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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

Greater Cambridge Shared Planning
Greater Cambridge Local Plan: First Proposals Consultation 2021

Online submission

Paul Rowland DipEnvP MRTPI
E: paul.rowland@savills.com
DL: +44 (0) 1223 347250
F: +44 (0) 1223 347111

Unex House
132-134 Hills Road
Cambridge CB2 8PA
T: +44 (0) 1223 347 000
F: +44 (0) 1223 347 111
savills.com

Dear Sirs,

Response to consultation in relation to Site Reference 40500, Land Between New Road and Water Lane, Melbourn

This additional representation relates to the published Appendix 4: Proformas for all HELAA sites (Part C). At page 44 the Council sets out its findings in relation to our client's site ref 40500. This representation sets out why those findings should be amended to reflect the suitability of the site for inclusion as an allocation in the Local Plan. Each of the headings below refers to the corresponding box on the Council's template.

Site Details – Category of settlement.

The description of the site as not being adjacent to an existing settlement is clearly wrong. The existing houses at the southern edge of the settlement are only 68 metres to the north of the site, with the intervening land having been developed recently into a formal cemetery with parking, footpaths and seating areas. The site thus immediately adjoins the current edge of the settlement.

Site Assessment Summary – Suitable.

The comments below warrant the assessment outcome being adjusted from red to green.

Landscape and Townscape

We have uploaded to your consultation portal a Landscape and Visual Assessment report by Influence that assesses the landscape and visual sensitivities of the site and the potential resulting landscape and visual effects of the proposed development on the receiving landscape and visual resource. The report concludes that in landscape and visual terms the site can accommodate one and two storey residential development whilst addressing the views into and out from the site and enhancing the southern boundary of the settlement.

The Council's current comments conclude with ' Limited development may be acceptable with mitigation'. In our view this does not warrant the current red assessment. Given the more detailed

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work carried out by Influence we conclude that the assessment should be green, or at the very least, amber.

Biodiversity and Geodiversity.

We have uploaded to the consultation portal a Preliminary Ecological Appraisal that identifies the presence of suitable habitat for several protected species groups and concludes that by preserving and enhancing those areas it will be possible to maintain their protection and that there are opportunities on site to increase bio-diversity post-development. On this basis the Council should consider upgrading this issue to green.

Site Access.

The Council's current assessment for this issue is red on the basis that the site has no direct link to the adopted public highway and no possibility of creating a safe access. Neither of these statements is correct. We have undertaken paid pre-application advice with Cambridgeshire County Council Highways team (represented by Victoria Keppey and Jon Finney). They have confirmed that Water Lane, where it adjoins the site, is adopted highway and that it is capable of providing a main and secondary (emergency) access to meet the County Council's latest advice on highway standards to serve up to 100 dwellings in a new housing development on the site. A copy of a confirmatory email from Victoria is uploaded.

Conclusion.

In our view the assessment should be amended to reflect the matters set out in this letter and should result in the site scoring an overall green rating for suitability, availability and achievability. The Councils have made allocations for two peripheral sites to the north of Melbourn and in our view site 40500 should also be allocated as a sustainable addition to assist with the early delivery of housing to meet local needs and the planned growth target, especially in the shorter term.

Yours sincerely



Paul Rowland DipEnvP MRTPI
Director