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. 4% 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	Amber
Landscape Comment 2021	The site comprises part of a farm. Development here should aim to protect the character of the village, primarily the neighbouring Conservation Area character; it must consider its setting and immediate surroundings of existing residential and commercial properties. The site is clearly visible from the north, west and partly south, these boundaries in particular would therefore benefit screening. 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	-
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 SSSI. There are no apparent priority habitats within the site; however, there are grasslands, scrub areas, buildings, hedges, and wooded boundaries on site that are likely to 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 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	Amber
Historic Environment Comments 2021	Development of the site may have an impact to wider setting of the Conservation Area, but this could most likely be successfully mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Evidence of Roman/Saxon activity to the south east
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	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-

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

Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	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	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 residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30

Residential capacity at prevailing density	28
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 Fenny Lane Farm, Meldreth assessment



A map of Land east of Fenny Lane Farm, Meldreth

Site information	-
Site ID	115834
HELAA Site ID	40276
Suitable Site Area (ha)	0.48
Ward/Parish	Melbourn
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	12
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	Red
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 3 (5%). Surface Water Flooding: None
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Red
Flood Risk Officer Comment 2021	The site is wholly or largely within Flood Zones 2 or 3 such that it cannot accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace and/or the site is a 'dry island' whereby all potential accesses to the adopted public highway require crossing land that is within Flood Zones 2 or 3.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site comprises paddocks outside of the development framework boundary but in proximity to it. The site is well contained for the most part, opening up in the south. The linear nature of the plot would be a poor form of development that would have an adverse impact on the setting of the village and is not supported.
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 SSSI. There are no apparent priority habitats within the site; however, there are grasslands, woodland 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 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	Amber
Historic Environment Comments 2021	Development of the site may have an impact to wider setting of the Conservation Area, but this could most likely be successfully mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Evidence of Roman/Saxon activity to the south east - Amber 2
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	-

-
-
Red
The proposed site does not to have a direct link to the adopted public highway.
-
-
-
-
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 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	-
developer or landowner	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	-
	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
1 - 1	value and residential development is likely to be economically viable at an appropriate density.

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



Site on Whaddon Road, Meldreth (west of The Burtons) assessment



A map of Site on Whaddon Road, Meldreth (west of The Burtons)

Site information	-
Site ID	115835
HELAA Site ID	55082
Suitable Site Area (ha)	1.25
Ward/Parish	Melbourn
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	30-78
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 Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 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 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	Additional information includes feasibility and flood studies and representations which question the previous HELAA scoring. Previous assessment stated that landscape impacts were likely to be high given the edge of village location. Given the site boundary and form of development remains largely unchanged since the initial assessment, the site assessment therefore remains unchanged.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site forms part of an L shaped parcel of scrubland. The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important, and the site would essentially see development in the countryside. The range for the number of units proposed is far too high. A reduced development may be acceptable subject to responding to the surrounding character and with landscape mitigation.
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	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, scrub, 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 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	The additional information has not changed the RAG rating which was green. There will be no detrimental impact on any heritage assets as there are none close to the site.
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 amended 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	Post medieval features recorded on adjacent site

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	-
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 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the amended proposal, the site assessment remains amber. The site is within cycling distance of Meldreth Station and will need to provide non-motorised user links to the Station and links into Cambridge via the Melbourn Greenway.
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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. 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 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 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 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	The new information has been reviewed but the assessment remains unchanged. 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.
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 residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	34
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 rear of 124 High Street, Meldreth assessment



A map of Land to the rear of 124 High Street, Meldreth

Site information	-
Site ID	115836
HELAA Site ID	56132
Suitable Site Area (ha)	1.56
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)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	4-6
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.
2025	
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 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	Amber
Landscape Comment 2021	A rectangular shaped site located to the east of the village of Meldreth. It is an area of woodland, a rural location outside and abutting the settlement framework. Wide and local views are limited due to built form and intervening mature woodland blocks and hedgerows. Development upon this site would have a limited impact to the landscape character and views subject to landscape mitigation measures.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber

Biodiversity and Geodiversity Officer Comments 2021	All residential developments would require an assessment of recreational impacts on nearby SSSIs. Any discharge to ground or surface water of more than 2m³/day would require consultation with Natural England in relation to L-Moor, Shepreth SSSI. Site appears likely to be habitat of high ecological value and may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Impact on Habitats of Principal Importance must be avoided in the first instance which may not be achievable with the proposed number of units. Records for water vole in close proximity. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site 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	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on the adjacent conservation area, but the impact could be reasonably mitigated. Care needed around the design of the access point.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the medieval village core to the south of a medieval moated manor site
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	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-

AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	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	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 residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	42
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



Willow Tree Stables, 110-112 Whitecroft Road, Meldreth assessment



A map of Willow Tree Stables, 110-112 Whitecroft Road, Meldreth

Site information	-
Site ID	115837
HELAA Site ID	47535
Suitable Site Area (ha)	2.22
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)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	15-30
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: Partly in Flood Zone 2 (2%). Partly in Flood Zone 3 (13%) Surface Water Flooding: 3% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site 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 comprises several parcels of arable land with one dwelling and several outbuildings. The site is generally self-contained. The density and pattern of new developments must reflect that of the existing village. If fully developed without adjoining parcels it would create an isolated form of development separated from the main 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	-
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 SSSI. Natural England have highlighted a proportion of the site as traditional orchard (priority habitat); however, aerial photography confirms this area as predominantly grassland with some wooded areas. There are no other apparent priority habitats within the site; however, there are buildings, 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 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 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 no impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Evidence for Roman and Saxon activity is recorded to the north
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

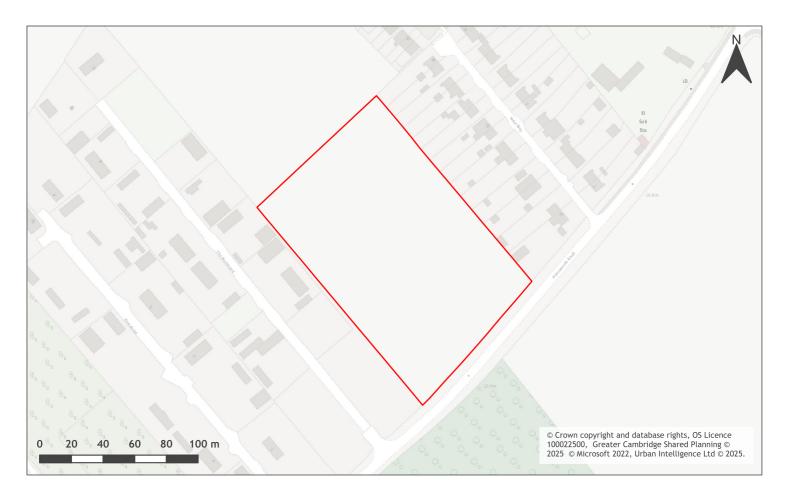
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green

Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	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	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 residential development is likely to be economically viable at an appropriate density.

Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	53
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



Land north of Kneesworth Road and west of West Way, Meldreth assessment



A map of Land north of Kneesworth Road and west of West Way, Meldreth

Site information	-
Site ID	115838
HELAA Site ID	40278
Suitable Site Area (ha)	1.63
Ward/Parish	Melbourn
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	20
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 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	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Residential development would be inappropriate due to the separation between the site and Meldreth. The site is largely well contained and has sufficient boundary treatment for the most part. The site is clearly visible from the roadside at Kneesworth Road, development should be partly visible when travelling along this Road.
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	All new housing developments will require assessment of increased
Geodiversity Officer	visitor pressure on nearby SSSI. There are no apparent priority habitats
Comments 2021	within the site; however, there are field margins, hedges, and wooded boundaries on site that are likely to have ecological value.
Biodiversity and	Development of the site may have a detrimental impact on a designated
Geodiversity Guideline Comments 2021	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	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Evidence for post medieval activity in the vicinity
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	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-

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

Contaminated Land RAG	_
Assessment 2023	
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	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 residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30

Residential capacity at prevailing density	44
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 rear of 67-69 High Street, Meldreth assessment



A map of Land to the rear of 67-69 High Street, Meldreth

Site information	-
Site ID	115839
HELAA Site ID	40070
Suitable Site Area (ha)	1.13
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)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	20-25
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 (1%). Partly in Flood Zone 3 (3%) 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	Amber
Flood Risk Officer Comment 2021	The site is within flood zones 3a or 3b.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	development of the site would have either a neutral or positive impact on the landscape. Subject to accommodating access and landscape mitigation works the site is capable of accommodating a development without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area. Typical landscape mitigation principles would include, existing boundary planting to be retained or gaps infilled with new hedgerow planting, buildings to be set back from the southern boundary to be prevent adverse overbearing impacts, significant buffer planting upon the western boundary to filter views to continue existing green infrastructure and respect village edge characteristics.
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 SSSI and any residential development above 100 will require consultation with Natural England. A majority of the area is priority deciduous woodland, with some areas of grassland.
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	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located close to the historic village core with features of Roman - Saxon date recorded to the north.
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	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	but assessment of impacts from the adjacent school will need to be undertaken.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green

Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	No prior history of development.
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 residential development is likely to be economically viable at an appropriate density.

Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	31
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 off Whitecroft Road, Meldreth assessment



A map of Land off Whitecroft Road, Meldreth

Site information	
	•
Site ID	115840
HELAA Site ID	40338
Suitable Site Area (ha)	3.77
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)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	72
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	A Technical Note, prepared on behalf of Gladman Developments Ltd by Enzygo has been submitted. Based on this new information, the site assessment scoring remains as Amber. The detailed hydraulic modelling shows that the site will not contain Flood Zones 2/3, the content appears to contain suitable parameters though this is based on a desktop review as the model has not been interrogated. The report suggests this will form part of an Environment Agency flood map revision though no new evidence was submitted to the LPA at this stage which confirms this change. As such the current flood risk areas within the site are still valid.
Flood Risk RAG Assessment 2023	Amber
Flood Risk Officer Comment 2023	A Technical Note, prepared on behalf of Gladman Developments Ltd by Enzygo has been submitted. Based on this new information, the site assessment scoring remains as Amber. The detailed hydraulic modelling shows that the site will not contain Flood Zones 2/3, the content appears to contain suitable parameters though this is based on a desktop review as the model has not been interrogated. The report suggests this will form part of an Environment Agency flood map revision though no new evidence was submitted to the LPA at this stage which confirms this change. As such the current flood risk areas within the site are still valid.
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zones 3a or 3b.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	Amber
Landscape Comment 2023	The new information provided does not alter the original assessment in landscape terms. A basic framework layout has been provided which is not reflective of current landscape or urban design principles, but overall landscape issues could be addressed through appropriate mitigation measures, but overall landscape issues could be addressed through appropriate mitigation measures.
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Development throughout the site would have a significant adverse impact to the landscape character and visual amenity. It would be an encroachment into the landscape, permanent, removal of existing agricultural land and an urbanisation of the rural landscape. However, with a reduction in residential units and a sympathetic approach this harm would be reduced subject to landscape mitigation measures including existing boundary planting to be protected, and by creating a rural approach.

Biodiversity and	-
Geodiversity RAG Assessment 2025	
Biodiversity and	_
Geodiversity Officer	
Comments 2025	
Biodiversity and Geodiversity Guideline	-
Comments 2025	
Biodiversity and	Amber
Geodiversity RAG Assessment 2023	
Biodiversity and	No additional information has been provided in relation to ecology
Geodiversity Officer	impacts and mitigation and therefore there is no change to the site
Comments 2023	assessment scoring.
Biodiversity and Geodiversity Guideline	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
Comments 2023	reasonably mitigated or compensated.
Biodiversity and	Amber
Geodiversity RAG Assessment 2021	
Biodiversity and	All new housing developments will require assessment of increased
Geodiversity Officer Comments 2021	visitor pressure on nearby SSSI. The site contains traditional orchards and deciduous woodland; although I am aware there has been some
Comments 2021	vegetation clearance on site in the past two years. The eastern and
	southern boundaries are adjacent to an award watercourse.
Biodiversity and	Development of the site may have a detrimental impact on a designated
Biodiversity and Geodiversity Guideline Comments 2021	
Geodiversity Guideline	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
Geodiversity Guideline Comments 2021 Policy RAG Rating 2025 Policy Officer Comment	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
Geodiversity Guideline Comments 2021 Policy RAG Rating 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.
Geodiversity Guideline Comments 2021 Policy RAG Rating 2025 Policy Officer Comment 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. -
Geodiversity Guideline Comments 2021 Policy RAG Rating 2025 Policy Officer Comment 2025 Historic Environment RAG	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. -
Geodiversity Guideline Comments 2021 Policy RAG Rating 2025 Policy Officer Comment 2025 Historic Environment RAG Assessment 2025 Historic Environment	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.
Geodiversity Guideline Comments 2021 Policy RAG Rating 2025 Policy Officer Comment 2025 Historic Environment RAG Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment	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. Green Additional information has been provided in relation to heritage impacts
Geodiversity Guideline Comments 2021 Policy RAG Rating 2025 Policy Officer Comment 2025 Historic Environment RAG Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 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. - - Green Additional information has been provided in relation to heritage impacts and mitigation. As per the original assessment, development will not
Geodiversity Guideline Comments 2021 Policy RAG Rating 2025 Policy Officer Comment 2025 Historic Environment RAG Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment	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. Green Additional information has been provided in relation to heritage impacts
Geodiversity Guideline Comments 2021 Policy RAG Rating 2025 Policy Officer Comment 2025 Historic Environment RAG Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment	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. Green Additional information has been provided in relation to heritage impacts and mitigation. As per the original assessment, development will not have a detrimental impact on designated or non-designated assets and
Geodiversity Guideline Comments 2021 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 Comments 2023 Historic Environment 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. Green Additional information has been provided in relation to heritage impacts and mitigation. As per the original assessment, development will not have a detrimental impact on designated or non-designated assets and therefore does not change the assessment score. Green Development of the site would have either a neutral or positive impact,
Geodiversity Guideline Comments 2021 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 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. - - Green Additional information has been provided in relation to heritage impacts and mitigation. As per the original assessment, development will not have a detrimental impact on designated or non-designated assets and therefore does not change the assessment score. Green Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or
Geodiversity Guideline Comments 2021 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 Comments 2023 Historic Environment Comments 2021 Historic Environment 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. Green Additional information has been provided in relation to heritage impacts and mitigation. As per the original assessment, development will not have a detrimental impact on designated or non-designated assets and therefore does not change the assessment score. Green Development of the site would have either a neutral or positive impact,
Geodiversity Guideline Comments 2021 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 Comments 2023 Historic Environment 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. - - Green Additional information has been provided in relation to heritage impacts and mitigation. As per the original assessment, development will not have a detrimental impact on designated or non-designated assets and therefore does not change the assessment score. Green Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or
Geodiversity Guideline Comments 2021 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 Comments 2023 Historic Environment Comments 2021 Historic Environment Comments 2021 Archaeology RAG	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. - - Green Additional information has been provided in relation to heritage impacts and mitigation. As per the original assessment, development will not have a detrimental impact on designated or non-designated assets and therefore does not change the assessment score. Green Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or

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 Roman and Saxon activity is recorded to the north
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	-
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 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	Based on the additional information provided the assessment score remains amber. Site is within walking and cycling distance of Meldreth Station. Will need to provide non-motorised user and passenger transport links and to the Station and Melbourn Greenway.
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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. 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 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 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 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.
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	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 residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	90
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



Flint Cross, Newmarket Road, Royston assessment



A map of Flint Cross, Newmarket Road, Royston

Cita information	
Site information	-
Site ID	115969
HELAA Site ID	59402
Suitable Site Area (ha)	5.38
Ward/Parish	Melbourn
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)	12,000-13,000
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber