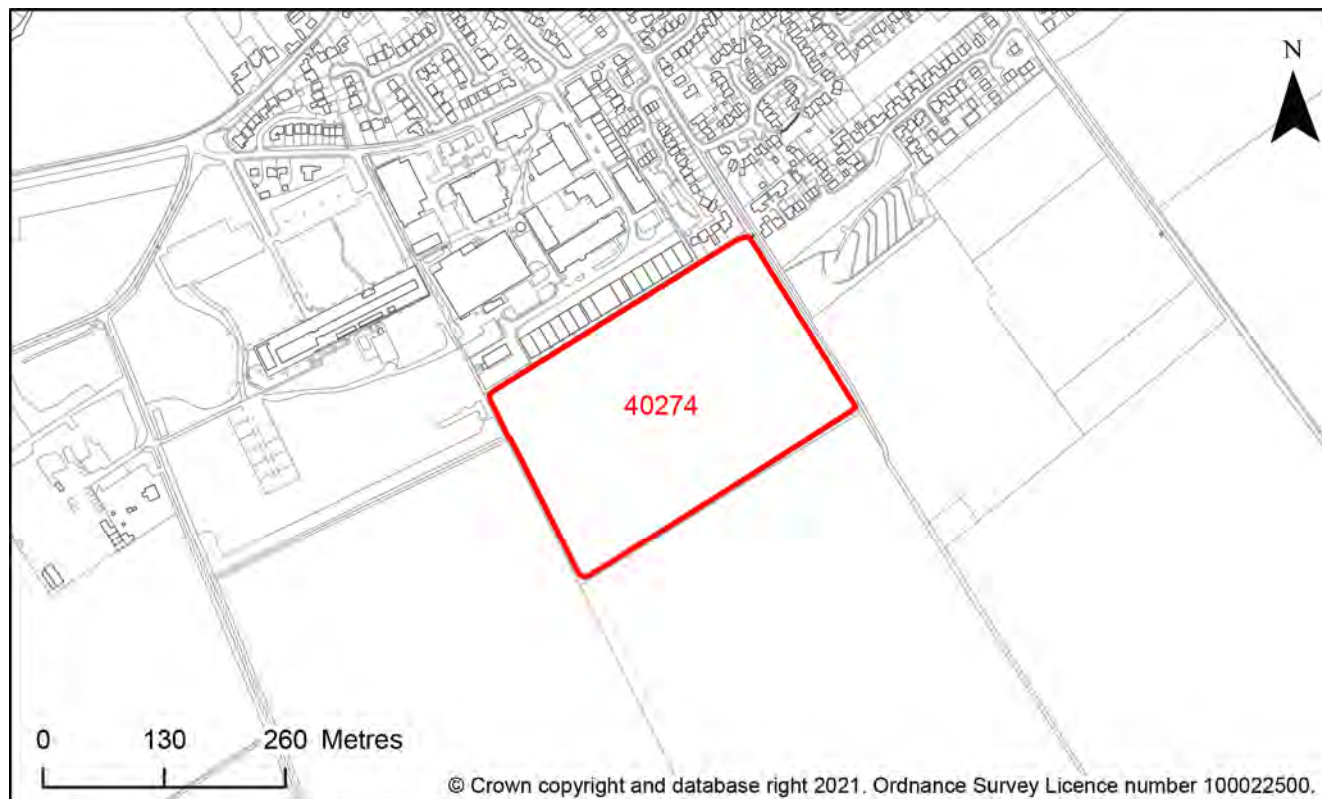


# Land off Water Lane, Melbourn, SG8 6EQ

Site Reference: 40274

Map 520: Site description - Land off Water Lane, Melbourn



## Site Details

Criteria	Response
Site area (hectares)	7.49
Parish or Ward	Melbourn CP
Greenfield or previously developed land	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing, Public open space, Recreation and leisure
Proposed employment floorspace (m <sup>2</sup> )	-
Proposed housing units	100

## Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

## Site Assessment

### Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework  Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation
Flood Risk	Green	Flood zone: Wholly in Flood Zone 1  Surface water flooding: None
Landscape and Townscape	Amber	Lies within 10m of a TPO  National Character Area (NCA) 87 East Anglian Chalk. Local Character: The Chalklands  The site is generally typical of the character in relation to a large-scale arable landscape with an open, spacious quality and a mostly strong rural character  Landscape Character Assessment (2021) Landscape Character Area - 8B: Morden to Duxford Lowland Chalklands  The immediate setting consists of a mix of land uses: an industrial park, a track, a cemetery and arable fields. The site is part open and part contained in its rural location. The site is in proximity to a Protected Village Amenity Areas and adjacent development sites should aim to protect the character, amenity, tranquillity or function of the village. Development on this site would essentially form a new village edge whilst encroaching into the countryside. Preservation of the rural countryside character is important. The density and

Issue	Assessment	Comments
		pattern of new developments must reflect that of the existing village.
Biodiversity and Geodiversity	<b>Amber</b>	<p>Discharge to surface or ground water of more than 20m<sup>3</sup> per day would require consultation with Natural England. All housing developments will require an assessment of the impacts of increased visitor pressure on nearby SSSIs. Boundary hedgerows may be Habitats of Principal Importance/priority habitat or of high ecological value. Arable habitats likely to be of low ecological value, although may support farmland birds.</p> <p>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.</p>
Open Space / Green Infrastructure	<b>Green</b>	<p>Within 50m of a Country Park - Parks and Gardens</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	<b>Green</b>	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	<b>Amber</b>	A Saxon cemetery is known in the area. A prehistoric trackway also crosses the area
Accessibility to Services and Facilities	<b>Amber</b>	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 900m and Less than or Equal to 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to City, District or Rural Centre: Greater than 2,000m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 720m and Less than or Equal to 2,000m</p> <p>Distance to Employment Opportunities: Less than or Equal to 1,800m</p> <p>Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m</p>

Issue	Assessment	Comments
		<p>Distance to Rapid Public Transport: Greater than 1,800m</p> <p>Distance to proposed Rapid Public Transport: Greater than 1,800m</p> <p>Distance to Cycle Network: Greater than 1,600m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	<b>Red</b>	<p>The proposed site does not to have a direct link to the adopted public highway.</p> <p>No possibility of creating a safe access.</p>
Transport and Roads	<b>Amber</b>	<p>The development will have to consider cumulative impacts at local junctions. Improvements would be required to the signalised junction in Melbourn and possible improvements required at junctions on the A10 and A505. Contributions towards the Melbourn to Cambridge Greenway would be required to support sustainable travel to Cambridge.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	<b>Amber</b>	<p>The proposed site will be affected by noise from nearby industrial/commercial activities but is acceptable in principle subject to appropriate detailed design considerations and mitigation.</p>
Air Quality	<b>Green</b>	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>
Contamination and Ground Stability	<b>Amber</b>	<p>Previous agricultural land use. Potential for historic contamination, conditions required.</p>

### Further constraints

Issue		Comments
Constraints to development	-	<p>Agricultural Land Classification: 100% Grade 2</p> <p>100% lies in an EA Source Protection Zone 3</p>

Strategic Highways Impact	<b>Green</b>	Within Highways England Zone 10 - South West  <2,000 dwellings / 5,000m2 employment - Capacity for growth
Employment	-	-
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: -

### **Available (Outcome = Green)**

<b>Question</b>	<b>Response</b>
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

### **Achievable (Outcome = Green)**

<b>Question</b>	<b>Response</b>
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.

### **Development Potential**

<b>Capacity and Delivery</b>	<b>Response</b>
Estimated dwellings per hectare	13

Estimated dwelling units	100
Estimated employment space (m <sup>2</sup> )	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years