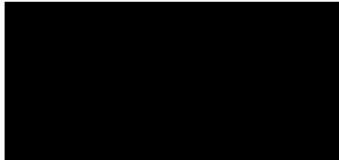




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**Call for Sites Supporting Statement**

**Land to the Rear of 67-69 High Street  
Meldreth  
Royston  
SG8 6LB**

**Prepared by  
DLP Planning Ltd  
Bedford**

June 2019



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## **1.0 INTRODUCTION**

- 1.1 This representation has been prepared by DLP Planning Ltd (DLP) on behalf of [REDACTED] in response to South Cambridgeshire District Council's Call for Sites exercise. This report has been prepared to supplement the Council's standard 'Call for Sites' form which has been completed and submitted as part of the Council's 'Call for Sites' exercise.
- 1.2 The site is located to the rear of Nos. 67 and 69 High Street Meldreth on the western side of Meldreth and adjoins the existing settlement boundary. The site itself is well related to the established built-up area.
- 1.3 It is considered that the site represents a suitable opportunity to provide a spacious form of development comprising 20-25 dwellings (including affordable housing).
- 1.4 The site is available for development now and should therefore be considered deliverable with a realistic prospect that some housing could be delivered within 5 years.
- 1.5 This report describes the context of the site and sets out the development opportunities associated with it.

## **2.0 SITE CONTEXT AND DESCRIPTION**

- 2.1 The site comprises a parcel of land located to the rear of 67 and 69 High Street, Meldreth and measures approximately 1.14ha. The site adjoins the existing settlement boundary of Meldreth and is well related to the established built up area. Outline planning permission was granted on the land to the immediate north of the site (application S/1124/17/OL) for 18 dwellings in February 2018. This approved scheme together with the established built development to the south contains the site. As such, development on the site would effectively infill a gap.
- 2.2 The Environment Agency flood map shows that the main body of the site is within Flood Zone 1, with a small area of land to the east which is at risk of flooding (Flood Zone 3). It is envisaged that any redevelopment scheme would keep built development within Flood Zone 1 and provide open space and biodiversity enhancements within the area at risk from flooding.
- 2.3 There are a number of existing trees present on the site. Any redevelopment scheme would seek to retain the higher quality trees and incorporate these within the layout. Existing landscaping to the boundaries could be retained by any development proposal. Also, the site is not within any statutory designation area, AONB, Local Nature Reserve, SSSI or Green Belt.
- 2.4 The site is located adjacent to a Conservation Area and there are a number of grade II listed buildings located on High Street. However, as shown by the recent approval of outline application S/1124/17/OL, the principle of development can still be considered appropriate and any subsequent development would be sensitively designed being mindful of the Conservation Area and the presence of listed buildings.
- 2.5 The surrounding area is predominantly residential in character. There is a wide variety of architectural styles found on High Street, with brick, wooden and white rendered buildings all present. The street also consists of a variety of housing sizes and styles with detached, semi-detached and terraced properties all found on High Street along with a Maycroft Care Home and The British Queen (a public house).
- 2.6 To the south of the site is a small housing estate with access via Bell Close. The estate

appears to consist of semi-detached and terraced bungalows and two storey dwellings constructed of standard facing bricks, with red tiles on the roof and a mixture of brown and white UPVC window and door frames. Off road parking is provided throughout the site

2.7 The settlement of Meldreth provides a good range of local services and facilities and includes a post office, convenience store, public house, village hall, veterinary surgery Aurora Meldreth Manor School and Orchard Manor, and a church. Meldreth is also served by bus route 127 (Guilden Morden – Royston). There is also a Railway Station in Meldreth which is operated by Great Northern and Thameslink and provides services to London Kings Cross and Cambridge North. From Kings Cross, trains regularly depart to destinations such as Peterborough, Leeds, Durham, Newcastle, Edinburgh and Glasgow.

2.8 In this context, Meldreth is a sustainable location for new development.

**Site Location Plan**



**Aerial Context Plan**



### **3.0 PROPOSED DEVELOPMENT**

- 3.1 The land provides an opportunity to provide for a carefully considered residential development of circa 20-25 dwellings including affordable housing, which is well located relative to the core of the village and existing services.
- 3.2 As stated previously the site to the immediate north has the benefit of outline consent (S/1124/17/OL) for 18 dwellings. Once this development is built out the site will be contained on three sides and as such would represent a logical infill site.
- 3.3 Access to the site could be achieved through the approved development to the north. This will provide a comprehensive form of development that will continue the fundamental design and layout principles that were at the heart of the approved scheme. The proposed development would take opportunities to provide green infrastructure gains and biodiversity enhancements through the provision of public open space and a SuDS pond as well as providing a softer edge to the settlement boundary. A spacious layout would be provided reflecting the density of surrounding development.
- 3.4 In the context of the above, the site has the potential to provide a well-designed and spacious scheme, which would incorporate a mix of sizes and tenures, the development would also provide much needed housing in the Borough.

#### **4.0 CONCLUSION/SUMMARY**

- 4.1 The site is well related to the main built-up area of Meldreth and is contained on two sides by existing development with outline consent granted on a third side to the north. Therefore, the site reads as part of the settlement morphology and would not extend any further west than the existing built-up part of the settlement.
- 4.2 The development of this site would provide a more defined and defensible edge to the settlement of Meldreth. The site provides an opportunity for infill development that would not result in the outward expansion of the settlement.
- 4.3 There are no major constraints that would prevent development coming forward on this site.
- 4.4 There is more than a reasonable prospect of the site being fully developed within 1-5 years, as the site is currently vacant, there are no complicated ownership arrangements and the neighbouring site has achieved outline consent with access included from High Street.
- 4.5 The ownership of the site is not complicated and the number of owners does not represent a constraint to its deliverability. Therefore, the site is available for development now and should therefore be considered deliverable with a realistic prospect that housing could be delivered within 5 years.

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