

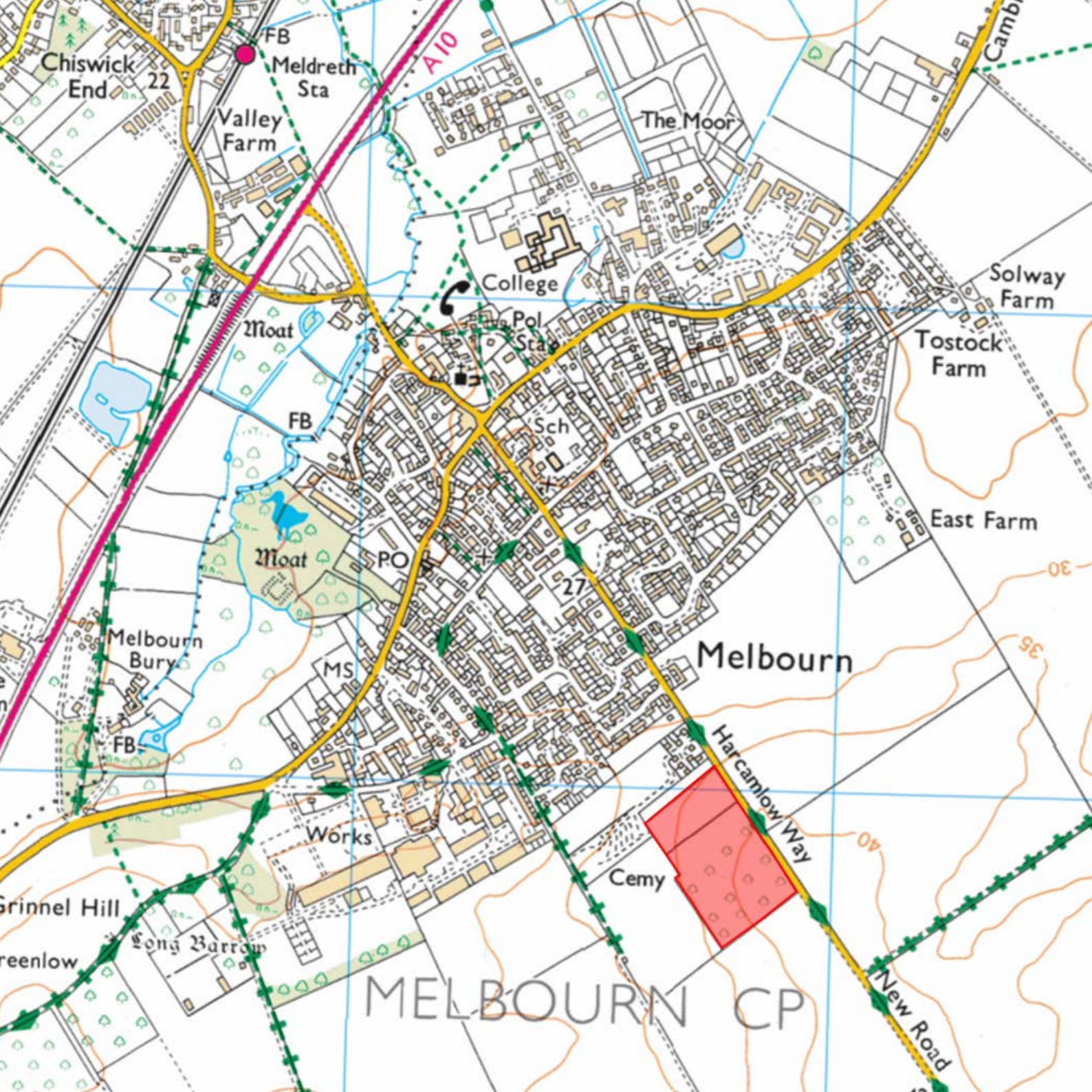


The  
Vision  
For

Land at

# New Road

— Melbourn —



Gladman are a privately funded, family-run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to our success in commercial and industrial properties, we have evolved into the UK's largest and most successful land promoter.

Gladman wish to promote land at New Road, Melbourn for residential development. The site has the potential to deliver a mix of 2-5 bedroom homes, 40% of which would be affordable, as well as the potential for additional community benefits (subject to further consultation).



### THE SITE

- Site size: 5.88 ha / 14.54 acres
- Development proposals: The site has the potential to deliver a residential development of approximately 140 dwellings with public open space.
- The development of the New Road site also offers the opportunity to provide further benefits to the community.
- Gladman are keen to work with the community to identify any such benefits which could be secured as part of any allocation.

### LAND OWNERSHIP & DELIVERY

- Land ownership: The landowners of the site wish to make it available for new homes.
- Timescales for delivery: It is anticipated that construction could commence within two years of the grant of outline planning permission.

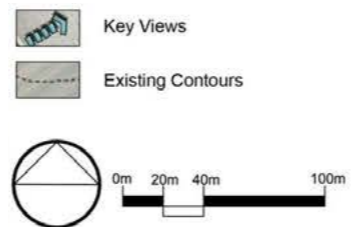




Key:

- Application Site Boundary
- Recently constructed development for 64 dwellings (Ref: S/0763/15/VC)
- Residential development for 199 dwellings and 75 bed care home, currently under construction (Ref: S/2791/14/OL)
- Public Right of Way

- Existing Vegetation
- Retention and Enhancement of Boundary Vegetation
- Development Offset from Sensitive Boundary
- Proposed Vehicular Access
- Existing Water Pipe



## Landscape Character



- The site is not subject to any national, local or other landscape designations.
- The site is well contained within the landscape and landscape features would be retained where possible.
- It is anticipated that with sensitive landscaping, green infrastructure provision and good quality design, any impact of a development on the countryside and the character of Melbourn could be minimised.

## Biodiversity, Green Open Space & Local Wildlife



- Any development of the site would aim to enhance the environment through the provision of green infrastructure.
- The site is not designated for its biodiversity value and is predominantly in use as a commercial plum orchard.
- An initial assessment of ecological constraints and opportunities on the site, undertaken by specialist consultants, has concluded that, subject to a sensitively designed scheme with appropriate mitigation measures, there would be no overriding ecological constraints to the future development of the site.
- The development of the site would enable a number of biodiversity benefits to be provided.

## Heritage



- A heritage assessment undertaken by specialist consultants has found that there are no designated heritage assets on or within the vicinity of the site.
- An assessment of designated assets in the wider surrounds of the site has found that the development of the site would result in no harm to the scheduled monuments of square barrow 170m north-east of Summer House Farm, and Bowl barrow on Goffers Knoll, and the Grade II\* listed Church of All Saints, with regards to setting.

## Design



- The proposals will follow a design-led approach, taking into account the setting of the site.

## Flooding



- The site falls entirely within Environment Agency Flood Zone 1 i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding.

## Access and Highways



- The site could be served via one or more access points off New Road.

## WHAT COULD THE DEVELOPMENT DELIVER ?

GLADMAN ARE KEEN TO WORK WITH THE LOCAL COMMUNITY TO SHAPE THE PROPOSALS TO MEET THE VISION FOR MELBOURN.



### Affordable Housing

If allocated, any development on the site would deliver 40% affordable housing, in line with South Cambridgeshire Local Plan policy.



### Recreation Green Space

The site offers the potential for pedestrian and cycle routes through the site, with new landscaping and open space for recreational activities.



### New Homes

Approximately 140 new homes of a range of sizes and tenures.



## Next steps

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Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

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