



Preferred Options Consultation Response

**Land at
The Moor
Melbourn
Cambridgeshire**



Introduction

Sworders is pleased to submit this representation to the current Greater Cambridge Local Plan First Proposals Regulation 18 consultation, on behalf of our client, Mr T Elbourn.

We were pleased to note the draft allocation of our client's site at 'Land at the Moor' in the Regulation 18 Preferred Options Greater Cambridge Local Plan, under the terms of Policy S/RRA, and with the site allocation reference of S/RRA/ML.

Availability

We once again confirm that the site remains in the ownership of Mr Tim Elbourn and his family. We are not aware of any ransom strips or potential constraints to delivery. The landowner has expressed his continued intention to promote the land for development through this Local Plan process; please see attached a letter confirming this. There are no unimplemented permissions on the site.

Deliverability

We consider that the site also remains deliverable and viable, when considered against both existing and emerging policy requirements.

Policy H/8 of the adopted Plan states that developments in Minor Rural Centres will achieve a net density of 30 dwellings per hectare, but that this may vary where justified by the character of the locality and the scale of the development. Emerging Policy H/HD modifies this approach and seeks to take a design led approach to determine the optimum capacity of a site. The proposed development would bring forward a slightly lower density of development than that set out in the current Local Plan, but this would be appropriate to the settlement pattern in the area. We note that the adjacent site, granted permission under application reference S/1032/17/FL, and being built at present by Stonebond Properties, provides both further justification for the allocation of our client's site, as a proportionate and appropriate infill addition to the settlement, but also useful context as to the form and character or scheme which could be brought forward.

It is envisaged that a policy compliant mix of housing types would be provided, reflecting the requirements of Policy H/9 – Housing Mix and emerging policy H/HM

Emerging Policy H/AH sets out the requirement that on sites of 10 or more dwellings, 40% affordable housing will be provided on site. We confirm that our client would be happy to deliver policy compliant affordable housing provision, subject to viability testing.



We are pleased to advise that our client has commissioned a Highway Impact Assessment (Bancroft Consulting November 2021) to provide highways and transportation advice, having regard to the location of the site. We can confirm that this report (copy attached). This report confirms that there is no evidence of any ongoing highway safety problems near the site that could potentially be exacerbated by the proposed development. The site is well located for safe pedestrian and cyclist access to regular bus services, to both Royston and Cambridge. It is also the case that the report demonstrates that the required visibility splays for a new site access can be achieved.

We can also confirm that a Flood Risk Assessment (FRA) has been commissioned by our client which also will include an investigation into the foul water position, and this is due to report shortly. A copy of this document can also be provided, in due course, if required.

It is acknowledged that the draft Local Plan indicates a desire to retain existing trees on the site, and to strengthen the existing landscape buffer to the rear. This is something that our client supports, and which we consider to be deliverable as part of any future scheme.

Finally, we note that it remains the case that the Melbourn Neighbourhood Plan Area was designated in 2016, and that the designated area covers our client's site. No consultations have yet taken place on a draft Plan and we are not aware of any proposals in the Neighbourhood Plan for the site.

Summary

We are pleased to confirm that Land at the Moor remains both available and deliverable and that we, and our client, would be pleased to work with the Council in the progression of this site.

The emerging Local Plan retains Melbourn's position as a Minor Rural centre, offering a range of shops, services and public transport provision, all of which continues to support the delivery of our client's site.