



- Key
- 01 Vehicular access point
 - 02 Pedestrian access point
 - 03 Sustainable Drainage System (SuDS)
 - 04 Tree planting
 - 05 Retained and enhanced Vegetation
 - 06 Valley Farm mixed use local centre
 - 07 Community growing space that could encompass allotments and/or community gardens

- 08 Community orchards
- 09 Meadow planting and species rich landscapes
- 10 Opportunity to provide an additional railway station car park
- 11 Offset from railway line and/or the A10 to allow for acoustic features, if required
- 12 Retained agricultural land or land biodiversity enhancements, if required
- 13 Emergency, cycle and pedestrian access point

- Development area
- Extents of Valley Farm mixed use local centre
- Children's play space
- Railway station
- Bus stop
- Bus route
- Proposed Melbourn Greenway Route
- Public right of way: Footpath
- Meldreth Station Link
- Underpass
- Footpaths/leisure routes
- Site boundary



CLIENT:
Granta Land

PROJECT:
Land at Valley Farm

DRAWING:
Framework Masterplan

PROJECT NUMBER:
1415

DRAWING NUMBER: 003-04
CHECKED BY: SR

REVISION: V3
STATUS: Draft

DATE: 20/01/2026
SCALE: 1:5,000

