site Access Officer Comment 2021 Transport and Roads RAG Assessment 2025 Transport and Roads Guideline Comments 2025 Transport and Roads RAG Assessment 2023 Transport and Roads RAG Assessment 2021 Transport and Roads RAG Assessment 2021 Noise, vibration, Odour and Light Pollution RAG Assessment 2025 Noise, vibration, Odour and Light Pollution RAG Assessment 2025 Noise, vibration, Odour and Light Pollution RAG Assessment 2023 Noise, vibration, Odour and Light Pollution RAG Assessment 2023 Noise, vibration, Odour and Light Pollution RAG Assessment 2023 Noise, vibration, Odour and Light Pollution RAG Assessment 2021 Noise, vibration, Odour and Light Pollution RAG Assessment 2021 Noise, vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 AQMA RAG Assessment Orange A		-
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Comment 2021 Transport and Roads RAG Assessment 2025 Transport and Roads Guideline Comments 2025 Transport and Roads RAG Assessment 2023 Transport and Roads 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 Guideline Comments 2025 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 AQMA RAG Assessment 2025 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		-
Assessment 2025 Transport and Roads Guideline Comments 2025 Transport and Roads RAG Assessment 2023 Transport and Roads RAG Assessment 2023 Transport and Roads RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 AgMa RAG Assessment 2021 AgMa RAG Assessment 2021 Alir Quality Officer Comment 2025 This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport Assessment. - This falls below the threshold for a Transport		-
Guideline Comments 2025 Transport and Roads RAG Assessment 2023 Transport and Roads Guideline Comments 2023 Transport and Roads Guideline Comments 2021 Transport and Roads Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 Noise, Vibration, Odour and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2025 Noise, Vibration, Odour and Light Pollution Guideline Comments 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 RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 Air Quality Officer Comment 2025 Transport and Roads Agma RAG Assessment 2026	•	Green
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Guideline Comments 2023 Transport and Roads RAG Assessment 2021 Transport and Roads Guideline Comments 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2025 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 RAG Assessment 2023 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 RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 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	· ·	-
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Guideline Comments 2021 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 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 RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 Green Zopa Green 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.		-
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 RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 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 RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 Air Quality Officer Comment 2025 Alie Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs. AQMA RAG Assessment 2023		-
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and Light Pollution RAG Assessment 2023 Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 Air Quality Officer Comment 2025 Air Quality Officer Comment 2025 AQMA RAG Assessment 2026 AQMA RAG Assessment Comment 2027 AQMA RAG Assessment Comment 2028 AQMA RAG Assessment Comment 2025	and Light Pollution	external environments in regard to noise / vibration / odour/ Light
and Light Pollution Guideline Comments 2023 Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 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	and Light Pollution RAG	-
and Light Pollution RAG Assessment 2021 Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 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	and Light Pollution	-
and Light Pollution Guideline Comments 2021 AQMA RAG Assessment 2025 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	and Light Pollution RAG	-
Air Quality Officer Comment 2025 Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs. AQMA RAG Assessment 2023	and Light Pollution	-
Comment 2025 Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs. AQMA RAG Assessment 2023		Green
2023		Quality Management Area (AQMA) and therefore will have minimal
		-
Air Quality Officer - Comment 2023	Air Quality Officer Comment 2023	-

AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Green
Contaminated Land Officer Comments 2025	No prior history of development.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South 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
Available RAG	Amber
Achievable	-

Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	14
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 East of the River Mel, Melbourn assessment



A map of Land East of the River Mel, Melbourn

Site information	-
Site ID	115175
HELAA Site ID	200764
Suitable Site Area (ha)	8.81
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building
Proposed development	Non-Residential
Proposed employment floorspace (m2)	5000-10000
Proposed residential capacity	0
Suitability	
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 1% lies in a 1 in 30 year event, 1% lies in a 1 in 100 year event and 6% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	If developed, the site would negatively impact the existing separation between Meldreth and Melbourn impacting on an open area of farmland between the two and amalgamating the villages. This would cause irreversible affects to the character of the individual villages. The site is separated from the existing building edges of both villages, meaning development would represent significant encroachment into the countryside.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Any large non-residential development over 1 ha, any residential development above 100 dwellings, any infrastructure such as warehousing over 1000m², and any discharge of water or liquid waste of more than 5m³/day to ground via infiltration or to a watercourse, will require Natural England consultation. The site abuts an area of priority habitat and mitigation may be required.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-

Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG	-
Assessment 2021	
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. Within 50m of Semi-natural Green Space.
Historic Environment RAG Assessment 2025	Green
Historic Environment Comments 2025	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services

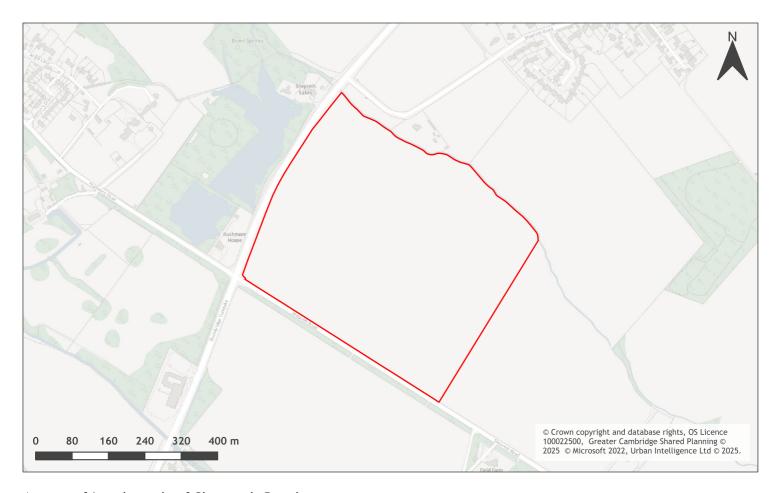
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	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	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Green

Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South 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
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	5000-10000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



Land north of Shepreth Road assessment



A map of Land north of Shepreth Road

Site information	-
Site ID	115212
HELAA Site ID	59399
Suitable Site Area (ha)	24.53
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building
Proposed development	Mixed use
Proposed employment floorspace (m2)	38000-50000
Proposed residential capacity	100
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Partly in Flood Zone 2 (10%) Partly in Flood Zone 3 (6%); 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	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	Based on the new information provided, the assessment score has not changed. The site is an exposed and open site between Foxton and Shepreth with TPO's adjacent but not within the boundaries. The site contributes to the rural spaces between villages. Visibility of the type of buildings proposed within a business or research park would be incongruous with the surrounding context and landscape character
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Based on the new information provided, the assessment score has not changed. All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any non-residential development over 1000m² will require Natural England consultation. Boundary hedgerows may qualify as priority habitat or be of ecological value. Arable habitats likely to be of low ecological value, although they may support farmland birds.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	

Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. the site is wholly outside an open space designation,
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	This is a rural site very open to views including from the West Hill / Chalk Hill PROW. There are no known heritage assets on or adjacent to this site. However, given the open aspect development has the potential to affect part of the rural setting of Foxton Conservation Area and Scheduled Monument 1004670 Settlement site SE of West Hill. Setting impacts may be mitigated through site layout, building heights, illumination, landscape and boundary treatment - subject to heritage assessment and LVIA. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-

Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to greater detail and consultation. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	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	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-

AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	Based on the information provided, the site has been scored as Amber. Inherent/intrinsic designed-in air quality mitigation measures may be necessary to offset impacts on designated Air Quality Management Areas (AQMA) and the wider external environment.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South 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
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	368
Estimated employment space (m2)	38000-50000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



Land off Water Lane, Melbourn assessment



A map of Land off Water Lane, Melbourn

Site information	-
Site ID	115258
HELAA Site ID	40274
Suitable Site Area (ha)	7.8
Ward/Parish	Melbourn
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)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	90-110
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

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Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG	-
Assessment 2025	
Flood Risk Officer	-
Comment 2025	
Flood Risk RAG	-
Assessment 2023	
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Amber
Landscape Comment 2023	Additional comments reply to the previous assessment scoring. As previously noted, mitigation measures would need to be introduced to ensure development of the site does not have an adverse impact on the landscape character of the area. Therefore no change the RAG assessment of this site is proposed as additional landscape enhancements would be required to overcome development impacts.
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The immediate setting consists of a mix of land uses: an industrial park, a track, a cemetery and arable fields. The site is part open and part contained in its rural location. The site is in proximity to a Protected Village Amenity Areas and adjacent development sites should aim to protect the character, amenity, tranquillity or function of the village. Development on this site would essentially form a new village edge whilst encroaching into the countryside. Preservation of the rural countryside character is important. The density and pattern of new developments must reflect that of the existing village.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	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	Discharge to surface or ground water of more than 20m³ per day would require consultation with Natural England. All housing developments will require an assessment of the impacts of increased visitor pressure on nearby SSSIs. Boundary hedgerows may be Habitats of Principal Importance/priority habitat or of high ecological value. Arable habitats likely to be of low ecological value, although may support 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 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	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	A Saxon cemetery is known in the area. A prehistoric trackway also crosses the area
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-

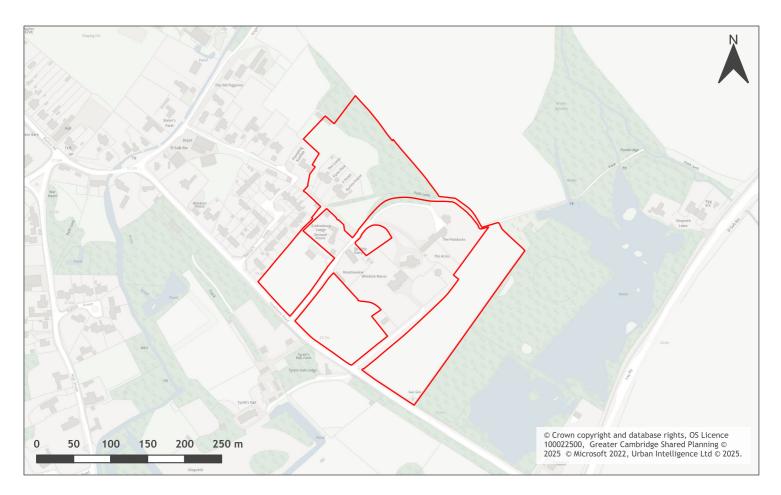
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The assessment score remains as Amber based on the additional information and documentation. The site does not link to the adopted public highway and is therefore inaccessible to highway users. Consultation should be undertaken with Cambridgeshire County Council's Definitive Map team to better understand the acceptability of the proposed vehicular access.
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment has been changed to Amber. The proposed site is acceptable in principle, subject to detailed design at a planning application stage. Discussions with the County Council Public Rights of Way team will be required.
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Having considered the updated information, the overall assessment score has not changed. Development proposals will need to provide non-motorised user links to the Station and links into Cambridge via the Melbourn Greenway. Development is likely to have an impact on local junctions including the congested A10.
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 Meldreth Station. Will need to provide non-motorised user links to the Station and links into Cambridge via the Melbourn Greenway, and will have an impact on local junctions including the congested A10.
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-

N	I
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour	The proposed site will be affected by noise from nearby
and Light Pollution Guideline Comments 2021	industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	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.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	South 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
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	164
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



Land at Wimbish Manor Estate, Fowlmere Road, Shepreth assessment



A map of Land at Wimbish Manor Estate, Fowlmere Road, Shepreth

Site information	-
Site ID	115814
HELAA Site ID	47605
Suitable Site Area (ha)	4.97
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	-
Proposed development	Mixed Use
Proposed employment floorspace (m2)	500
Proposed residential capacity	15-80
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 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 contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	These are 5 sites outside and abutting the settlement framework. With a sympathetic approach to layout the impact would be slightly adverse subject to landscape mitigation measures. With a sympathetic approach to layout the impact would be slightly adverse subject to landscape mitigation measures. Development to reflect the existing settlement pattern of an isolated farm stead approach and landscape mitigation required.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	New housing developments will require consideration of recreational impact on nearby SSSIs. Residential development over 50 units or industrial development over 1000m² would require consultation with Natural England. Habitat quality would need to be assessed; trees, hedgerows, woodland and flood plain grazing marsh may qualify as Habitats of Principal Importance/be of high ecological value. Buildings and trees may support roosting bats and nearby ponds may support great crested newt (if suitable). 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 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	The heritage issue would be an adverse impact on the setting of the Listed Buildings Wimbish Manor and Tyrell's Hall Farm. Some of the sites proposed would be more sensitive than others, with potential for significant adverse impacts, and a Heritage Impact Assessment would be required in order to determine this.
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 historic village core and of importance for the medieval and post medieval development of the settlement. Extensive evidence for Roman settlement to the north, including the Scheduled site at Brown Spinney
Accessibility RAG Assessment 2025 - Automated	Amber

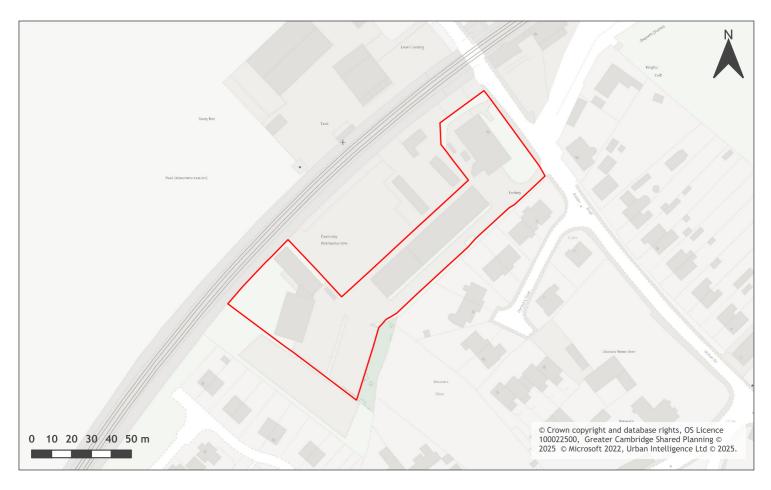
-
-
-
-
-
-
Amber
The proposed site is acceptable in principle subject to detailed design.
-
-
-
-
Amber
Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
-
-
-
Amber
The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
-
-

AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	119
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



29 Station Rd, Shepreth assessment



A map of 29 Station Rd, Shepreth

Cita information	
Site information	•
Site ID	115815
HELAA Site ID	56169
Suitable Site Area (ha)	0.66
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	30
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 14% lies in a 1 in 100 year event. 32% 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 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is a U-shaped piece of land adjacent to the railway line. The proposals are to re-provide employment or housing in this area. Due to the proximity of the rail line, it is recommended that only employment or industrial uses are considered. Landscape and trees should be considered in any proposed redevelopment plans both at the edges of the site and internally.
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 developed, with no obvious priority habitats. However, existing buildings could support protected species.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	No archaeology anticipated in this area
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-

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

Contaminated Land RAG Assessment 2025 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2023 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Assessment 2021 Contaminated Land RAG Arber Assessment 2021 Contaminated Land Officer Comments 2021 Overall Suitability Score Further constraints - Agricultural Land Classification Grade 1 Officer Comments 2021 Overall Suitability Score Officer Comments 2021 Overall Suitability Score Officer Comments 2021 Overall Suitability Score Amber - Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Officer Comments 2021 Overall Suitability Score Officer Ontaminated Land Officer Comments 2021 Overall Suitability Score Officer Ontaminated Land Officer Comments 2021 Overall Suitability Score Officer Ontamination ontamination, conditions required. Officer Ontaminated Land Officer Comments 2021 Overall Suitability Score Officer Ontamination ontamination, conditions required. Officer Ontaminated Land Officer Comments 2021 Ontaminated Land Officer Comments 2021 Ontaminated Land Officer Comments 2021 Ontamination ontam		
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Agricultural Land Classification Grade 1 Agricultural Land Classification Grade 2 Agricultural Land Classification Grade 3 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available Is the site controlled by a developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available RAG Achievable Is there a reasonable prospect that the site will be developed? The land has been promoted by the landowner and or developer and is known to be available of or 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.	Overall Suitability Score	Amber
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Classification Grade 2 Agricultural Land Classification Grade 4 Agricultural Land Classification Non Agricultural Land Classification Non Agricultural Land Classification Urban Source Protection Zone Highways England Zones Available - South West - The site was submitted by the landowner and/or site promoter who has developer or landowner who has expressed an intention to develop? Are there known legal or ownership impediments to development? Is there planning permission to develop the site? When will the site be available for development? Available RAG Achievable - 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.		0
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available for development? Available RAG Achievable Is there a reasonable prospect that the site will be developed? The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential or non-residential development is likely to be economically viable at an appropriate density.	permission to develop the	No relevant recent planning history
Achievable Is there a reasonable prospect that the site will be developed? The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential or non-residential development is likely to be economically viable at an appropriate density.	available for	0-5 Years
Is there a reasonable prospect that the site will known to be available for development. The site has a low existing use be developed? The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential or non-residential development is likely to be economically viable at an appropriate density.	Available RAG	Green
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Achievable RAG Green	prospect that the site will be developed?	known to be available for development. The site has a low existing use value and residential or non-residential development is likely to be
	Achievable RAG	Green

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	19
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



Rhee Valley Works, Barrington Road, Shepreth assessment



A map of Rhee Valley Works, Barrington Road, Shepreth

Site information	-
Site ID	115816
HELAA Site ID	51659
Suitable Site Area (ha)	1.15
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
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)	1000
Proposed residential capacity	5-30
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 3% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This is a brown field site located to the north west of the village of Shepreth, outside the settlement framework. The site is in a rural location containing outbuildings, hardstanding and a woodland block to the east and south. Wide and local views are high particularly from the northwest. Development upon this site would have a significant adverse impact upon the landscape character and views.
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