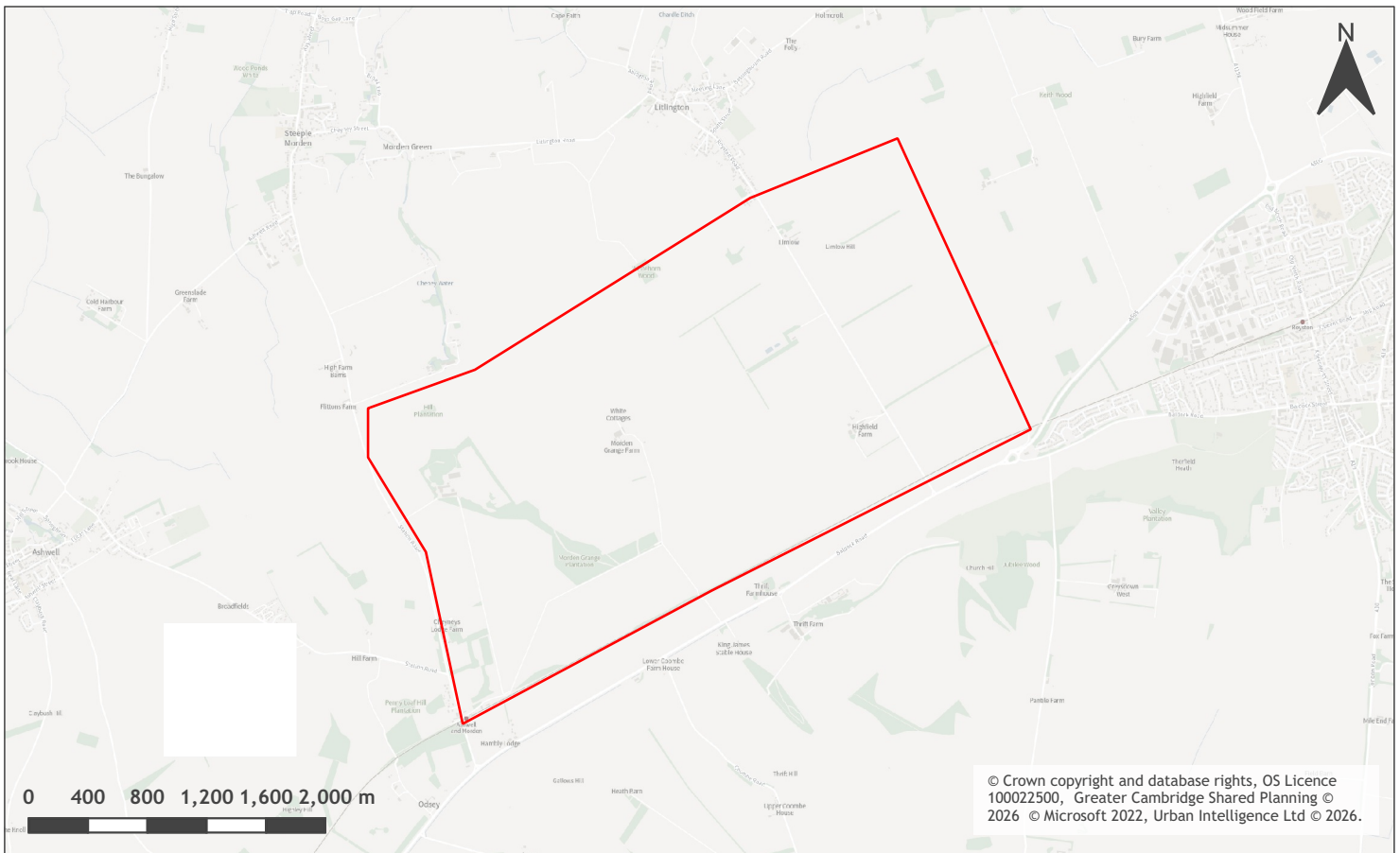


Land north of A505 between Royston and Ashwell and Morden



A map of Land north of A505 between Royston and Ashwell and Morden

Site information	-
Site ID	115243
HELAA Site ID	200785
Suitable Site Area (ha)	894.96
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	New Settlements
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	Agricultural Land / Building
Proposed development	Mixed use
Proposed employment floorspace (m2)	200000-350000
Proposed residential capacity	10000-14999
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 1% lies in a 1-in-1,000-year event.
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	
Flood Risk Officer Comment 2021	
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The site is agricultural land and woodland west of Royston and separates Royston from Ashwell and Morden. Development of this scale would form an extension to Royston and have a negative impact on the existing landscape. If development were to proceed, the site boundary should be reviewed to make a clearer separation or clearer link to Royston and the planning and design would need to be informed by an LVIA to mitigate impacts on the landscape character.
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	
Landscape Comment 2021	
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

Biodiversity and Geodiversity RAG Assessment 2025	Red
Biodiversity and Geodiversity Officer Comments 2025	A development of the size and scale described has the potential to significantly impact statutory and non-statutory protected sites, their cited attributes, and functionally linked habitats or protected species. Mitigation measures may not be possible therefore the site is unacceptable.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site would have a detrimental impact on designated sites, or those with a regional or local protection which cannot be reasonably mitigated or compensated as appropriate.
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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	Amber
Policy Officer Comment 2025	Site includes several protected open space designations. Development of the site may have a detrimental impact on these protected open space designations, but the impact 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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	Red

Historic Environment Comments 2025	This site is open land and forms the setting of a listed farmhouse and a number of Non Designated Heritage Assets. The quantum of development proposed would harm both the immediate and wider setting of these assets. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	Red
Archaeology Officer Comment 2025	The site is traversed by numerous trackways of Iron Age to medieval date. The area has a concentration of Bronze Age burial mounds, with many located within the area. The nationally important Mile Ditches are located in the east of the site, including a section designated as a scheduled monument. The Limlow Hill monument is likely to be of national importance. We would advise against allocating this site for development.
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	
Archaeology Officer Comment 2021	
Accessibility RAG Assessment	Green
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities. Proposed development would require accompanying primary school, secondary school, local centre/employment provision, community centre, health centre and district centre/superstore.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	Red

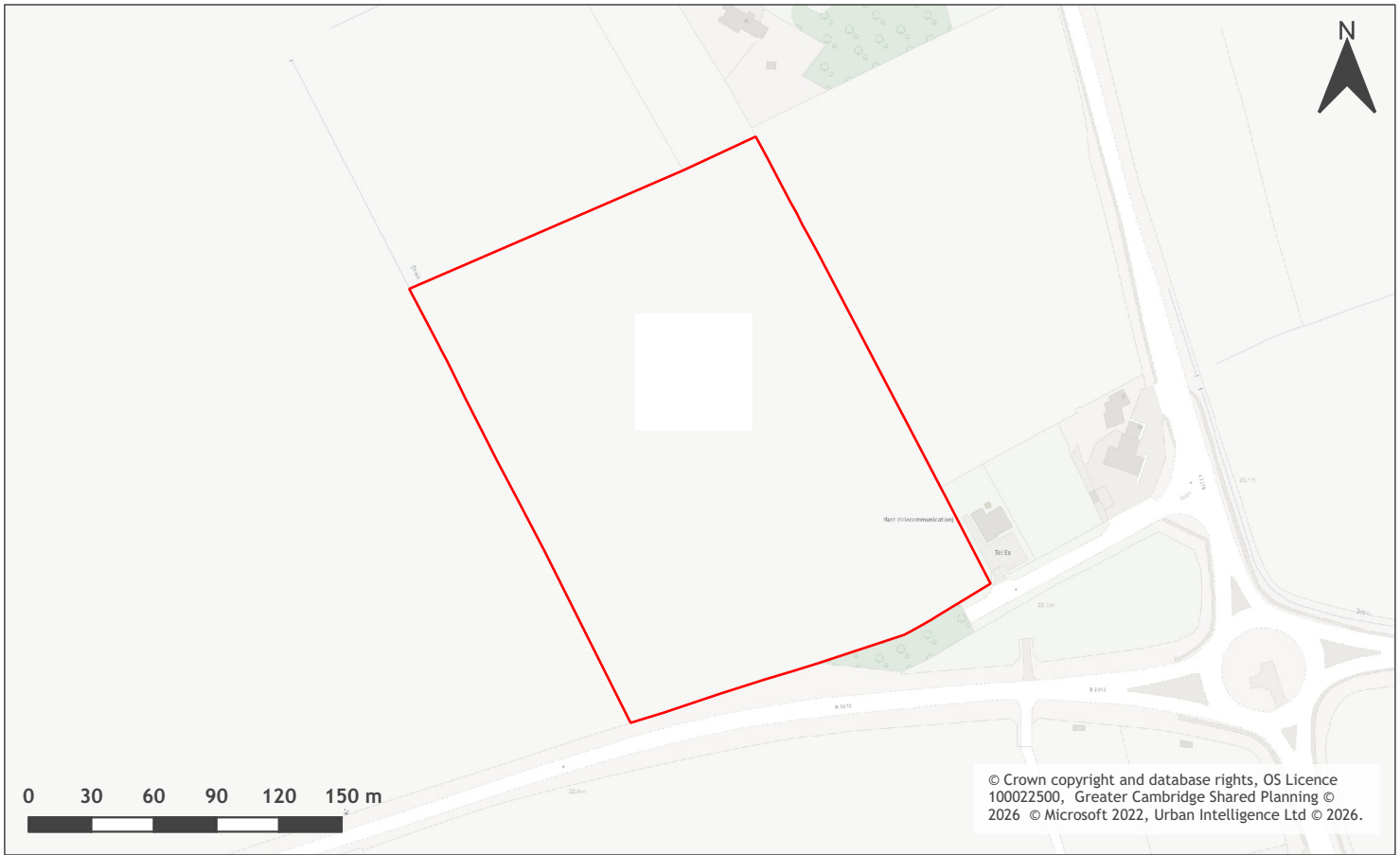
Site Access Officer Comment 2025	The site has been scored Red based on the information provided. Consultation with Hertfordshire County Council is necessary to understand the acceptability of the vehicular access from the A505. Consultation should also be undertaken with the Cambridgeshire County Council and Network Rail. A significant level of infrastructure will be required outside the site boundary to encourage more sustainable transport links. It is unclear whether these 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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	Amber
Transport and Roads Guideline Comments 2025	The A505 is a heavily trafficked road. The junctions around the site will be heavily impacted by development of this site. There are no sustainable transport links to existing sustainable transport infrastructure around the site. Given the scale and location of the site, it will mostly be a car-dependent development. There are currently little-to-no passenger transport options around the site. Potential issues with implementing new cycle links. The form of junction between the A505 and Royston Road required to mitigate the impact of the vehicular trips without compromising the nearby level crossing would require land outside the site. This would lead to a reliance on non-motorised modes, which would likely be difficult to implement due to land constraints.
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	Amber
Air Quality Officer Comment 2025	The site has been scored as Amber. The site falls outside the Air Quality Management Area (AQMA). However, due to the scale of the site, the number of units proposed and the location, intrinsic/inherent designed-in air quality mitigation measures and conditions may be necessary to offset impacts 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 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Previous agricultural land and quarry land use. Potential for historic contamination, conditions required.
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	45.86
Agricultural Land Classification Grade 3 (% overlap)	54.14
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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 construction of a solar project. (23/01317/FUL), Application pending for conversion of existing grain barn to 1 No. dwelling. (25/00694/FUL)
When will the site be available for development?	0 to 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 development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	13424
Estimated employment space (m2)	200000-350000
Estimated start date	6-10 Years

Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 years

Land south of Whitehall Farm, Arrington



A map of Land south of Whitehall Farm, Arrington

Site information	-
Site ID	115818
HELAA Site ID	40024
Suitable Site Area (ha)	4.41
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Non-Residential
Proposed employment floorspace (m2)	21800
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 2% lies in a 1-in-1,000-year event. 2% lies in a 1-in-100-year event. 21% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 21% lies in a 1 in 30 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	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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is an isolated field near the junction of the B0142 and Ermine Way. The site is open and views in from the surrounding roads extend across the site. Whilst low density farm style development on the road frontage may be suitable, the site and scale of development proposed would have significant negative impact on the landscape.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

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. All non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There are ditches to the north and west that may require further survey and mitigation. There are no apparent priority habitats within the site; however, there are grasslands which, given the underlying geology, could be calcareous in nature. Hedges and wooded boundaries are also 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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	

Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development on this site would be potentially visible from the 16th century South Avenue to the west and so massing and scale would need to be carefully considered and further tree planting needed to prevent harm to the setting of the Grade I listed park and garden. heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. Mitigation required to the north of the site to protect the setting of the Grade II listed Whitehall Farm Cottages.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Adjacent to line of Roman Road Ermine Street and to north of Scheduled Roman settlement
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 2026	
Air Quality Officer Comment 2026	
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. Not suggested for residential use therefore likely low traffic impact on AQMA.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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 non-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	106
Estimated employment space (m2)	21800
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

Land to the south-west of Ermine Way, Arrington



A map of Land to the south-west of Ermine Way, Arrington

Site information	-
Site ID	115821
HELAA Site ID	40292
Suitable Site Area (ha)	1.39
Ward/Parish	The Mordens
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	21
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 66% lies in a 1 in 30 year event. 6% lies in a 1 in 100 year event. 6% 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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Landscape impacts have potential to be slightly harmful in this area due to the wide views across the Ermine Way and due to the potential impact of a proposed gas pipe location in the small field to the north of the site which could potentially be highly visible due to the need for an easement free of planting. Unit numbers should be kept low to respond to the rural context.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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 non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. All new housing developments will require assessment of increased visitor pressure on nearby SSSI/SAC.
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 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber

Historic Environment Comments 2021	Development may impact on the Listed farmhouse to the east but this could be mitigated using boundary tree screening. The Milestone would need protecting during construction.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Adjacent to line of Roman Road Ermine Street
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	

Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Green
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 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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	38
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Church Lane, Croydon



A map of Land west of Church Lane, Croydon

Site information	-
Site ID	115822
HELAA Site ID	40400
Suitable Site Area (ha)	1.37
Ward/Parish	The Mordens
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	42
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Due to the particularly good views, mitigations of various types may be required to ensure that visibility is mitigated for long views towards the site and that the development can be integrated into the village context as well as maintaining some views outwards for potential residents. It is likely that unit numbers will require adjustment to suit the rural village character of Croydon. The development must include landscape mitigation at an appropriate width to filter views from the surrounding landscape or from neighbours. Sufficient space for tree planting within the site will be required to ensure that mitigation against the slope is achieved.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all new large non-residential developments, outside of current settlements in excess of 1 ha will require consultation from Natural England. There are no apparent priority habitats within the site; however, there are grasslands, standing trees, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	

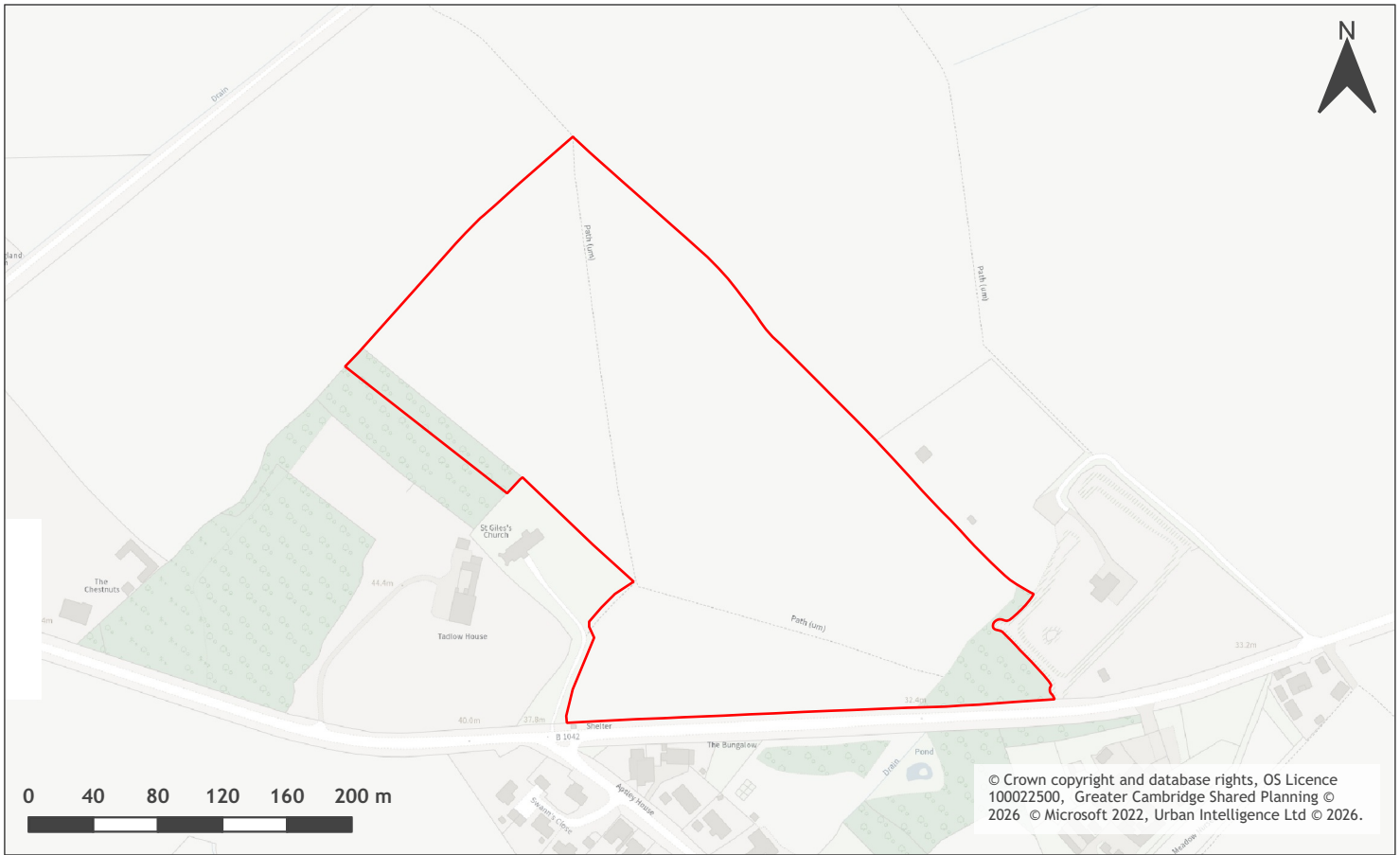
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	Development of the site would have an adverse impact on the setting of the Grade II* listed church on lower ground to the south of the site. The development would also be over intensive for the character of the location. Such impacts could not be reasonably mitigated.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the medieval core of the village, adjacent to the medieval parish church and earthwork remains of the shrunken village.
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	

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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	37
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land adjoining Tadlow House, Tadlow



A map of Land adjoining Tadlow House, Tadlow

Site information	-
Site ID	115823
HELAA Site ID	40019
Suitable Site Area (ha)	7.74
Ward/Parish	The Mordens
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 (m ²)	0
Proposed residential capacity	80-120
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 3% lies in a 1 in 30 year event. 3% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development upon this site would have a significant adverse impact upon the landscape character
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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 potential priority habitats within the site as the wooded area to the southeast has been highlighted by Natural England and is registered on the National Forest Inventory in 2014. Other habitats found on site include grasslands and wooded boundaries and are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Red

Historic Environment Comments 2021	The site is a very sensitive location being adjacent to the grade II* St Giles Church. The proposal is for housing but there is no layout in the documents. Any development w would need to have regard to the sensitivity of the setting of the listed building and how new buildings might affect that setting and therefore the significance of the listed building.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the historic core of the village between the medieval parish church and a medieval moat
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	

Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	64.21
Agricultural Land Classification Grade 3 (% overlap)	35.79
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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?	Yes - Existing Tenancy & Pre-emption rights to adjoining landowner.
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	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 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	163
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off High Street, Tadlow



A map of Land off High Street, Tadlow

Site information	-
Site ID	115824
HELAA Site ID	40370
Suitable Site Area (ha)	1.47
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m ²)	0
Proposed residential capacity	39
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 3% lies in a 1 in 30 year event. 4% lies in a 1 in 100 year event. 16% 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 2026	
Landscape Comment 2026	
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 two linked pasture fields and lies to the south east of the narrow High Street, outside and abutting the Development Framework Boundary. This is an isolated village which is distinctly small scale and well treed. The arable farmland landscape beyond is larger scale and relatively open. The proposed development would considerably enlarge the size of this small rural village changing the tranquil and rural character of the village and the surrounding landscape.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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 is an area of priority deciduous woodland within the boundary that has been registered on the 2014 National Forest Inventory. There are no other apparent priority habitats within the site; however, there are grasslands, other wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their 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 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the medieval core of the village with a hollow way recorded adjacent
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Sheep Walk, High Street, Tadlow



A map of Land at Sheep Walk, High Street, Tadlow

Site information	-
Site ID	115825
HELAA Site ID	40094
Suitable Site Area (ha)	0.16
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Infill Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	5
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 43% lies in a 1 in 30 year event. 11% lies in a 1 in 100 year event. 23% 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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Whilst it may be possible to incorporate small scale infill development (2 to 3 dwellings) As proposed the development would need to remove existing vegetation bounding the site and allow insufficient space for any replacement landscape mitigation or private amenity landscape space.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their redline boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
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 not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 the historic village core.
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	

Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	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 2026	
Air Quality Officer Comment 2026	
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 2026	

Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	5
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of New Road, Guilden Morden



A map of Land south of New Road, Guilden Morden

Site information	-
Site ID	116012
HELAA Site ID	40563
Suitable Site Area (ha)	1.2
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	25-30
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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	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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	An irregular shaped agricultural field located to the east of the village of Guilden Morden in a rural location outside and abutting the settlement framework. Wide and local views are high due to lack of boundary vegetation. Development upon this site would have a limited impact to the settlement character subject to a sympathetic approach with landscape mitigation measures.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	

Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. 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 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 would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 a protected open space designation, however there are some protected open space designations on periphery of the site including a Local Green Space designation. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
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 edge of historic village core
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	32
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Dubbs Knoll Road, Guilden Morden



A map of Land off Dubbs Knoll Road, Guilden Morden

Site information	-
Site ID	116013
HELAA Site ID	40358
Suitable Site Area (ha)	3.76
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	90
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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	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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site consists of a number of grass fields both large and small all bordered by gappy hedgerows with 2 no. allotment sites. It is a rural location with several PROW's running through the site connecting Dubbs Knoll Road with Fox Hill Road. The whole site is designated as a Protected Village Amenity Area. Development would have a significant adverse impact upon the settlement character, the PVAA, views and visual amenity. Any development would be permanent and interrupt the views of the Church of St Mary, urbanise the rural open space and impact the important functions of the area, allotments, recreation and amenity role, within the village.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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	Application is unlikely to require consultation with Natural England. Grassland has been identified as potential Habitat of Principal Importance/priority habitat under Higher Level Stewardship (lowland calcareous grassland). Boundary hedgerows may also qualify as Habitats of Principal Importance/be of high ecological value. Impacts on priority habitats would need to be minimised through scheme design which may make delivery more challenging, but on some sites, compensation/mitigation is possible, particularly if habitat quality is variable. Bat roost records nearby. 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 2026	
Policy Officer Comment 2026	
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Red
Policy Officer Comments 2021	Site is located on protected open space (Protected Village Amenity Area). Development on protected open space is not acceptable in principle.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	

Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	The proposed site extent and dwelling numbers would impact on settings of grade I Listed Church Of St Mary; Grade II Duck La Farm; Grade II The Bells; and on setting of the Conservation Area. This impact cannot be reasonably mitigated.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the historic core of the village to the north of the medieval parish church.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	

Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	90
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west side of Dubbs Knoll Road, Guilden Morden



A map of Land west side of Dubbs Knoll Road, Guilden Morden

Site information	-
Site ID	116014
HELAA Site ID	40124
Suitable Site Area (ha)	0.49
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m ²)	0
Proposed residential capacity	5-13
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 19% 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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development upon the site would have a significant adverse impact upon the Important Countryside Frontage. It would potentially link the built up area of Guilden Morden and erode the strong rural countryside character which sweeps into the village.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	

Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. 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.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
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	No heritage assets are immediately impacted by development of this site. Any development needs to respect the adjacent Conservation Area and potential impact on near by Listed Buildings. Development 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 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the historic village core with evidence for the shrunken medieval village recorded in the area
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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, Appeal dismissed
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)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the West of Dubbs Knoll Road, Guilden Morden



A map of Land to the West of Dubbs Knoll Road, Guilden Morden

Site information	-
Site ID	116015
HELAA Site ID	51613
Suitable Site Area (ha)	1.25
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	20
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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. 2% lies in a 1 in 100 year event. 7% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
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 arable land located in the northern part of Guilden Morden, outside of the Development Framework Boundary, but abuts it in the north, east and south. The site comprises Policy NH/13 Important Countryside Frontage and faces a Protected Village Amenity Area (Policy NH/11). The site is generally well contained, but is open at the eastern and southern boundaries permitting views in. The site has a strong countryside character and infiltrates Guilden Morden by supplying a connection between the street scene and the surrounding rural area. This area is to be protected and development on any part of this site compromises the protected connection.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Unlikely to impact on designated sites. Boundary hedgerows and adjacent woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Grassland quality will need to be assessed (calcareous grassland recorded nearby). 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 would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	

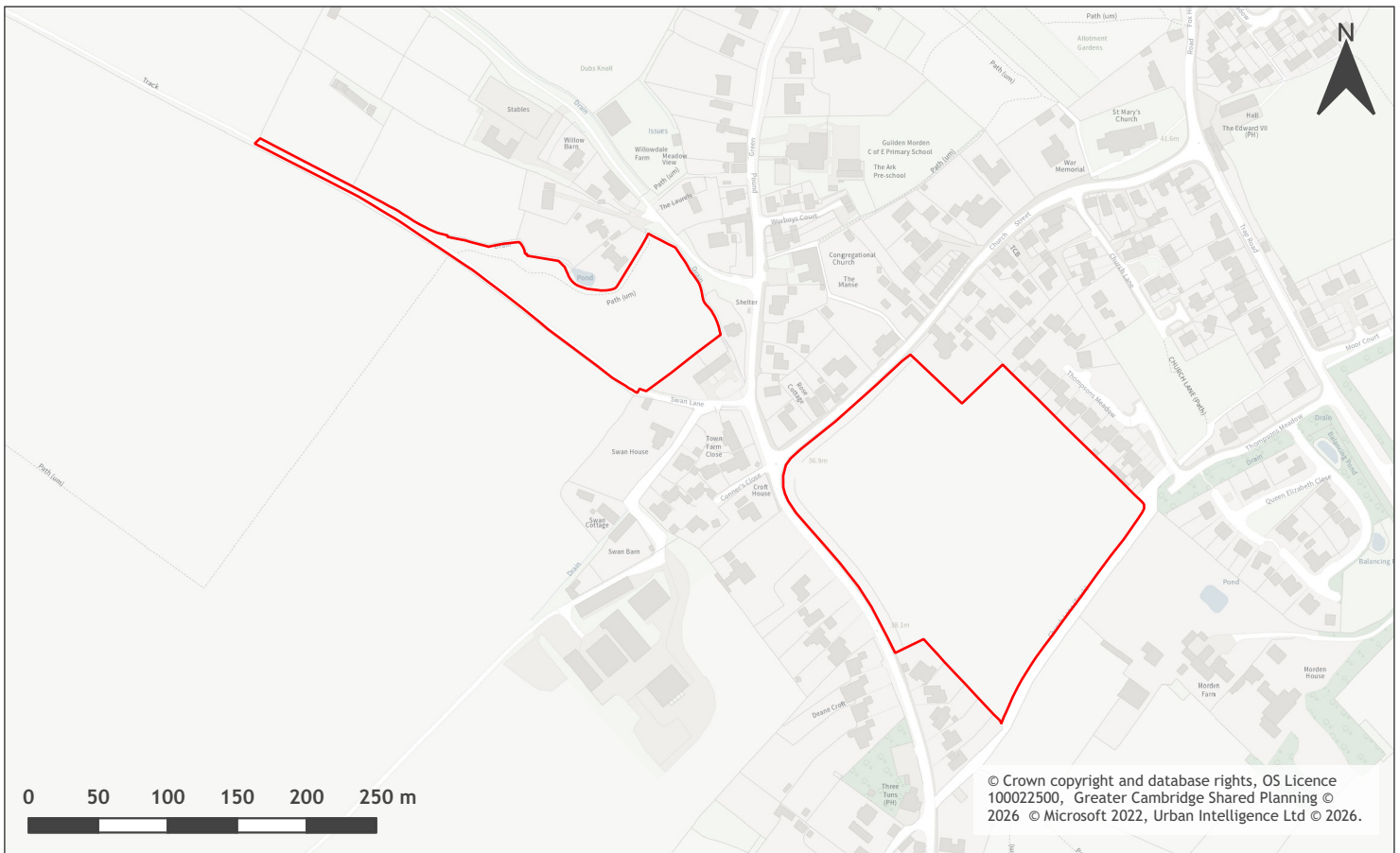
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development on this site would have an impact on the setting of a Grade II listed building; however, the impact could be reasonably mitigated with a layout that allows for the current views across the site to be retained.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 northern edge of the historic village core. Previous land use may have impacted archaeology on site.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 access link to the public highway is unsuitable to serve the number of units that are being proposed.

Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.

Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	34
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off High Street and Land off Swan Lane, Guilden Morden



A map of Land off High Street and Land off Swan Lane, Guilden Morden

Site information	-
Site ID	116017
HELAA Site ID	40300
Suitable Site Area (ha)	4.91
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	45
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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	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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Although there is an Important Countryside Frontage upon the western boundary, visibility to the countryside is restricted due to the mature boundary hedge line. With careful landscape mitigation works the site could be capable of accommodating some development without resulting in material harm to the surrounding countryside's landscape character and views from the local area though this would have to be tested through an LVIA. Typical landscape mitigation principles would include: Layout of development restricted to the north and east of the site which is offset from 'Frontage', access via the eastern corner of the site and a well treed character with wide hedgerows. Development of the site would have a detrimental impact on sensitive landscapes which may potentially be mitigated.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. No recorded priority habitats. The site is surrounded by heavily wooded boundaries, and may be in some form of agricultural rotation.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	

Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could impact on conservation area but this would be limited if the hedge is retained. The impact of development on the setting of listed buildings is likely to be minor.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in historic core of village. Saxon burials are recorded to the immediate east
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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)	10
Residential capacity at prevailing density	38
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Church Street and east of High Street, Guilden Morden



A map of Land south of Church Street and east of High Street, Guilden Morden

Site information	-
Site ID	116018
HELAA Site ID	47905
Suitable Site Area (ha)	3.58
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m ²)	0
Proposed residential capacity	40
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. Development on this site would essentially infill and extend the settlement into the countryside eastward along High Street/Church Street. The distinctive, linear settlement pattern of local context must be retained. This is highly unachievable when considering Policy NH/13 Important Countryside Frontage which covers the northern and western boundaries. The site has a strong countryside character and infiltrates Guilden Morden by supplying a connection between the street scene and the surrounding rural area.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England Consultation or impact on designated sites. Hedgerows, trees and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value although may support farmland bird populations.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	

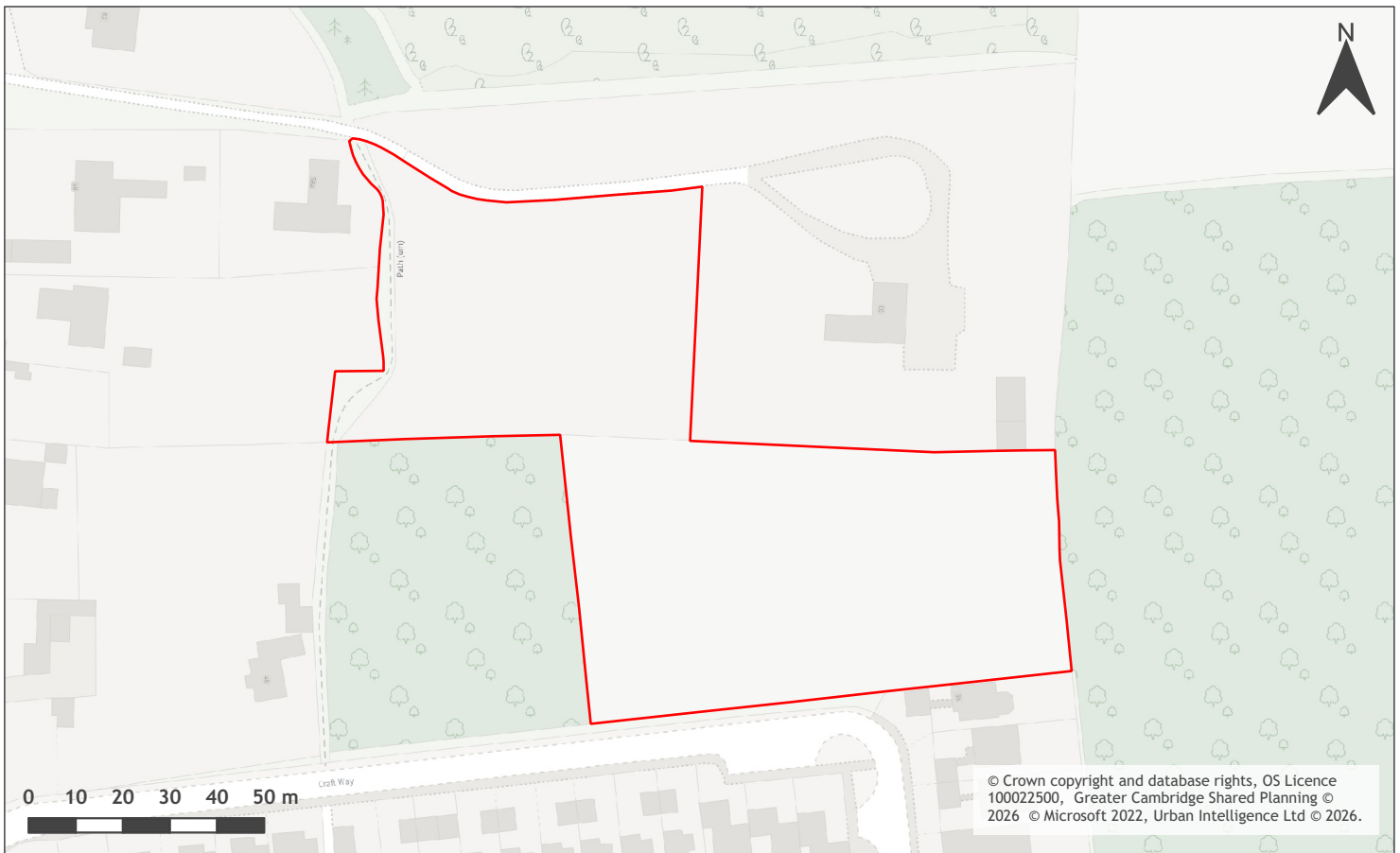
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Impact on the conservation area would be limited if the hedge is retained. The impact on the setting of the listed building is likely to be minor.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in historic core of village. Saxon burials are recorded to the immediate east
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	86
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Craft Way, Steeple Morden



A map of Land off Craft Way, Steeple Morden

Site information	-
Site ID	116023
HELAA Site ID	59416
Suitable Site Area (ha)	0.93
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	25-35
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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	Green
Flood Risk Officer Comment 2023	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding).
Flood Risk RAG Assessment 2021	
Flood Risk Officer Comment 2021	
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The submitted information identifies the site boundary to be the same as site 40440 but with higher unit numbers. The proposed units would seem to be out of context with surrounding settlement patterns and there are concerns that mitigation and amenity landscape both internal and at the edges would not have the room to be provided.
Landscape RAG Assessment 2021	
Landscape Comment 2021	
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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 likely impact on statutory designated sites for nature conservation. However, the site is located within adjacent to Woodland Grange County Wildlife Site and impacts upon this locally designated site will need to be determined. There are no apparent Priority habitats within the site and the grassland on site is likely to contain limited ecological value. However, due to the size of the site, 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 2026	
Policy Officer Comment 2026	
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	Green
Policy Officer Comment 2023	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Red

Historic Environment Comments 2023	The site comprises a green gap between two parts of the Steeple Morden Conservation Area, which in this location is characterised by large houses in generous gardens. Infill development on the scale proposed would harm the rural setting of the conservation area in two directions, as well as harming the setting of grade II listed buildings off Hay Street. Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated.
Historic Environment RAG Assessment 2021	
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Located in the historic core of the village
Archaeology RAG Assessment 2021	
Archaeology Officer Comment 2021	
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	The proposed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	
Site Access Officer Comment 2021	
Transport and Roads RAG Assessment 2026	

Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	Green
Transport and Roads Guideline Comments 2023	Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.
Transport and Roads RAG Assessment 2021	
Transport and Roads Guideline Comments 2021	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Green
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.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	Amber
Contaminated Land Officer Comments 2023	This site is adjacent to contaminated land and there is, therefore, the potential for contamination and 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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	26
Estimated employment space (m2)	
Estimated start date	0-5 years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Craft Way, Steeple Morden



A map of Land off Craft Way, Steeple Morden

Site information	-
Site ID	116024
HELAA Site ID	40442
Suitable Site Area (ha)	2.01
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	30-35
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood Zone: . Surface Water Flooding: 0% lies in a 1 in 30 year event. 0% lies in a 1 in 100 year event. 0% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding).
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The submitted information identifies the site boundary as including both the existing dwelling site in the NE and the pocket of woodland in the SE corner. Also confirmed is the existing land use as domestic curtilage (mowed) and paddock (grazed/mowed) rather than agricultural. However, the concerns about impact on the woodland and CWS remain as no indication of how the layout would avoid impacts has been made, particularly when the proposed unit numbers are considered.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This is a medium sized site outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. A key concern here is the woodland that abuts the site in the north and west, development in this location would adversely impact the adjacent settings of woodland and County Wildlife Site. The woodland contributes to the rural landscape character and removal of it to facilitate development here is not advisable. Limited development of the site that reflect the pattern of the existing village and with landscape mitigation may be possible.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
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	Application unlikely to require Natural England consultation. The northern boundary of the site is adjacent to the Woodland Grange CWS, designated for its neutral grassland and areas of traditional orchard. There are no apparent priority habitats within the site. Hedges and wooded boundaries on site may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland diversity will also 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 offsite compensation to comply with up-coming National legislation and developing local policies. Buildings may support roosting bats (if suitable).
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 2026	
Policy Officer Comment 2026	
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 2026	

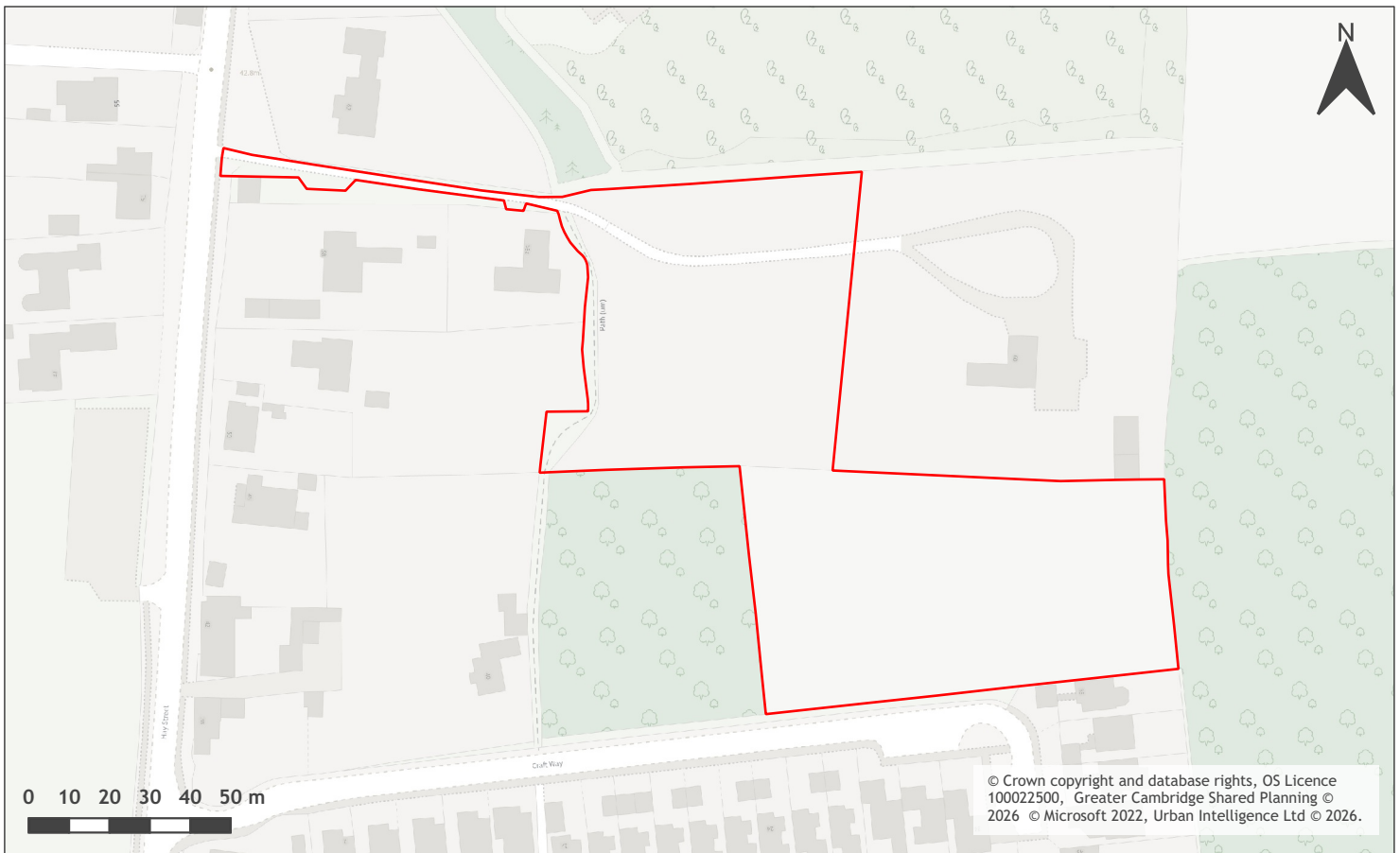
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	The site forms part of the green buffer between Steeple Morden and Morden Green settlements, adjoining the Conservation Area to the east and west. Development would erode separation and Conservation Area character, with adverse impacts; however, these impact could be reasonably mitigated. There is a Grade II listed building to the south west of the site; however, the setting of this building is unlikely to be affected
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 northern edge of the historic village core.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	Green
Transport and Roads Guideline Comments 2023	Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Green
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.
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 2026	

Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0

Source Protection Zone (% overlap)	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	48
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Craft Way, Steeple Morden



A map of Land off Craft Way, Steeple Morden

Site information	-
Site ID	116025
HELAA Site ID	40440
Suitable Site Area (ha)	1.07
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	10
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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	
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Green
Landscape Comment 2023	The submitted information confirms the alteration of the site boundary to exclude the pocket of woodland in the southwest corner of the site and also the individual dwelling in the northeast corner of the site. This alteration is in line with recommendations of the previous assessment. Along with strengthening of the vegetated boundaries between the site and the eastern edge for screening, it is considered that development would not be harmful to the local landscape character
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This is a medium sized site outside of the Development Framework Boundary and therefore in the countryside. Preservation of the rural countryside character is important. A key concern here is the woodland that abuts the site in the north and west, development in this location would adversely impact the adjacent settings of woodland and County Wildlife Site. The woodland contributes to the rural landscape character and removal of it to facilitate development here is not advisable. Limited development of the site that reflect the pattern of the existing village and with landscape mitigation may be possible.
Biodiversity and Geodiversity RAG Assessment 2026	

Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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	Application unlikely to require Natural England consultation. The northern boundary of the site is adjacent to the Woodland Grange CWS, designated for its neutral grassland and areas of traditional orchard. There are no apparent priority habitats within the site; however, there are woodland areas, 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 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
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	The site has a very open character which would be disrupted by the introduction of housing. This could be mitigated by good design that takes the character of the conservation area into consideration.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the historic core of the village
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment has been changed to Amber. The proposed site is acceptable in principle, subject to detailed design at a planning application stage.

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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	Green
Transport and Roads Guideline Comments 2023	Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	

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 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	29
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the west of Brook End, Steeple Morden



A map of Land to the west of Brook End, Steeple Morden

Site information	-
Site ID	116026
HELAA Site ID	40294
Suitable Site Area (ha)	3
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	25
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
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 upon the landscape character and views. It would appear incongruous with the existing settlement pattern, encroach into the landscape, permanent and urbanisation of the open rural countryside. However, with a significant reduction in residential units this harm could be reduced subject to landscape mitigation measures. Typical measures would include the following: development to be restricted to a linear development along Brook End reflecting existing settlement characteristics / pattern, street facing properties, large rear gardens, existing boundary hedgerows and trees retained and protected other than access requirements and a new landscape buffer to be provided to the rear of properties creating a new settlement edge.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

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	Site is within 50m of a County Wildlife site, cited for grassland, orchards, and mature trees. Application unlikely to require Natural England Consultation.
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 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	

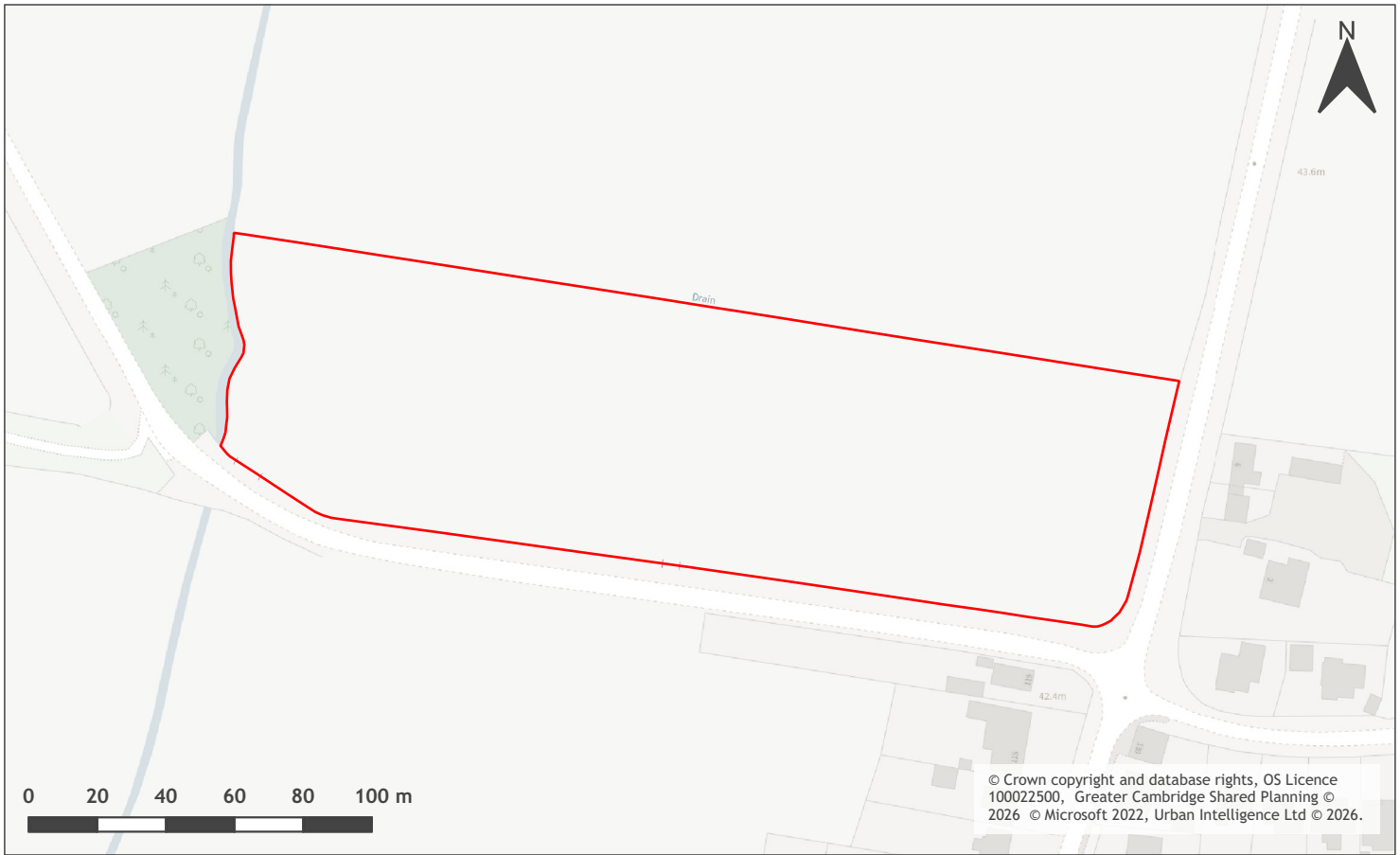
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	No built heritage constraints.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located to the north of the village in an area likely to have been developed from the post medieval period
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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	In the Highway Authority's opinion a significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site.
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	72
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Trap Road, Steeple Morden



A map of Land at Trap Road, Steeple Morden

Site information	-
Site ID	116027
HELAA Site ID	40225
Suitable Site Area (ha)	2.04
Ward/Parish	The Mordens
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 (m ²)	0
Proposed residential capacity	50
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 3 (1%). Surface Water Flooding: None
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
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 upon the landscape character and views. It would appear incongruous with the existing settlement pattern, detached from the settlement, encroach into the landscape, permanent and an urbanisation of the open rural countryside. Even with a reduction in residential units with landscape mitigation measures the harm would be still adverse and unacceptable.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There is a ditch adjacent to the western boundary which may require further survey and mitigation. There are no apparent priority habitats within the site; however, there are buildings grasslands, woodland areas, 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 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	

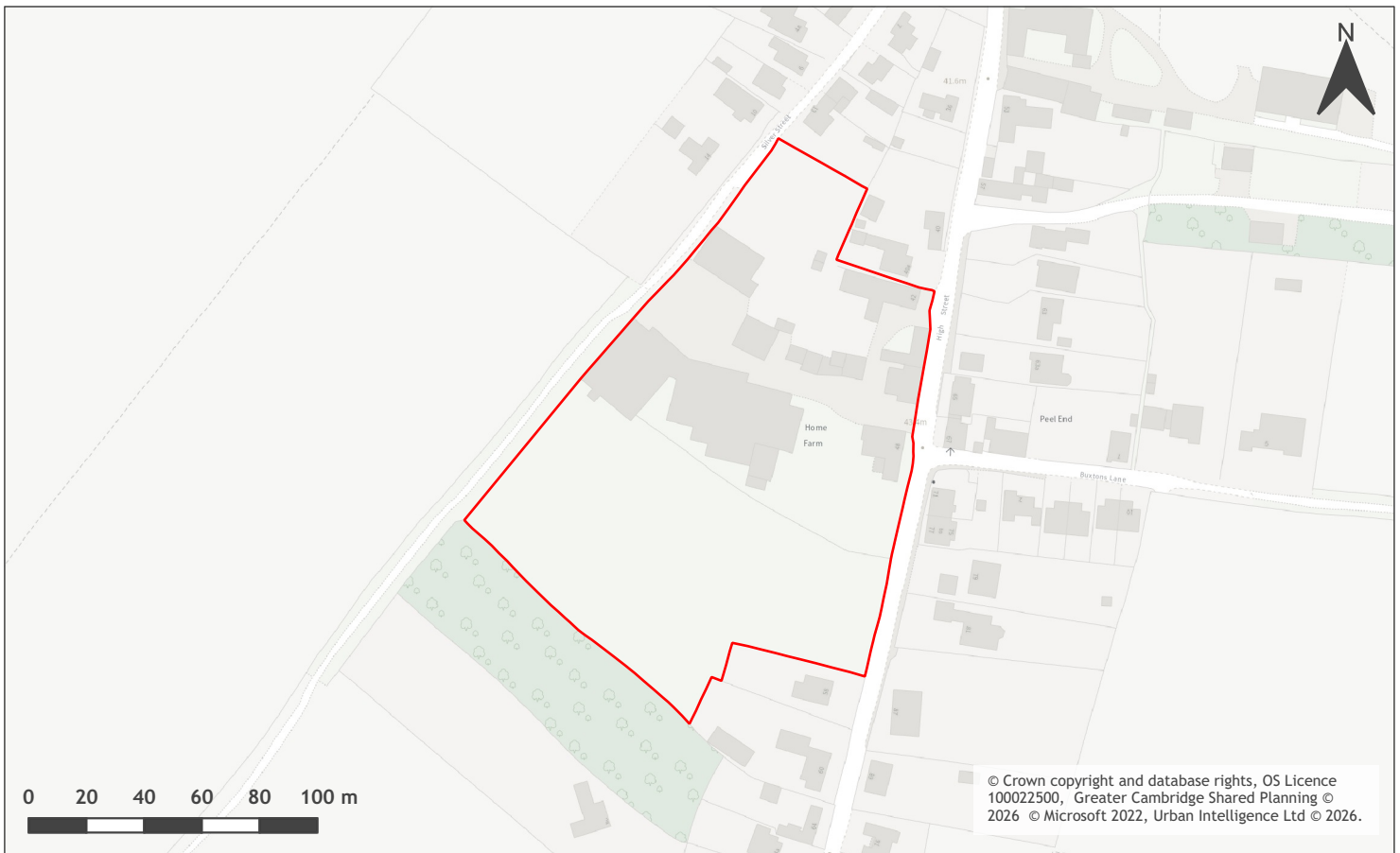
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 to the north of the village in an area likely to have been developed from the post medieval period
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	

Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	49
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Home Farm, 28 High Street, Guilden Morden



A map of Home Farm, 28 High Street, Guilden Morden

Site information	-
Site ID	116028
HELAA Site ID	40220
Suitable Site Area (ha)	1.84
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	20
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Wide views are negligible and local views are high due to PROW's running through the site, street views from high street and amenity views from adjacent properties. Residential units would have a limited impact to the existing settlement character and be an infill development. Landscape enhancement measures would be needed and the development should be offset from the western boundary to integrate into the landscape.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, buildings, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	

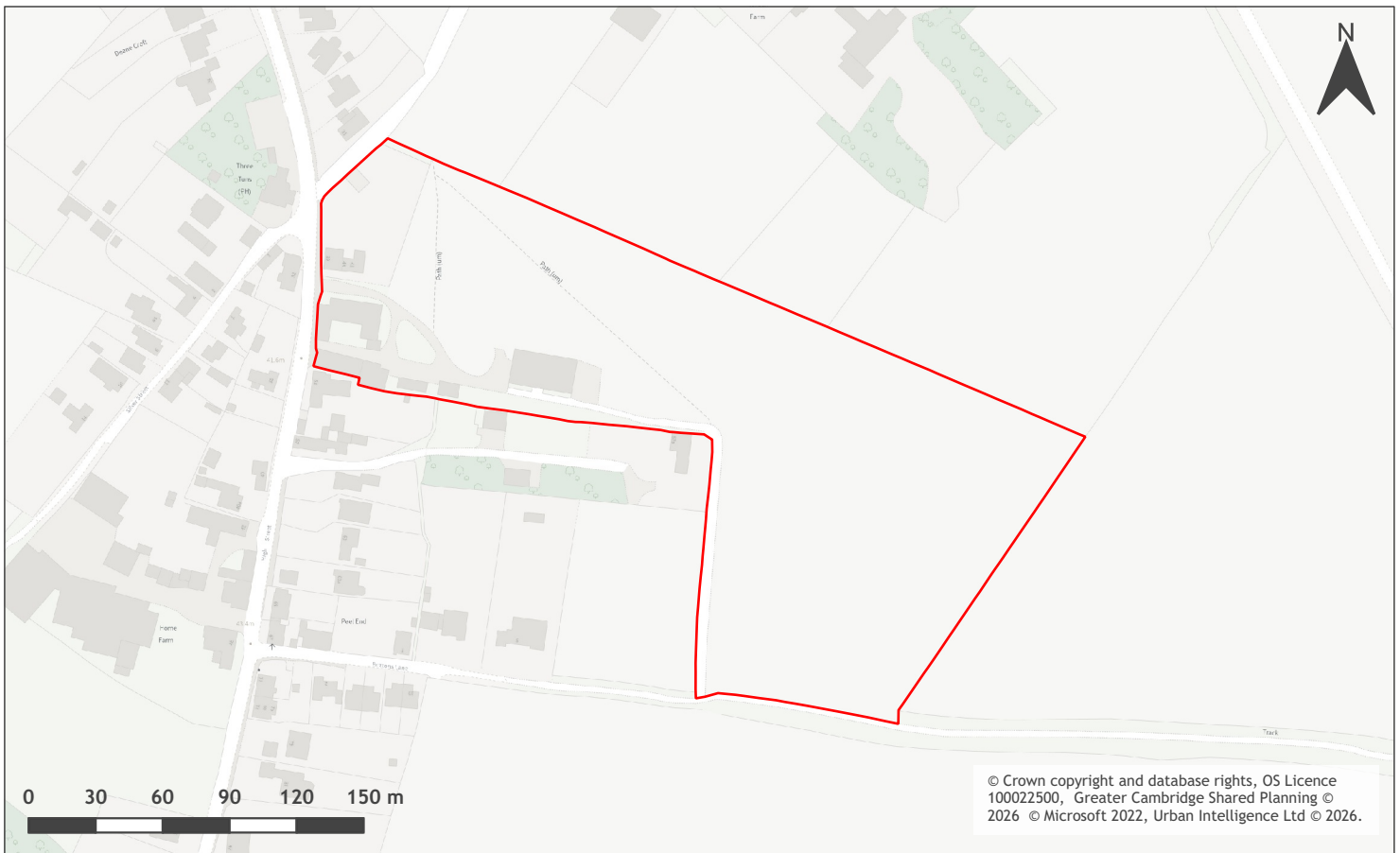
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the historic core of the village
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	50
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of High Street, Guilden Morden



A map of Land east of High Street, Guilden Morden

Site information	-
Site ID	116029
HELAA Site ID	40219
Suitable Site Area (ha)	3.81
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	100
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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	
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site lies outside and abutting the village framework. Wide views are limited due to boundary planting but local views particularly from PROWs are high. High density development upon this site would be incongruous with the existing settlement pattern of Guilden Morden. It would be an urbanisation of the rural countryside and an encroachment into the landscape.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, buildings, hedges, and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Red

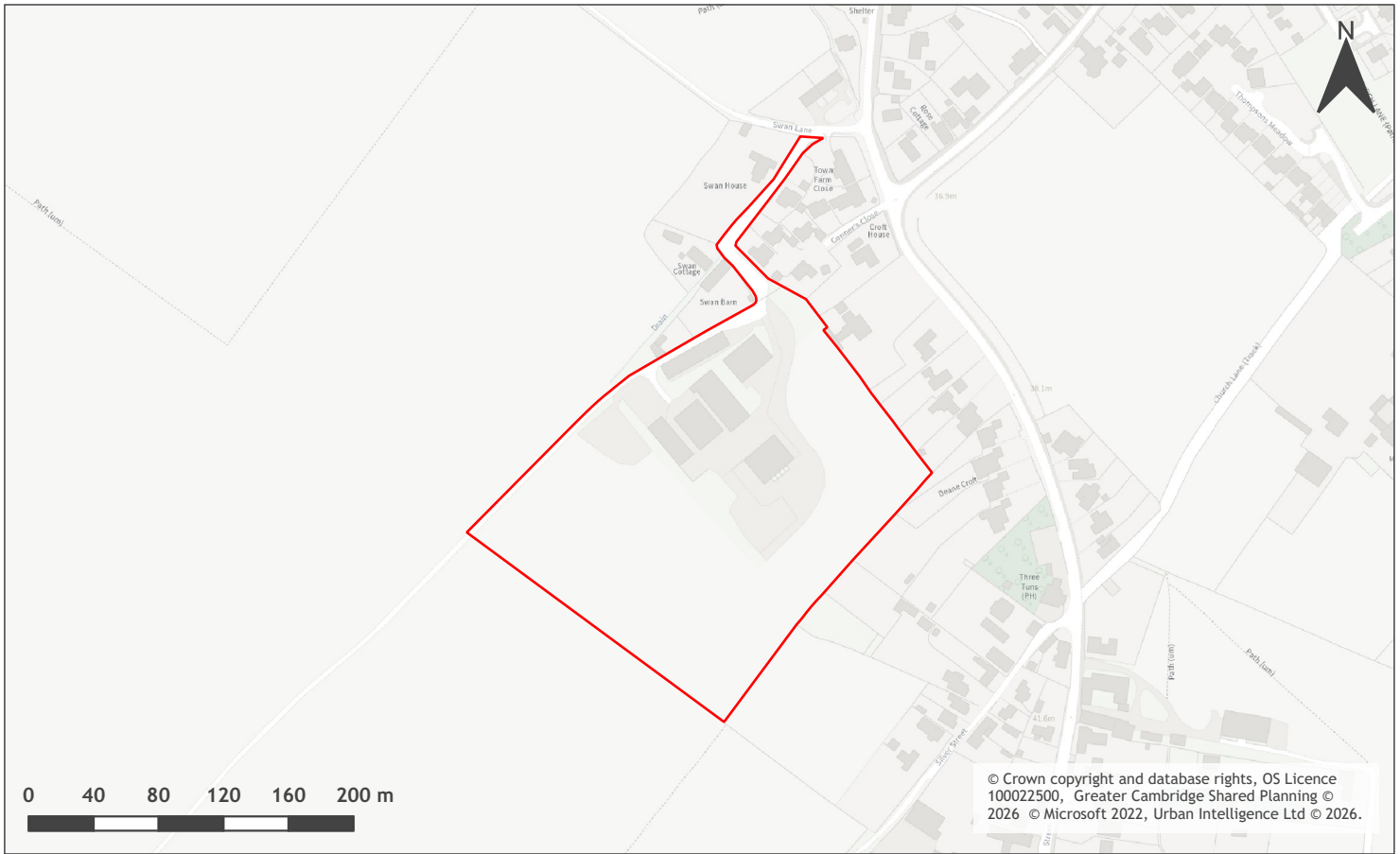
Historic Environment Comments 2021	Development of the site would cause substantial harm, or severe or significant “Less than substantial harm” to a designated heritage asset or the setting of a designated heritage asset which cannot be reasonably mitigated8.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the historic core of the village.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	91
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Town Farm and to the south-west of Town Farm, Guilden Morden



A map of Land at Town Farm and to the south-west of Town Farm, Guilden Morden

Site information	-
Site ID	116030
HELAA Site ID	40315
Suitable Site Area (ha)	4.07
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m ²)	0
Proposed residential capacity	30
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (1%). Partly in Flood Zone 3 (3%).. Surface Water Flooding: None
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Due to the number of residential dwellings proposed the site is capable of accommodating a development in line with the following principles without resulting in material harm to the surrounding countryside's landscape character and views from the wider and local area. Dwellings to be located to the north of the site in close proximity to the settlement edge, buffer planting to be encouraged to the south of the development to integrate into the rural countryside, PROW's to be integrated and inter linked through the development, layout and scale to reflect the local characteristics with a scattered approach
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, the southern boundary is adjacent to a tributary of the River Rhee, and 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 would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
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	The northern edge of the site crosses over into the conservation area, but this is the only area where it meets or goes into any heritage assets. Development on this edge would have an impact on the conservation area but this could be mitigated by layout, scale and landscaping.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 to the west of the historic village core with cropmarks relating to medieval land use recorded in the vicinity.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	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 2026	
Air Quality Officer Comment 2026	
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 2026	

Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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)	10
Residential capacity at prevailing density	31
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Ashwell Road, Guilden Morden



A map of Land east of Ashwell Road, Guilden Morden

Site information	-
Site ID	116031
HELAA Site ID	51737
Suitable Site Area (ha)	0.54
Ward/Parish	The Mordens
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	10
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 11% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Development on this site would essentially replace and infill the linear settlement along Ashwell Road, south in the countryside. Preservation of the rural countryside character is important. Residential development is appropriate here when considering the immediate surroundings of existing residential properties. Development to follow linear settlement form and density and pattern of new development must reflect that of the existing village. Landscape mitigation required to ensure village gateway is enhanced.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	No likely impact on designated sites for nature conservation. Boundary hedgerows and trees may qualify as Habitats of Principal Importance/be of ecological importance and support protected or notable species. Grassland quality will need to be assessed. Buildings may support protected species (if suitable). Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
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 edge of historic core in an area likely to have been developed from the late medieval and post medieval periods
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	

Contaminated Land Officer Comments 2026	
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	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	15
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Ashwell Road, Guilden Morden



A map of Land west of Ashwell Road, Guilden Morden

Site information	-
Site ID	116032
HELAA Site ID	40222
Suitable Site Area (ha)	1.12
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m ²)	0
Proposed residential capacity	15
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	This site is well contained in the west from the countryside and arable setting but is largely open elsewhere. Development on this site would essentially infill and extend the linear settlement along Ashwell Road westward into the countryside. Preservation of the rural countryside character is important. The distinctive, linear settlement pattern of local context must be retained. Development in this location must reflect the density and pattern of the existing village.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, buildings, hedges, and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber

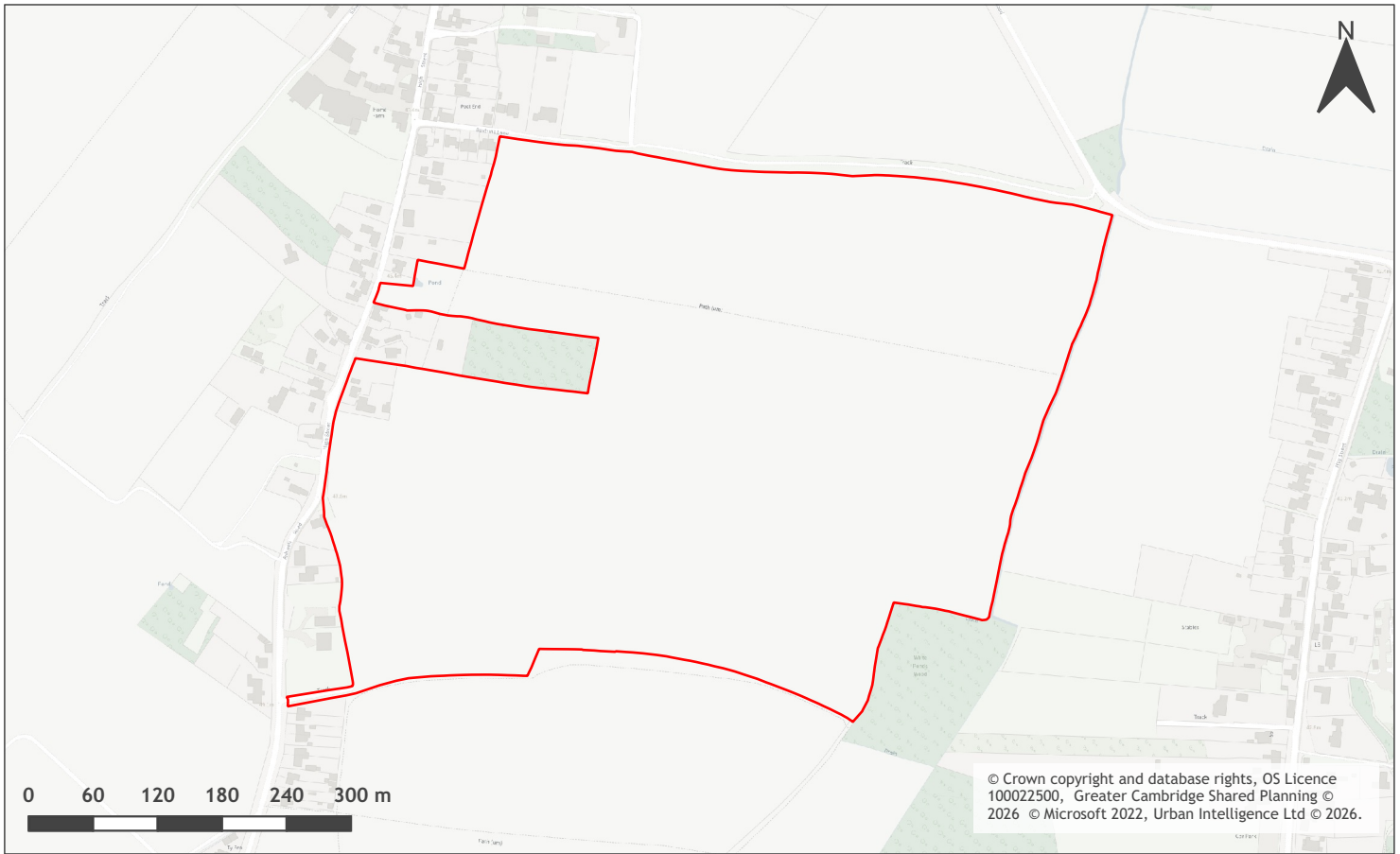
Historic Environment Comments 2021	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Area likely to have been developed from the late medieval or post medieval period
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	30
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land east of Ashwell Road, Guilden Morden



A map of Land east of Ashwell Road, Guilden Morden

Site information	-
Site ID	116033
HELAA Site ID	40221
Suitable Site Area (ha)	27.76
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	800
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (2%). Partly in Flood Zone 3 (1%). Surface Water Flooding: None
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 2026	
Landscape Comment 2026	
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 sizable parcel of arable land that is mainly outside of the Development Framework extending into countryside. Development on this site would infill and extend the linear settlement along Ashwell Road eastward into the countryside. Preservation of the rural countryside character is important. The development would drastically alter the strong linear character of the village and would no longer reflect the density and pattern of the existing village. It also encroaches toward Steeple Morden almost merging both villages.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands, wooded areas, hedges, and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber

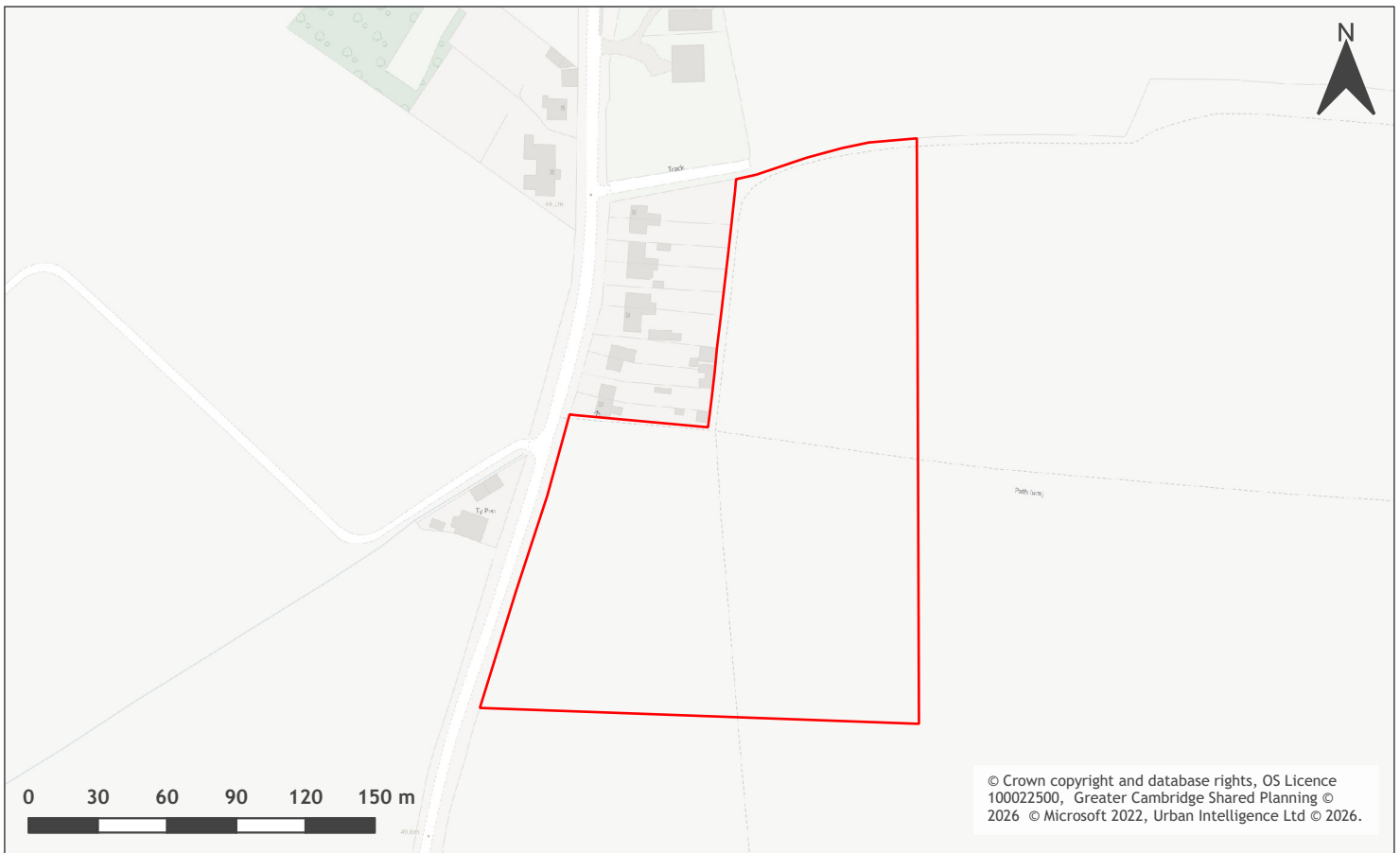
Historic Environment Comments 2021	Development of the site could have a detrimental impact on the setting of the Guilden Morden and Steeple Morden conservation areas by reducing the separation distance between the two settlements. There are a number of Grade II listed properties which front Ashwell Road which could be negatively impacted by development to the rear of their boundaries.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Cropmarks of rectilinear enclosures to south likely to be of late prehistoric or Roman date
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
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 2026	

Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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?	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	416
Estimated employment space (m2)	
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	86
Development completion timescales (years)	11-15 Years

Land east of Ashwell Road, Guilden Morden



A map of Land east of Ashwell Road, Guilden Morden

Site information	-
Site ID	116034
HELAA Site ID	40162
Suitable Site Area (ha)	3.16
Ward/Parish	The Mordens
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 (m ²)	0
Proposed residential capacity	81
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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	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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The proposed development would harmfully alter the linear form of the village. The Village is roughly a triangular village with a linear extension southwards along the High Street. Modern pockets of development have extended this southward expansion. To continue this pattern without infill of the main development framework will be harmful to the village and limit sustainable development. The proposed development would also have a harmful impact on the NCA/LCA by developing on land typical of the character of the area.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Application unlikely to require Natural England consultation. There are no apparent priority habitats within the site; however, there are grasslands (field boundaries), hedges and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
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	Limited direct impact to heritage assets; however, the 'urbanisation' of this site would impact the wider setting and approach towards the Conservation Area. 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 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in the historic core of the village
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	

Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	76
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Ashwell Road, Steeple Morden



A map of Land at Ashwell Road, Steeple Morden

Site information	-
Site ID	116035
HELAA Site ID	56168
Suitable Site Area (ha)	3.4
Ward/Parish	The Mordens
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	30
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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. 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 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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Whilst very limited development on the road frontage may be possible, development over the whole site would be out of context with the pattern of development of the village.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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	Unlikely to impact on sites designated for nature conservation. Habitats including watercourse, hedgerow, trees and grassland may qualify as Habitats of Principal Importance/be of high ecological value and will need to be assessed. Habitats may support protected and notable species. All schemes need to deliver at least 10% measurable biodiversity net gain. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find off-site compensation.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	

Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on the setting of a listed mill as the site forms the backdrop when seen from Mill Courtyard. Layout and landscaping should be considered to minimise impact.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Bronze Age round barrow and linear features known in the vicinity
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	

Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	82
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Wyndmere Farm, Steeple Morden



A map of Wyndmere Farm, Steeple Morden

Site information	-
Site ID	116036
HELAA Site ID	51603
Suitable Site Area (ha)	7.11
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Non-residential
Proposed employment floorspace (m2)	6500
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 2% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.
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. 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 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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is an L shaped parcel arable land adjacent to some housing and an industrial estate. The site is outside of the Development Framework Boundary. This setting has residential development concentrated in the north east, with a strong rural character comprising woodland and arable fields. The site is well contained in the north east but has a very open character at the other boundaries, typical of the local landscape character. Development of the site would require landscape mitigation measures to reduce the impact on the village setting and the wider landscape character.
Biodiversity and Geodiversity RAG Assessment 2026	

Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Unlikely to be any impact on designated sites. Hedgerows, wooded boundaries and watercourse to west may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Buildings may support roosting bats (if suitable).
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
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 2026	
Historic Environment Comments 2026	

Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development on this site may be acceptable subject to scale. Including the allotments would not have a positive impact on the village. The scale and massing of the units would be important as there would be clear views across the site from both Station Road and Ashwell Road and they would need to sit well in the wider countryside.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Cropmarks in the vicinity include a Bronze Age barrow and linear feature to the west and a square enclosure to the south
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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	Not suggested for residential use therefore likely low traffic impact on AQMA
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	149
Estimated employment space (m2)	6500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years

Land and buildings at 25 Ashwell Road, Steeple Morden



A map of Land and buildings at 25 Ashwell Road, Steeple Morden

Site information	-
Site ID	116037
HELAA Site ID	51652
Suitable Site Area (ha)	1.66
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m ²)	0
Proposed residential capacity	48
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is a rectangular parcel of arable land with an adjacent strip of trees. The site lies outside of the Development Framework Boundary. The site is well contained from the north and east but has a very open character at the other boundaries typical of the local landscape character. Development of the site would require the implementation of appropriate landscape mitigation measures, including the retention of trees and hedgerows and the strengthening of boundary planting, in particular for the rural edge facing boundaries.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	

Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	
Biodiversity and Geodiversity Officer Comments 2023	
Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Green
Biodiversity and Geodiversity Officer Comments 2021	Unlikely to impact on designated sites. Wooded boundaries and hedgerows, particularly in east, may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. 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. Building may support roosting bats (if suitable).
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	

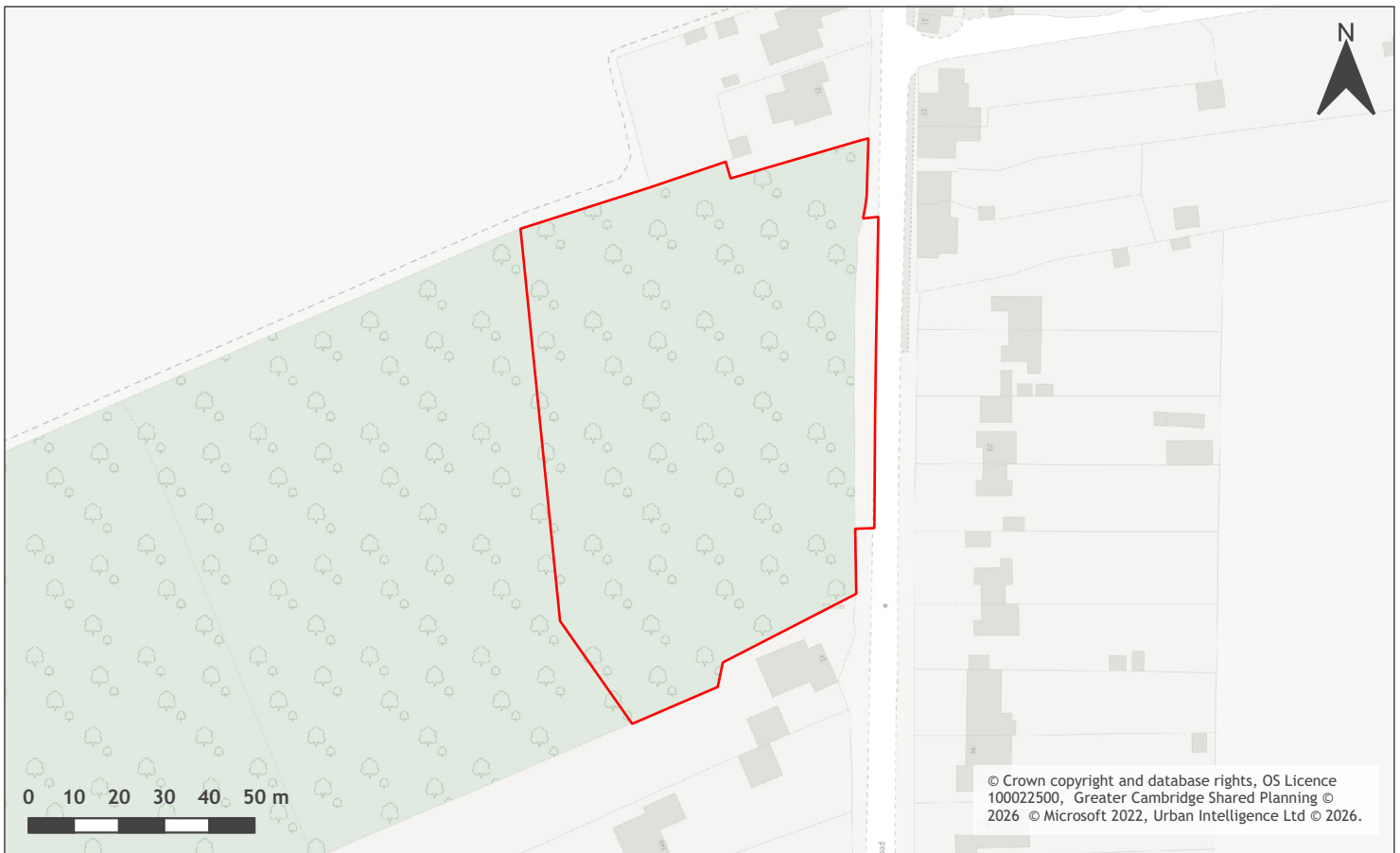
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Cropmarks in the vicinity include a Bronze Age barrow and linear feature to the west and a square enclosure to the south
Accessibility RAG Assessment	Red
Accessibility Comment	Inadequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	

Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	

Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	45
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land between 12 and 14 Station Road, Steeple Morden



A map of Land between 12 and 14 Station Road, Steeple Morden

Site information	-
Site ID	116038
HELAA Site ID	40054
Suitable Site Area (ha)	0.78
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	8
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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	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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Green
Landscape Comment 2023	The submitted information confirms that an extant permission on the site for the same number of homes has been approved. The assessment has been amended to reflect the site's suitability for development for various reasons including landscape. The retention of a significant area of derelict orchard and other trees to the rear of the site will continue to screen the site from any long distance views. Additional tree planting along the rear boundary will further strengthen this buffer and is recommended.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	There will be no views into or out of the site from any of the boundaries and the site comprises dense woodland. A key concern here is the woodland that comprises the site, development in this location would adversely impact the immediate and adjacent setting.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

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	Consultation with Natural England not likely to be required and designated sites unlikely to be impacted. Site comprises woodland/remnant orchard which is likely to qualify as Habitat of Principal Importance/priority habitat and be of high ecological value. No net loss and net gain of biodiversity likely to be unachievable within site boundaries and offsite compensation would be necessary.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
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	Impact would depend on the design of the development fronting Station Road. 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 2026	
Archaeology Officer Comment 2026	
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 the historic village core. Finds of prehistoric date are recorded in the vicinity and the Scheduled site of a Roman villa is recorded to the east.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	

Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	22
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Cheyney Street, Steeple Morden



A map of Land south of Cheyney Street, Steeple Morden

Site information	-
Site ID	116039
HELAA Site ID	40161
Suitable Site Area (ha)	1.57
Ward/Parish	The Mordens
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Group Village
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	47
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (4%). Partly in Flood Zone 3 (2%).. Surface Water Flooding: 4% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site 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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Green
Landscape Comment 2021	The site has tall tree and hedgerow planting along most of its boundaries, views will be largely screened with minor glimpsed views through gaps in vegetation. Development would need to retain the distinctive, settlement pattern along roads and maintain the rectilinear form of the settlement, proposed development in this location aims to infill a gap and continue a logical pattern of development along Cheyney Road.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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	Application unlikely to require Natural England consultation. The Cherry Water waterbody adjacent to the western boundary of the site and will require surveys and likely mitigation for both habitats and probable species presence (water vole for example). There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	

Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development has the potential to cause harm to the character and significance of the Conservation Area and setting of one or more Listed Buildings. 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 2026	
Archaeology Officer Comment 2026	
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 to the east of the historic village core. A medieval hollow way is recorded in the area
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	

Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	42
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land at Greenway Farm, Litlington Road, Steeple Morden



A map of Land at Greenway Farm, Litlington Road, Steeple Morden

Site information	-
Site ID	116040
HELAA Site ID	40210
Suitable Site Area (ha)	3.13
Ward/Parish	The Mordens
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	93
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (1%). Partly in Flood Zone 3 (4%).. Surface Water Flooding: None
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development upon this site would have a significantly adverse impact upon the settlement character. It would appear isolated and detached from the existing framework and an encroachment into the landscape. Even with a reduction in residential units the harm would still be adverse and appear incongruous with the rural landscape and an urbanisation of the rural countryside.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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	Application unlikely to require Natural England consultation. The Cherry Water waterbody runs through the centre of site and will require surveys and likely mitigation for both habitats and probable species presence (water vole for example). There are no other apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges and wooded boundaries on site that are likely to have ecological value.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber

Historic Environment Comments 2021	Development of the site could have a detrimental impact on 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 2026	
Archaeology Officer Comment 2026	
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	Bronze Age funerary monuments are recorded to the north east.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	75
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to east of Station Road, Odsey



A map of Land to east of Station Road, Odsey

Site information	-
Site ID	116052
HELAA Site ID	40287
Suitable Site Area (ha)	5.19
Ward/Parish	The Mordens
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	Mixed Use
Proposed employment floorspace (m ²)	6967
Proposed residential capacity	50
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development throughout this site would have a significant adverse impact upon the wider and local landscape character and views. It would be an encroachment into the rural landscape, permanent, isolated and removal of an existing open agricultural field within the countryside. Even with a reduction in residential units the harm would still be significant and unacceptable.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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	Any residential development above 25 will require consultation with Natural England. Therfield Heath SSSI and Local Nature Reserve within 2 km not captured through available GIS data.
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 2026	
Policy Officer Comment 2026	
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 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located in a landscape of extensive prehistoric activity. The site is situated on the route of the Avenell Way trackway.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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	Unable to provide suitable access onto A505
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Green
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 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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	

Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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	109
Estimated employment space (m2)	6967
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years