| 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 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 south of Melrose, Meldreth assessment



A map of Land south of Melrose, Meldreth

| Site information | - |
|---|--|
| Site ID | 115982 |
| HELAA Site ID | 40269 |
| Suitable Site Area (ha) | 1.46 |
| 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 | 40 |
| 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 Assessment 2025 | Green |
| Flood Risk Officer Comment 2025 | Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None |
| 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 | The site comprises a parcel of woodland adjacent to Melrose. Development is not appropriate here, although the immediate surroundings of existing residential properties in the east are a good contextual fit for the proposal of residential development, any development here will cause damage to the existing green infrastructure on site. It would be unsuitable to clear this woodland site for development as it aids the rural transition from the village extending into the countryside and forms part of a green edge to the 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. The whole site is denoted as deciduous woodland on the National Forest Inventory 2014 and, therefore, regarded as priority habitat. There are no other apparent priority habitats within the site; however, there are grasslands and hedges on site that are also likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find 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 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. |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer Comment 2023 | - |
| Archaeology RAG Assessment 2021 | Amber |
| Archaeology Officer Comment 2021 | Located on the southern edge of historic village core. |
| 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 | The proposed site will be affected by noise from nearby 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 | - |
| 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 | 40 |
| 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 |



Former GoCold building, Station Yard, High Street, Meldreth assessment



A map of Former GoCold building, Station Yard, High Street, Meldreth

| Site information | - |
|---|--|
| Site ID | 115984 |
| HELAA Site ID | 40479 |
| Suitable Site Area (ha) | 0.54 |
| 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) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 27 |
| 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 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 | This is a brownfield site located amongst heavy commercial development but there is residential development close by, especially further north adjacent to the railway line. Residential development with open space is appropriate here. Site boundaries to be retained and tree retention encouraged. Development may need to be reduced to better integrate with the village character. |
| 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 buildings, grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies. |
| Biodiversity and Geodiversity Guideline Comments 2021 | Development of the site 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 | Green |
| Archaeology Officer Comment 2021 | No significant archaeology likely to survive 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 | - |
|---|---|
| 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 railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 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 | Brownfield site, contamination expected, 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? | Appeal allowed for demolition of existing factory building and office and construction of 22no. dwellings with associated landscaping (Planning application ref. S/1502/17/FL) |
| 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 | 15 |
| 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 adjacent to No. 53 Station Road, Meldreth assessment



A map of Land adjacent to No. 53 Station Road, Meldreth

| Site information | - |
|---|--|
| Site ID | 115985 |
| HELAA Site ID | 40461 |
| Suitable Site Area (ha) | 0.34 |
| 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 | 8 |
| 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 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 | The new information provided does not alter the initial assessment, as development of the site will impact the separation between Meldreth and Melbourn. |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | Development throughout this site would have a significant adverse impact to the existing settlement character, an encroachment into the landscape, permanent and removal an existing paddock upon the edge of the existing settlement. Development would also cause a creep of development towards the A10 joining Meldreth to the Industrial/Agricultural site on the other side of the A10. This creep may create precedent for further development which may further diminish the separation between Meldreth and Melbourn. Development has the potential to change the character of the edge of the village and extend its urban edge up to A10 and beyond. |
| 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 | |
| | Amber |
| Biodiversity and Geodiversity RAG | Affiber |
| Assessment 2021 | |
| 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 hedges, wooded boundaries, and |
| | scrub-like habitat 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 | site, or those with a regional or local protection but the impact could be |
| Comments 2021 | 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 | Amber |
| Assessment 2021 | |
| Historic Environment | There are no known heritage assets on the site, but there is a listed |
| Comments 2021 | building close by, Orchard Cottage 61 Station Road. Any works on this |
| | site would need to be sensitive to the setting of that building. |
| A 1 | |
| Archaeology RAG Assessment 2025 | - |
| | |
| Archaeology Officer Comment 2025 | - |
| | |
| Archaeology RAG Assessment 2023 | - |
| Archaeology Officer | |
| Comment 2023 | |
| Archaeology RAG | Amber |
| Assessment 2021 | |
| Archaeology Officer | Medieval moats are recorded to the south and east |
| Comment 2021 | means are recorded to the south and east |
| Accessibility RAG | Amber |
| Assessment 2025 - | |
| Automated | |
| 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 railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 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 | 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 | 10 |
| 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 |



The Stables, Primes Paddock, Chiswick End, Meldreth assessment



A map of The Stables, Primes Paddock, Chiswick End, Meldreth

| Site information | - |
|---|--|
| Site ID | 115987 |
| HELAA Site ID | 59434 |
| Suitable Site Area (ha) | 0.27 |
| 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 | Mixed use |
| Proposed employment floorspace (m2) | 1,700-2,000 |
| Proposed residential capacity | 8-16 |
| 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: None |
| Flood Risk RAG Assessment 2023 | Amber |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | - |
| Flood Risk Officer Comment 2021 | - |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | - |
| Landscape RAG Assessment 2023 | Amber |
| Landscape Comment 2023 | The site is a paddock and stables at the end of a lane west of Meldreth, outside the Development Framework. A stream and hedgerow are located on the southeast edge of the site and the hedgerow has a TPO. Small scale, sensitive development could be accommodated providing that existing trees and hedges are retained and the stream is integrated into the design. |
| Landscape RAG Assessment 2021 | - |
| Landscape Comment 2021 | - |
| Biodiversity and Geodiversity RAG Assessment 2025 | - |
| Biodiversity and Geodiversity Officer Comments 2025 | - |
| Biodiversity and Geodiversity Guideline Comments 2025 | - |
| Biodiversity and Geodiversity RAG Assessment 2023 | Amber |
| Biodiversity and Geodiversity Officer Comments 2023 | Discharge to ground or surface water of more than 20m³ per day would require consultation with Natural England. There are no apparent Priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries. |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |

| Biodiversity and Geodiversity RAG | - |
|---|--|
| Assessment 2021 | |
| Biodiversity and Geodiversity Officer Comments 2021 | - |
| Biodiversity and Geodiversity Guideline Comments 2021 | - |
| Policy RAG Rating 2025 | - |
| Policy Officer Comment 2025 | - |
| Historic Environment RAG Assessment 2025 | - |
| Historic Environment Comments 2025 | - |
| Historic Environment RAG Assessment 2023 | Green |
| Historic Environment Comments 2023 | Development of the site would not have a detrimental impact on any designated or non-designated heritage assets. |
| Historic Environment RAG Assessment 2021 | - |
| Historic Environment Comments 2021 | - |
| Archaeology RAG Assessment 2025 | - |
| Archaeology Officer Comment 2025 | - |
| Archaeology RAG Assessment 2023 | Amber |
| Archaeology Officer Comment 2023 | Iron Age - Roman period enclosures recorded to the south east |
| Archaeology RAG Assessment 2021 | - |
| Archaeology Officer Comment 2021 | - |
| 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 | Red |

| Site Access Officer Comment 2023 | The proposed site is unacceptable. Chiswick End is considered an unsuitable location for the proposed development as it is too narrow to provide suitable Non-Motorised User facilities. |
|---|---|
| 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 | Amber |
| Transport and Roads Guideline Comments 2023 | The site is within cycling distance of Meldreth Station. It 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 | - |
| Transport and Roads 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 | Amber |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2023 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. The site could be affected by adjacent mixed use development. |
| 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 | - |
| AQMA RAG Assessment 2023 | Green |
| Air Quality Officer Comment 2023 | The site does not lie within an AQMA and there will be minimal traffic impact on AQMA. |
| AQMA RAG Assessment 2021 | - |
| Air Quality Officer Comment 2021 | - |

| Contaminated Land RAG Assessment 2025 | - |
|---|---|
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | Amber |
| Contaminated Land Officer Comments 2023 | The site has the potential for historic contamination and, therefore, planning conditions will be required. |
| Contaminated Land RAG Assessment 2021 | - |
| Contaminated Land Officer Comments 2021 | - |
| 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 | 8 |
| Estimated employment space (m2) | 1,700-2,000 |
| Estimated start date | 0-5 years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 0-5 Years |



Land at Sheene Manor, Station Road, Meldreth assessment



A map of Land at Sheene Manor, Station Road, Meldreth

| Site information | - |
|---|--|
| Site ID | 115988 |
| HELAA Site ID | 40029 |
| Suitable Site Area (ha) | 1.91 |
| 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 | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 25-30 |
| 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 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 here given that it is extremely disconnected from Meldreth. The site forms part of a cleared woodland parcel. It is bound by Station Road to the north and the A10 to the west. The site remains part of the remainder of a woodland parcel and is therefore sensitive. |
| 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. The whole site is shown as primary woodland habitat and registered on the 2014 National Forest Inventory. Aerial photography from 2013 shows a plantation woodland on site; however aerial photography from September 2019 shows that this has now been cleared. The site now looks to contain grasslands, wooded areas, hedges, and wooded boundaries that are still 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 | Part of the woodland on site appears to date from at least 1885 and possibly earlier and further research is needed to understand the historic interest of the area. Development would need to consider the wider setting of listed buildings on adjacent sites. 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. |
| 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 adjacent to a medieval moat. Associated remains likely to survive in the area. |
| Accessibility RAG Assessment 2025 - Automated | Amber |

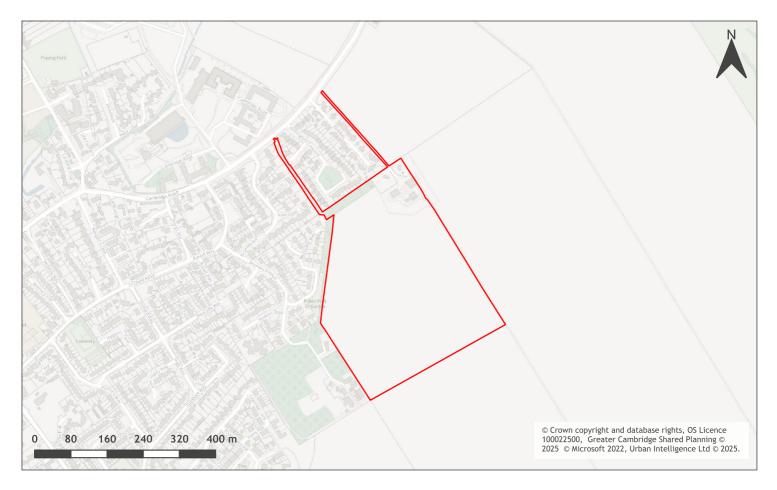
| Accessibility RAG Assessment 2025 - Officer Verified | - |
|---|--|
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | - |
| Site Access Officer Comment 2023 | - |
| Site Access RAG Assessment 2021 | 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. The site is capable of being developed in regard to 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 | Red |
| Further constraints | - |
| Agricultural Land | 0 |
| Classification Grade 1 | |
| 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 | 52 |
| 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 Tostock Farm, Cambridge Road, Melbourn assessment



A map of Land at Tostock Farm, Cambridge Road, Melbourn

| Site information | - |
|---|--|
| Site ID | 115989 |
| HELAA Site ID | 40199 |
| Suitable Site Area (ha) | 13.06 |
| Ward/Parish | Melbourn |
| Greenfield or Previously Developed? | Greenfield and Previously Developed Land |
| Category of site | Dispersal: Villages |
| Category of settlement | Within or adjacent to Minor Rural Centre |
| Current use(s) | - |
| Proposed development | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 150 |
| 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 | 2 . The Laminia 144 margin Property |
| 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. 3% lies in a 1 in 100 year event. 8% lies in a 1 in 1000 year event |
| Flood Risk RAG Assessment 2023 | - |
| Flood Risk Officer Comment 2023 | - |
| Flood Risk RAG Assessment 2021 | Amber |
| Flood Risk Officer Comment 2021 | The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding. |
| Landscape RAG Assessment 2025 | - |
| Landscape Comment 2025 | _ |
| Landscape RAG Assessment 2023 | Amber |
| Landscape Comment 2023 | Additional information submitted alters the site boundaries and proposes a reduction in number of units. Based on this, there is no change to the assessment scoring as mitigation measures would still need to be implemented to avoid adverse landscape impacts. |
| Landscape RAG Assessment 2021 | Amber |
| Landscape Comment 2021 | The immediate surroundings consist of residential properties, an orchard, fam buildings and large arable fields. Development may be considered suitable if deemed sensitive to the village edge character. The site is clearly visible from the east and south and is therefore highly sensitive. The sites boasts good existing green infrastructure along the northern and western boundaries, and integration of green infrastructure with development will be integral to the success of this site. |
| 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 | Fowlmere Watercress Beds SSSI 760m east. Residential development or warehousing/industry with a footprint of more than 1000m² would require consultation with Natural England. Recreational impacts on nearby SSSIs to be considered. Alternative green space within site likely to be required. Boundary hedgerows/treelines may qualify as Habitats of Principal Importance/priority habitat and/or be of low ecological value. Arable field likely to be of low ecological value. Trees and buildings may have potential to support roosting bats (if suitable). Farmland bird populations may be present. |
| 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 amended boundary does not affect any heritage assets and the RAG rating remains the same. |
| Historic Environment RAG Assessment 2021 | Green |
| Historic Environment Comments 2021 | Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets. |
| Archaeology RAG Assessment 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 | Extensive cropmarks are recorded to the east and south of the site, indicating enclosures of probable Iron Age date and Bronze Age funerary monuments. Elements of this landscape have been identified extending into the proposal area. |
| Accessibility RAG Assessment 2025 - Automated | Green |

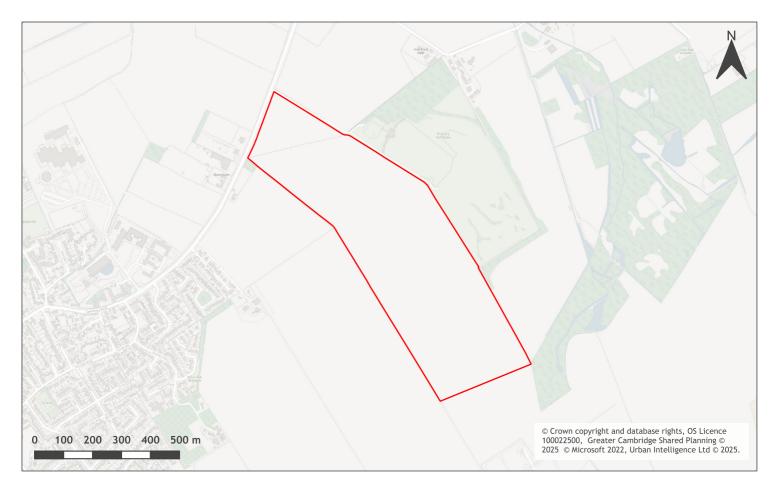
| Accessibility RAG Assessment 2025 - Officer Verified | - |
|---|---|
| Accessibility Comment 2025 | - |
| Site Access RAG Assessment 2025 | - |
| Site Access Officer Comment 2025 | - |
| Site Access RAG Assessment 2023 | Red |
| Site Access Officer Comment 2023 | Based on the new information provided, the site access assessment remains unchanged. The site is unacceptable. The Local Highways Authority would require a minimum 9.5metre width for the entire length of motor vehicular access |
| 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 | 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. Will have an impact on local junctions. |
| 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. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. Detailed site specific assessments will be required for any future planning applications at this location. |
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Green |

| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation |
|---|---|
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | Amber |
| Air Quality Officer Comment 2023 | The amended site boundary has been reviewed but the assessment remains unchanged since the original assessment. The site is located outside AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. |
| AQMA RAG Assessment 2021 | Amber |
| Air Quality Officer Comment 2021 | Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| Contaminated Land RAG Assessment 2025 | - |
| Contaminated Land Officer Comments 2025 | - |
| Contaminated Land RAG Assessment 2023 | Amber |
| Contaminated Land Officer Comments 2023 | The revised site boundary 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 | 91.05 |
| 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 | 196 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 0-5 Years |
| Estimated annual build-out rate (pa) | 40-75 |
| Development completion timescales (years) | 6-10 Years |



Land east side of Cambridge Road, Melbourn assessment



A map of Land east side of Cambridge Road, Melbourn

| Site information | - |
|---|--|
| Site ID | 115990 |
| HELAA Site ID | 47757 |
| Suitable Site Area (ha) | 38.43 |
| 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 | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 400 |
| 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 | 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 a site suitability report and further representations containing a framework masterplan. This development would have significant adverse impact upon the landscape character and views. Even with a reduction in residential numbers and landscape mitigation measures the impact would still be adverse and appear incongruous with the rural landscape therefore there is no change to the RAG assessment. |
| Landscape RAG Assessment 2021 | Red |
| Landscape Comment 2021 | Development throughout the site would have a significant adverse impact to the wide and local landscape character. It would be permanent, encroachment into the countryside, isolated and removal of the strong open rural landscape. Even with a reduction in residential units with landscape mitigation works the harm would still be adverse and unacceptable |
| 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 |

| Diadionality and | No detailed in Commention has been accorded in melation to end on |
|---|--|
| Biodiversity and Geodiversity Officer Comments 2023 | No detailed information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring. |
| | |
| Biodiversity and Geodiversity Guideline Comments 2023 | Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated. |
| Biodiversity and Geodiversity RAG Assessment 2021 | Amber |
| Biodiversity and Geodiversity Officer Comments 2021 | All residential developments will require consideration of recreational impact on nearby SSSIs. Boundary habitats including woodland, watercourse, trees and hedges may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. 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 | Amber |
| Historic Environment Comments 2023 | The additional information provided agrees with the original historic environment rating and so this remains the same. |
| Historic Environment RAG Assessment 2021 | Amber |
| Historic Environment Comments 2021 | There are no heritage assets within the site. Bran Ditch Scheduled Monument is close by to the south east, separated by woodland; however, any detrimental impact could be reasonably mitigated with the inclusion of suitable buffers. |
| 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 | Extensive archaeology of prehistoric/Roman date is located in the 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 | - |
| Site Access RAG Assessment 2023 | Amber |
| Site Access Officer Comment 2023 | Based on ther new information provided, the proposed site is acceptable in principle subject to detailed design. The scheme can potentially provide two points of access. |
| Site Access RAG Assessment 2021 | Red |
| Site Access Officer Comment 2021 | If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue. |
| Transport and Roads RAG Assessment 2025 | - |
| Transport and Roads Guideline Comments 2025 | - |
| Transport and Roads RAG Assessment 2023 | Amber |
| Transport and Roads Guideline Comments 2023 | Based on the new information provided the Amber assessment remains unchanged. The site is within cycling distance of Meldreth Station. It will need to provide Non-Motorised User links to the Station and links into Cambridge via the Melbourn Greenway and high quality passenger transport links into Cambridge. The site will potentially have a significant impact on local junctions including the congested A10 and will therefore a robust Travel Plan. |
| 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. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. Detailed site specific assessments will be required for any future planning applications at this location. |
|---|---|
| Noise, Vibration, Odour and Light Pollution RAG Assessment 2021 | Green |
| Noise, Vibration, Odour and Light Pollution Guideline Comments 2021 | The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. |
| AQMA RAG Assessment 2025 | - |
| Air Quality Officer Comment 2025 | - |
| AQMA RAG Assessment 2023 | Amber |
| 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 is located outside an AQMA but there is potential for an impact on AQMA which will require inherent / intrinsic designed in Air Quality mitigation. |
| AQMA RAG Assessment 2021 | Amber |
| Air Quality Officer Comment 2021 | Reasonably large site and lots of residential units - potential for AQMA traffic impact without mitigation |
| 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 | 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 | 33.64 |
| 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? | 6-10 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 | 576 |
| Estimated employment space (m2) | 0 |
| Estimated start date | 6-10 Years |
| Estimated annual build-out rate (pa) | 50 |
| Development completion timescales (years) | 11-15 Years |



East Farm, Bramley Avenue, Melbourn assessment



A map of East Farm, Bramley Avenue, Melbourn

| Site information | - |
|---|--|
| Site ID | 115991 |
| HELAA Site ID | 40505 |
| Suitable Site Area (ha) | 3.72 |
| 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 | Residential |
| Proposed employment floorspace (m2) | 0 |
| Proposed residential capacity | 114 |
| Suitability | - |
| Adopted Development Plan Policies RAG 2025 | Amber |