

**South Cambridgeshire Strategic Housing Land Availability
Assessment (SHLAA) Report
August 2013**

Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites

Index of Melbourn Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 130	Land to Rear of Victoria Way, off New Road, Melbourn	52 dwellings	1054
Site 176	East Farm, Melbourn	60 dwellings	1060
Site 235	36 New Road, Melbourn	14 dwellings	1066

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Melbourn
Site name / address	Land to Rear of Victoria Way, off New Road, Melbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	50 plus dwellings
Site area (hectares)	2.29
Site Number	130
Site description & context	Field on southern edge of the village. Residential to north. New residential to east adjoining New Road. Cemetery to southwest with access across the site via Victoria Way. Site bounded by hedgerows, and woodland strip to south. Adjoins site 235.
Current or last use of the site	Agricultural
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – 2005. Planning permission approved for erection of 20 affordable dwellings (S/2185/03/F)
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	Field on the southern edge of the village not subject to strategic considerations that may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - Archaeological investigations to the west have identified a Saxon cemetery. There is also evidence for prehistoric activity in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Public Rights of Way – PROW running along western boundary of the site. Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade - Grade 2 (very good)

Physical considerations?	Land contamination - Adjacent track known to have Asbestos Containing Materials (ACM). A watching brief is required
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth. The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a well-wooded enclosed edge to all of the separate approaches even from the south where some views are expansive from elevated viewpoints from the ridgelines.</p> <p>The front part of this site has already been developed and the remainder is well screened from the south by hedgerows and woodland strips. Development of this site would have a neutral effect on the landscape setting of Melbourn provided existing hedgerows and woodland strips are maintained.</p>
Can any issues be mitigated?	Yes, provided existing hedgerows and woodland strips are maintained.

Infrastructure	
Highways access?	The site can gain access to Victoria Way where a road spur has been provided to give access to this site and to the village cemetery. Victoria Way is not public highway it is a private road therefore the Highway Authority will not adopt the site as it will not be connected to the public highway.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains. • Gas - Melbourn has a mains gas supply • Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.

Drainage measures?	No FRA provided.
School capacity? (update August 2013)	<p>Melbourn has one primary school with a PAN of 45 and school capacity 315, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 26 surplus primary places in Melbourn taking account of planned development in Melbourn, and a surplus of 97 secondary school places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 50 dwellings could generate a need for early years places and a maximum of 18 primary school places and 13 secondary places.</p> <p>Update from County Education Officers in 2013 - a surplus of secondary education places, but a shortfall in primary education. For primary education, the possibility for expanding the school through the replacement of existing accommodation has been identified. This would help address existing pressures and allow the impact of development to be met. A capital contribution would be required. For secondary education it is likely that no additional provision would be required.</p>
Health facilities capacity?	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
Any other issues?	None
Can issues be mitigated? (update August 2013)	Yes. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. Education provision may require the expansion of existing schools.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity	
Developable area	1.72 ha
Site capacity	52 dwellings
Density	30 dph net

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints provided the existing hedgerows and woodland strips are maintained. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner, no ownership constraints.
Legal constraints?	Public right of way across site to cemetery.
Is there market interest in the site?	The site has not been marketed, no developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> The site is available immediately.

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> The first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified.
Economic viability?	Viability Category 1 Most viable sites This viability assessment is provided independent of any policy or

	<p>other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>
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Site Assessment Conclusion
<p>Site potentially suitable for development. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p>

Status of Site in Proposed Submission Local Plan 2013
<p>Allocated for residential development, part of Policy H1/e (together with site proforma 235); Inside Development Framework.</p>

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012 (Note: site was reassessed at December 2012, in light of adjoin site being considered, as site 331)
Location	Melbourn
Site name / address	East Farm, Melbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	60 dwellings
Site area (hectares)	2.83
Site Number	176
Site description & context	A derelict orchard bounded by hedgerows on the south side of the village accessed from Bramley Avenue. Bounded by residential to the north, and arable fields to the west, south and east.
Current or last use of the site	Derelict orchard
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC – No relevant history. Policy – 2002. Part of site proposed for residential development in the first review of the Local Plan. The Inspector rejected the proposal on the grounds that Melbourn has a clearly defined urban edge in this location and development would represent random extension of the built up area into the rural surroundings.
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

SHLAA (August 2013) Appendix 7i – Assessment of 2011 'Call for Sites' SHLAA sites

Minor Rural Centre

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	Derelict orchard on the southern edge of the village not subject to strategic considerations that may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Non-statutory archaeological site - Cropmarks to the east indicate that the site is located in a landscape of extensive prehistoric activity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land of high grade – Grade 2

Physical considerations?	<ul style="list-style-type: none"> Land contamination - Agricultural building on east side of site, requires assessment, can be conditioned.
Townscape and landscape impact?	<p>The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth. The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a well-wooded enclosed edge to all of the separate approaches even from the south where some views are expansive from elevated viewpoints from the ridgelines.</p> <p>Development of this site would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. In appearance it would have the form of a promontory of development extending out into open countryside.</p>
Can any issues be mitigated?	<p>In part. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Development of this site would have an adverse effect on the landscape setting of Melbourn through the development of an enclosed orchard which adds to the rural setting of the village. The impact of this could be only partly mitigated by retention of trees and hedges on the boundary and wherever possible on the remainder of the site.</p>

Infrastructure	
Highways access?	<p>A junction located on to Hinkins Close would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> Electricity - No significant impact on existing network Mains water - The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains.

	<ul style="list-style-type: none"> • Gas - Melbourn has a mains gas supply • Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity?	<p>Melbourn has one primary school with a PAN of 45 and school capacity 315, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 26 surplus primary places in Melbourn taking account of planned development in Melbourn, and a surplus of 97 secondary school places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 60 dwellings could generate a need for early years places and a maximum of 21 primary school places and 15 secondary places.</p> <p>After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
Any other issues?	None.
Can issues be mitigated?	Yes. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. After allowing for surplus school places, development of this site would only require an increase in school capacity in combination with other development sites. This may require the expansion of existing schools and/or the provision of new schools.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors

Capacity

Developable area	None (2.00 ha if unconstrained)
Site capacity	60 dwellings
Density	30 dph net

Potential Suitability

Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.
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Availability

Is the land in single ownership?	No
Site ownership status?	Two family landowners, no known ownership constraints
Legal constraints?	None known
Is there market interest in the site?	The site has not been marketed, option agreement exists with a developer.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability

Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known

Could issues identified be overcome?	No issues identified
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site unlikely to have any development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	August 2013
Location	Melbourn
Site name / address	36 New Road, Melbourn
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (small part of site is within the framework boundary)
Description of promoter's proposal	Approximately 15 dwellings
Site area (hectares)	0.71
Site Number	235
Site description & context	A bungalow and large garden on the southern edge of the village. Site bounded by hedgerows with trees to the south and east. To the north the site is bounded by the rear gardens of bungalows fronting onto Carlton Rise and Greengage Rise. To the south the site adjoins new residential at Victoria Way and SHLAA site 130.
Current or last use of the site	Bungalow and garden.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	DC - 1993. Planning application for residential development withdrawn (S/0145/91/0).
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	None
Tier 1 conclusion:	Bungalow and garden on the southern edge of the village not subject to considerations that may make the site unsuitable for development.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations	
Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Non-statutory archaeological site - A Saxon cemetery is known to the east and there are extensive remains of prehistoric date in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> Presence of protected species – Site is within the Chalklands area. These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. Agricultural land of high grade – Grade 2 (very good)
Physical considerations?	None
Townscape and landscape impact?	The South Cambridgeshire Village Capacity Study (1998) refers to Melbourn as set on land gently sloping down from the chalk hills of Royston northwards to the valley of the River cam or Rhee. The River Mel runs north-west of the village, separating it from Meldreth.

	<p>The wider setting is one of large arable fields with few hedgerows especially to the south and east, with enclosed riverside pasture to the north and parkland to the immediate west. Melbourn provides a well-wooded enclosed edge to all of the separate approaches even from the south when some views are expansive from elevated viewpoints from the ridgelines.</p> <p>The site is well screened from the south by hedgerows and woodland strips. Development of this site would have a neutral effect on the landscape setting of Melbourn subject to the retention of woodland strips and hedgerows.</p>
Can any issues be mitigated?	Yes. Development of this site would have a neutral effect on the landscape setting of Melbourn subject to the retention of woodland strips and hedgerows.

Infrastructure	
Highways access?	A junction located on to New Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design. Access could also be taken from the adjoining site if that is also allocated for development.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water – The site falls within the CWC Heydon Reservoir distribution zone, within which there is a minimum spare capacity of 5,450 properties based on the peak day for the distribution zone, less any commitments already made to developers. There is insufficient spare capacity within the Heydon Reservoir distribution zone to supply the total number of proposed properties which could arise if all the SHLAA sites within the zone were to be developed. CWC will allocate spare capacity on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and/or a new storage reservoir, tower or booster plus associated mains. • Gas – Melbourn has a mains gas supply • Mains sewerage - There is sufficient capacity at the works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided.
School capacity? (update August 2013)	Melbourn has one primary school with a PAN of 45 and school capacity 315, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 26 surplus

	<p>primary places in Melbourn taking account of planned development in Melbourn, and a surplus of 97 secondary school places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 15 dwellings could generate a need for early years places and a maximum of 5 primary school places and 4 secondary places.</p> <p>Update from County Education Officers in 2013: a surplus of secondary education places, but a shortfall in primary education. For primary education, the possibility for expanding the school through the replacement of existing accommodation has been identified. This would help address existing pressures and allow the impact of development to be met. A capital contribution would be required. For secondary education it is likely that no additional provision would be required.</p>
Health facilities capacity?	Medical Practice at New Road, Melbourn with limited physical capacity to expand.
Any other issues?	None
Can issues be mitigated? (update August 2013)	Yes. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer. Education provision may require the expansion of existing schools.
Does the site warrant further assessment?	Yes

Tier 3: Site Specific Factors	
Capacity	
Developable area	0.48 ha
Site capacity	14 dwellings
Density	30 dph net

Potential Suitability	
Conclusion	The site is potentially capable of providing residential development taking account of site factors and constraints, subject to the retention of woodland strips and hedgerows. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Landowner
Legal constraints?	No known legal constraints.
Is there market interest in the site?	The site has been marketed and there is developer interest.
When would the site be available for development?	<ul style="list-style-type: none"> • The site is available immediately. • The assessment is based on the Call for Sites questionnaire

Achievability	
Phasing and delivery of the development	<ul style="list-style-type: none"> • The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	No issues identified
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in</p>

	<p>respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>
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Site Assessment Conclusion
<p>Site potentially suitable for development. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.</p>

Status of Site in Proposed Submission Local Plan 2013
<p>Allocated for residential development, part of Policy H1/e (together with site proforma 130); Inside Development Framework.</p>