

Land off Royston Road, Melbourn assessment



A map of Land off Royston Road, Melbourn

Site information	-
Site ID	115056
HELAA Site ID	200741
Suitable Site Area (ha)	12.8162820824104
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Agricultural Land / Building, Paddock / Scrub
Proposed development	Mixed Use
Proposed employment floorspace (m2)	0
Proposed residential capacity	110
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	Green
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: no land lies within an area at risk of surface water flooding
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The site is on agricultural land outside of the Melbourn development framework, on land that rises steeply from the River Mel towards a prominent ridge in the southeast. The site forms an important part of the rural and topographical setting of the village, and development on it would lead to encroachment wide reaching visual impacts on the surrounding dense network of public rights of way and the erosion of landscape character. Adverse effects would be significant, irreversible and cannot be effectively mitigated.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites. This includes increases in recreational pressure on the nearby SSSI, Holland Hall.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. The site is wholly outside an open space designation.
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	-
Policy Officer Comments 2021	-
Historic Environment RAG Assessment 2025	Red
Historic Environment Comments 2025	There are two scheduled monuments within the site. Development could negatively impact the setting of these heritage assets but could be mitigated through generous buffers, layout, design and landscaping.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	Two bowl barrows are located in the area, both of which are designated as scheduled monuments. We would advise against the allocation of this site.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-

Accessibility Comment 2025	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The 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.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-

AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	192
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 Etex Exteriors UK, Meldreth assessment



A map of Land at Etex Exteriors UK, Meldreth

Site information	-
Site ID	115057
HELAA Site ID	200742
Suitable Site Area (ha)	59.6151305007291
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield, Previously developed land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building, Commercial / Industrial
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	700-1000
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 (4%), Partly in Flood Zone 3 (5%); Surface water flooding: 6% lies in a 1 in 1000 year event, 2% lies in a 1 in 100 year event, 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The site consists of an existing industrial area and grade 2 agricultural land, separate from Meldreth's development framework. While some carefully designed development could fit within the central brownfield area, the proposed scale would encroach on the countryside, merging Meldreth and Whaddon. This would urbanise a tranquil, rural landscape, affecting multiple visual receptors in the surrounding footpath network. The resulting impact would be significant, adverse, and difficult to mitigate.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites. This includes increases in recreational pressure on nearby SSSIs.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. This means the site is wholly outside an open space designation.
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	-
Policy Officer Comments 2021	-
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	The site is between the Meldreth Conservation Area and Whaddon. There are numerous listed buildings in the wider setting. Hoback Farm to the north-west corner is likely to have local heritage interest. Development of the site on the scale proposed could have a detrimental impact on these heritage assets, but the impact could be mitigated, through massing, design and landscaping.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	Barrows of probable Bronze Age date are recorded in the area. The site is located in a landscape of extensive Iron Age and Roman settlement, with sites also located in the proposal area. Further information would be necessary to determine the suitability of this site for development.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-

Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required. A vehicle trip budget for this allocation is expected to be required.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-

Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	96.59
Agricultural Land Classification Grade 3	3.41
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0

Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	894
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	86-120
Development completion timescales (years)	11-15 years

Land east of New Road Melbourn assessment



A map of Land east of New Road Melbourn

Site information	-
Site ID	115103
HELAA Site ID	200750
Suitable Site Area (ha)	15.0058044514707
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	350-400
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: No area lies within land at risk of surface water flooding
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The site is on rural land rising steeply towards a prominent ridge line. Development would obscure views across the River Mel valley towards higher land in the north-west and intrude on the distinctive rural ridge pattern visible from local and long-distance receptors. It would also alter the village's settlement pattern, traditionally based on lower ground, resulting in irreversible, unmitigable and significant effects on landscape and views.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Any development of 50 dwellings or more will trigger the requirement to consult Natural England due to concerns regarding impacts to statutory protected sites. All residential development will be required to assess increases in recreational pressure on nearby SSSIs. Any large non-residential development over 1 ha, and any infrastructure such as warehousing over 1000m ² will also require Natural England consultation.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-

Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Within 50m of Protected Open Space. Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	-
Policy Officer Comments 2021	-
Historic Environment RAG Assessment 2025	Green
Historic Environment Comments 2025	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	Bronze Age ring ditches and prehistoric or Roman enclosures are located in the area. The archaeology assessment has therefore been determined as red.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber

Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. It is unclear whether these sustainable transport links can be achieved within the local available constraints.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-

Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	The site has been scored as Amber. Inherent/intrinsic designed-in air quality mitigation measures and conditions may be necessary to offset impacts on designated Air Quality Management Areas (AQMA).
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	225
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

Land west of Station Road Meldreth assessment



A map of Land west of Station Road Meldreth

Site information	-
Site ID	115107
HELAA Site ID	200794
Suitable Site Area (ha)	1.41652324608064
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	25 -50
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	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The site forms part of a wedge of countryside between Meldreth and Melbourn. Whilst the rural character of this wedge is somewhat fragmented, further development on it would lead to an increasing loss of distinction between the two settlements. Once lost, the character of the rural village setting could not be replaced through landscape mitigation.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any discharge of water or liquid waste of more than 5m ³ /day to ground via infiltration will require consultation with Natural England. Boundary hedgerow and tree lines may constitute priority habitat, which will require assessment and possible compensation if removed.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

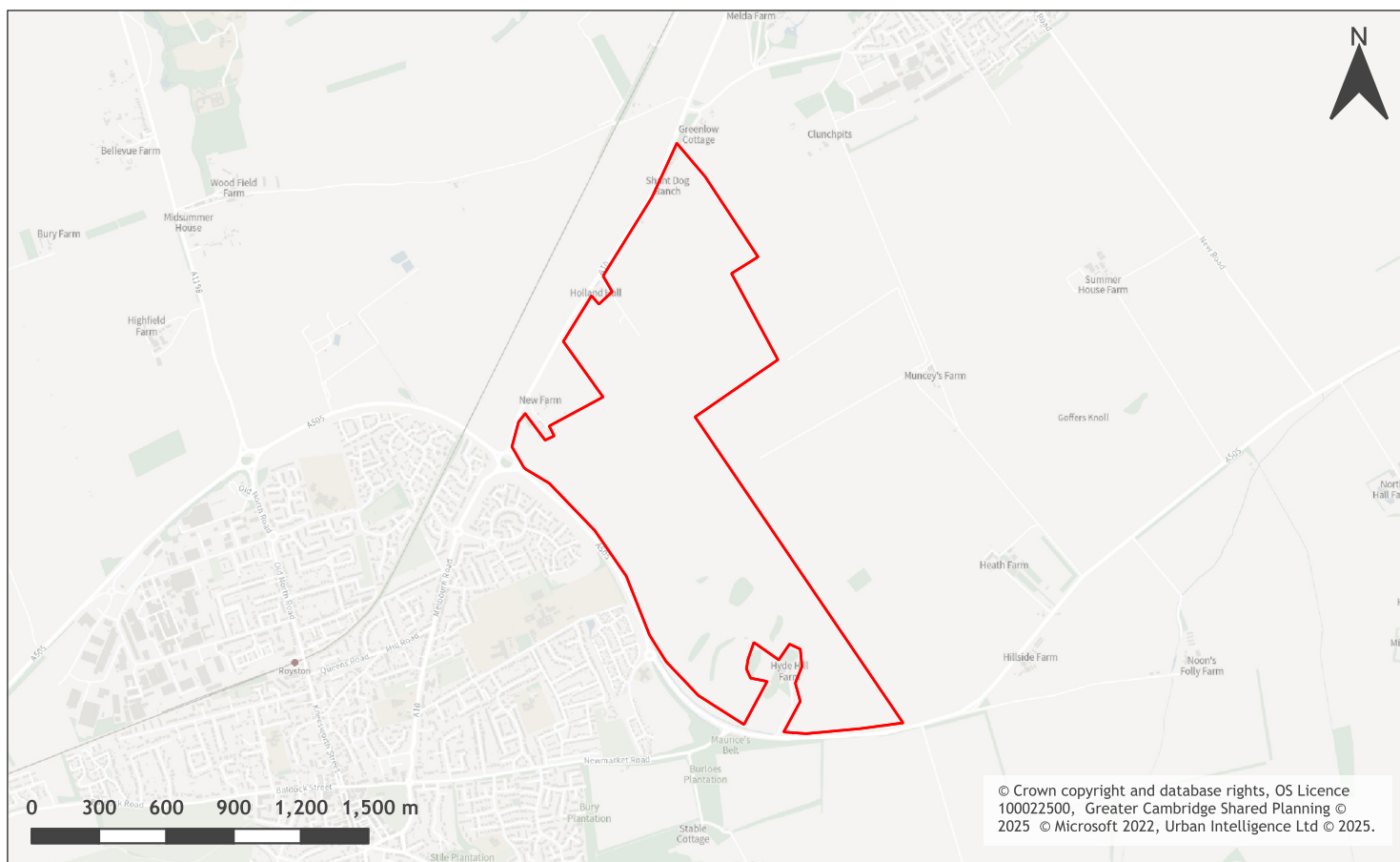
Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	-
Policy Officer Comments 2021	-
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	There are listed buildings and a locally listed building on the east side of Station Road opposite the site. Development of the site is likely to harm the setting of these assets but this could be mitigated by reducing the number of units and through careful layout and landscaping.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	A medieval moated site is located to the south and finds of Saxon and Medieval date are recorded in the vicinity. Archaeological investigations would be necessary in advance of development.
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-

Accessibility Comment 2025	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The site has been scored as Red. The proposed access into the site from the adopted public highway is unsuitable to serve the number of units proposed. The existing pedestrian links in the site are unacceptable to serve the proposed development and there are no opportunities for improvement within the existing highway extent.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Green
Transport and Roads Guideline Comments 2025	This falls below the threshold for a Transport Assessment.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Green

Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contaminated/ ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	38
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

Three Prospects Farm - Land to east of A505 and south of A10 Melbourn assessment



A map of Three Prospects Farm - Land to east of A505 and south of A10 Melbourn

Site information	-
Site ID	115108
HELAA Site ID	40511
Suitable Site Area (ha)	174.442825384378
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Mixed use
Proposed employment floorspace (m2)	140097
Proposed residential capacity	1079
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	Red
Landscape Comment 2025	The submitted information does not change the original assessment score. 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, that could not be reasonably mitigated through the development proposals.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
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	Amber
Biodiversity and Geodiversity Officer Comments 2025	Based on the new information provided, the assessment score has remained the same. A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites. This includes increases in recreational pressure on nearby statutory protected sites.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-

Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site is approximately 180m from Holland Hall (Melbourn) Railway Cutting SSSI, cited for its chalk grassland and uncommon species. There are areas of deciduous woodland within the boundary that have been registered on the 2014 National Forest Inventory which may be classified as priority habitat. There are no other apparent priority habitats within the site; however, there are buildings, grasslands, 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	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	Amber
Historic Environment Comments 2025	Based on the additional information provided, the assessment score remains Amber as the development of the site could have a detrimental impact on scheduled ancient monument on site but the impact could be reasonably mitigated through careful layout, form, density and design.
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 scheduled ancient monument on site but the impact could be reasonably mitigated through careful layout.
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	The site contains numerous barrow monuments of Bronze Age date. A nationally important causewayed enclosure of Neolithic date, designated as a scheduled monument, is also located within the area. We would advise against the allocation of this site.

Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Red
Archaeology Officer Comment 2021	Extensive archaeology of prehistoric date is known in the area including a nationally important Causewayed Enclosure, designated as a Scheduled Monument
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site remains scored at Amber based on the additional information provided. The site is acceptable in principle, subject to greater detail and consultation. A significant level of infrastructure would be required to encourage more sustainable transport links outside the confines of the site. It is unclear whether these sustainable transport links could be achieved within the local available constraints.
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	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required. A vehicle trip budget for this allocation is expected to be required.
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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The assessment of the site remains unchanged as Amber. 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.
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	Amber
Air Quality Officer Comment 2025	Based on the new information submitted, the assessment of the site remains unchanged as Amber. Given the scale of the site and proposed scheme, mitigation measures may be required to offset traffic impacts on designated Air Quality Management Areas (AQMAs).
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Amber
Air Quality Officer Comment 2021	Large site and lots of residential units - potential for AQMA traffic impact without mitigation
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Previous agricultural land use. Potential for historic contamination, conditions required.
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	64.82
Agricultural Land Classification Grade 3	35.15
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for erection of a new detached dwelling to replace existing barn and change of use of agricultural land to residential curtilage. (23/02559/FUL), Planning permission granted for erection and siting of fibre exchange telecommunications infrastructure. (23/01495/FUL)
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	2617
Estimated employment space (m2)	140097
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	120
Development completion timescales (years)	6-10 Years

Land at Sheene Farm, Meldreth assessment



A map of Land at Sheene Farm, Meldreth

Site information	-
Site ID	115141
HELAA Site ID	40088
Suitable Site Area (ha)	22.2454274654231
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Previously developed land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to rural centre
Current use(s)	Agricultural Land / Building, Commercial / Industrial, Infrastructure
Proposed development	Mixed Use
Proposed employment floorspace (m2)	2000-5000
Proposed residential capacity	315-420
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 (5%) Surface water flooding: 1% lies in a 1 in 100 year event and 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 zones 3a or 3b.
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	No additional information has been provided in respect of landscape and views. The assessment score therefore remains red. Some development may be possible around the existing built form near Station Road, but the landscape is sensitive to change from wider development. Development as proposed would encroach into the countryside and have significant adverse effects on both landscape character and views.
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	A supporting statement has been provided which refers to planning policy and questions aspects of the previous assessment. The site area has been reduced from 22Ha to 4.6Ha with the proposed developable area located at the east, by Station Road. Whilst the large reduction in size of the proposed site may provide some containment of views by existing vegetation, the form of development would encroach into the wider countryside. The proposed western edge of the development would not be contained by any established boundaries and nature of the development would be incongruous to the form of the existing settlement. The landscape and townscape assessment is therefore unchanged.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Whilst some limited development may be possible on the station road frontage, development throughout this site would have a significant adverse impact to the wide and local landscape character and views. It would be an encroachment into the landscape, permanent, remove existing open agricultural fields, amalgamate the villages of Meldreth and Melbourn and an urbanisation of the rural countryside.
Biodiversity and Geodiversity RAG Assessment 2025	Amber

Biodiversity and Geodiversity Officer Comments 2025	Based on the new information provided, the assessment score has not changed. A development of the size and scale described would likely meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites. This includes increases in recreational pressure on nearby SSSIs, although the submitted information helps to evidence that mitigation and biodiversity net gains can be introduced to reduce ecological risks.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	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	Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are 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	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	Green
Historic Environment Comments 2025	No additional information has been provided regarding heritage. The assessment score remains Green.
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	The revised information has submitted no additional comments regarding heritage assets. The RAG rating remains the same.
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	Amber

Archaeology Officer Comment 2025	The assessment for the site remains unchanged as Amber. Cropmarks in the vicinity are indicative of Iron Age and Roman settlement. Archaeological investigations would be necessary in advance of development.
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	Archaeological sites recorded in the area include Bronze Age funerary monuments and enclosures of probable late prehistoric or Roman date.
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The site has been scored Red based on the additional information. The proposed access from the adopted public highway into the site is unsuitable to serve the number of residential units proposed and two points of access will be required. The existing pedestrian links to the site are unacceptable to serve the proposed development and there is no scope for improvement within the existing highway extent.
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. Two points of access are required and the LHA believe there are significant constraints with regard to any proposed access off Station Road.
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The access link to the public highway is unsuitable to serve the number of units that are being proposed. 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	Amber
Transport and Roads Guideline Comments 2025	Having considered the updated information, the assessment score remains amber. Although the site is within cycling distance of Meldreth Train Station, it will need to provide non-motorised user links to the Station and into Cambridge. There are also potential issues at local junctions, which will need mitigation.
Transport and Roads RAG Assessment 2023	Amber

Transport and Roads Guideline Comments 2023	Based on the additional information provided, the assessment score remains amber as although the site is within cycling distance of Meldreth Station, it will need to provide non motorised user links to the Station and into Cambridge. There are also potential issues at local junctions which will need mitigation.
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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The assessment score remains amber, as the proposed site will be affected by railway noise (and possibly vibration). The proposed site is acceptable in principle subject to appropriate detailed design considerations and mitigation.
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 proposed site will be affected by railway noise (and possibly vibration) but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	Based on the additional information, assessment of the site remains unchanged as Amber. The site does not fall within an Air Quality Management Area (AQMA). Due to the scale of the scheme, inherent/intrinsic designed-in air quality mitigation measures may be necessary to offset impacts on designated AQMAs.
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. Site does not lie within an AQMA.
Contaminated Land RAG Assessment 2025	Amber

Contaminated Land Officer Comments 2025	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 brownfield site where contamination is expected and planning conditions will be required.
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 brownfield site where contamination is expected and planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Brownfield site, contamination expected, 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 to 5 years
Available RAG	Amber
Achievable	-

Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	334
Estimated employment space (m2)	2000-5000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	50
Development completion timescales (years)	6-10 Years

Land East of Station Rd, Meldreth/Melbourn assessment



A map of Land East of Station Rd, Meldreth/Melbourn

Site information	-
Site ID	115143
HELAA Site ID	40089
Suitable Site Area (ha)	3.81682734346806
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	50-70
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 Zones: Site is wholly within Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 100 year event. 5% 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	Red The site area has been reduced to a 3.8Ha parcel, east of the A10 between Station Road and the River Mel. The site is an open field bordered by trees and is visible from nearby roads and the recreation ground to the east.
Landscape Comment 2023	- east. The site forms part of the distinct rural, north edge of Melbourn and is outside the Development Framework.
Landscape RAG Assessment 2021	Red The Development Area is made up of three sites separated by roads. Wide and local views are high due to topography and lack of intervening vegetation. Station Road rises above site to cross over the railway line. Long views are also available from this bridge across the site. If developed in its entirety the site would significantly impact the existing separation between Meldreth and Melbourn eradicating the narrow area of open farmland between the two and amalgamating the villages and irreversibly affecting the character of the individual villages.
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	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 and any residential development above 100 will require consultation with Natural England. The eastern boundary of the site lies adjacent to the River Mel and associated riverine habitat. There are no apparent priority habitats within the site; however, there are hedges and wooded boundaries on site that are likely to have ecological value.

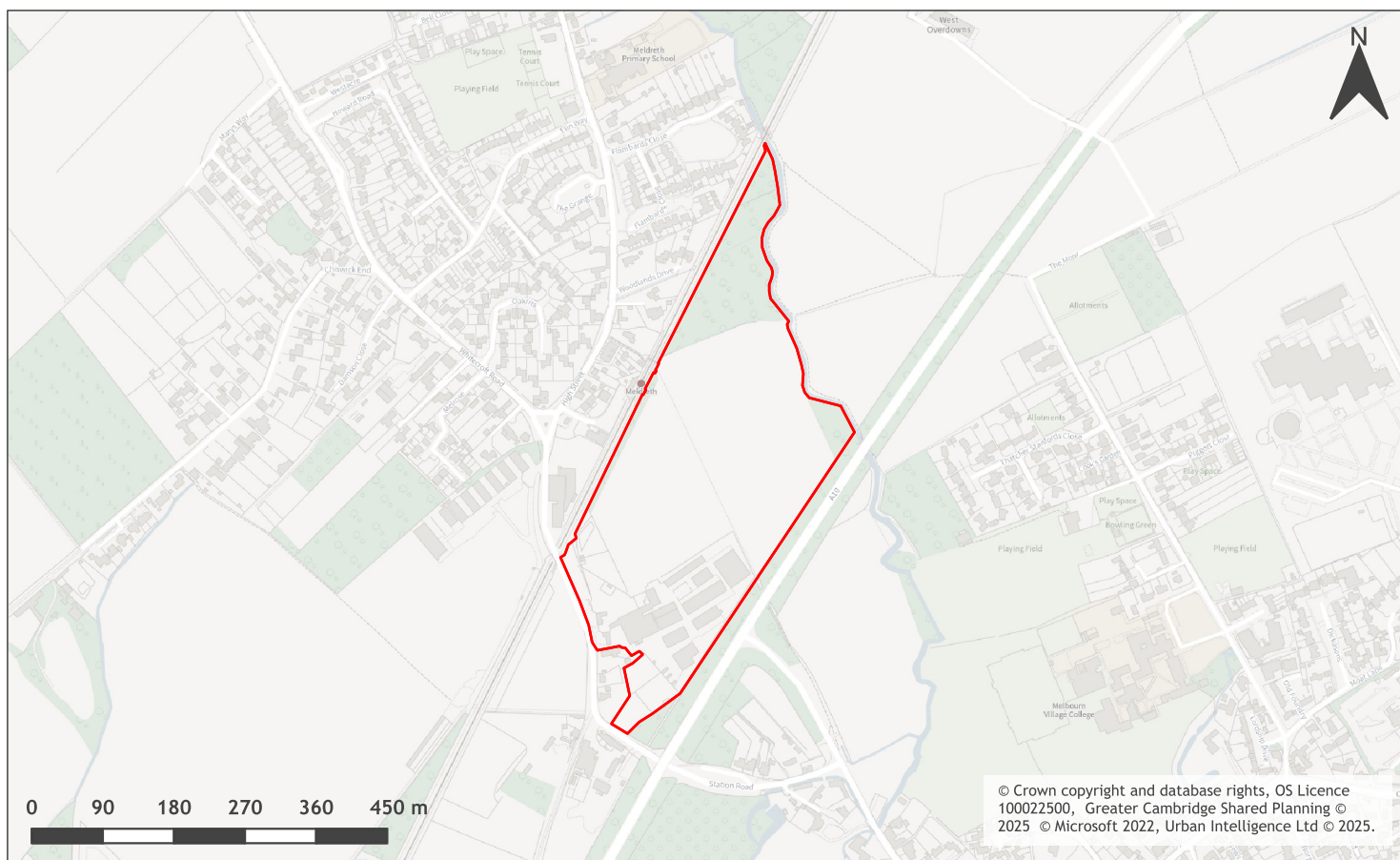
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Policy RAG Rating 2023	-
Policy Officer Comment 2023	-
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	The revised documents have provided no additional information regarding heritage assets, therefore the previous comments are unchanged. The assessment scoring rating remains the same.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact two listed buildings adjacent to site entrance but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	A medieval moat is located in the area
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	-

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 proposed site is unacceptable due to the unsuitability of all accesses.
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Based on the updated information, the overall assessment score remains Amber. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	Amber
Transport and Roads Guideline Comments 2023	The site is some distance from Meldreth Station therefore enhanced non motorised user routes will be required to the station and Melbourn Greenway. Possible mitigation will also be required at local junctions and a robust Travel Plan. Therefore the assessment score remains amber.
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 proposed site will be affected by road traffic noise from nearby main roads and 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 in regard to 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. Site does not lie within an 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	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South West
Available	-

Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	92
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 Valley Farm, Meldreth assessment



A map of Land at Valley Farm, Meldreth

Site information	-
Site ID	115145
HELAA Site ID	200807
Suitable Site Area (ha)	11.6352859535527
Ward/Parish	Melbourn
Greenfield or Previously Developed?	Previously developed land
Category of site	Dispersal: Villages / Transport Corridor
Category of settlement	Within or adjacent to group village
Current use(s)	Agricultural Land / Building, Commercial / Industrial, Infrastructure
Proposed development	Mixed Use
Proposed employment floorspace (m2)	5000-7000
Proposed residential capacity	145-200
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

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

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

Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Green
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Good accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The site has been scored as Red. The proposed access into the site from the adopted public highway is unsuitable to serve the proposed floor area. The existing pedestrian links to the site are unacceptable to serve the proposed development and there are no opportunities for improvement within the existing highway extent.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use. Requires links to existing cycleways/footways, particularly Rail Station and potential Passenger Transport infrastructure enhancements. Needs to keep existing ROW to Station. A Transport Assessment and a Travel Plan will be required.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution after careful site layout, design and mitigation.

Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	The site has been scored as Amber. Inherent/intrinsic designed-in air quality mitigation measures and conditions may be necessary to offset impacts on designated Air Quality Management Areas (AQMA).
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0

Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for a replacement dwellinghouse. (22/02850/FUL)
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	175
Estimated employment space (m2)	5000-7000
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years