

MPC Planning Response – Land East of The Moor, Melbourn

Reject with following comments:

Policy ST/5 To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced.

- Accumulative effect of this development on the individual village characteristics of Melbourn. As well as this request for 23 houses off The Moor there is existing approval for 199 houses and a 75 bed Care Home off New Road – 84 Affordable Units, plus developments off New Road: Victoria Heights – 64 houses - 24 Affordable Units (In addition to the 24 Affordable homes the developer will also pay £150,000 ‘commuted sum’ towards further Affordable Housing , 36 New Road – 18 houses – 7 Affordable Units.
Recently constructed: 10 houses opposite this proposed development in The Moor of – 4 of which are Affordable
Star Mews: 5 houses of which 2 are Affordable

To summarise, in total there are plans to build 296 houses to our stock of which 121 are Affordable

At present time Melbourn has an Affordable Housing requirement of 94. Recent approved applications generate 121 therefore Melbourn has fulfilled its obligation under housing needs.

This request for 23 further homes off The Moor will add another 9 Affordable Units. The total of Affordable Units would then be 130, 36 more than required under SCDC housing needs.

(MPC is also aware of a request for planning permission for 164 houses off Cambridge Road – approx. 70 of which will be affordable).

With regards to the wider area housing need, there are major applications that will service the needs of those areas. It is therefore considered ‘unreasonable’ by MPC that Melbourn should take a higher proportion of housing.

DP/3 Development Criteria

- Traffic Density & Highway Safety
The Traffic Survey completed in November 2016 was not reflective of the flow due to where the equipment was stationed. MPC received communication from Hanson Homes agreeing to complete a further survey and share this with the Parish Council*, concentrating on the junction with the High Street into the Moor as this would capture the ‘true’ movements for The Village College, Sports Centre, Little Hands Pre-School, Children’s Play Park, Sports Pavilion, Moorlands Care Home and the Taxi business all of which generate large movements of traffic throughout the day.

*MPC understands via an email dated 24th March from John Hanson that a further survey was conducted, however this information was not shared with Melbourn Parish Council and does not seem to appear in the current planning documentation.

Policy NE/9 Water and Drainage Infrastructure

Policy NE/10 Foul Drainage

Inadequacy of Services: Accessibility, Sewage & Drainage

MPC understands that access to this development will be via the current private road and is therefore not available for public adoption. It is also not adequately wide enough to accommodate access to the development proposed.

It has also been brought to MPC's attention by the current owners that the provision for sewage is only sufficient for the existing properties - the owners of these properties are unwilling to give consent for access to permit a new sewer to be installed; and, since the proposed new estate cannot adequately be drained, permission should be refused.

Policy TR/1 Air Pollution: To reduce the environmental impact of travel, to conserve energy and reduce air pollution by limiting the growth in road traffic.

Due to an increase in vehicle movements associated with this development the air quality in this area will be of poorer quality and experienced by children walking to and from school and pre-school, Monday to Friday.

MELBOURN PARISH COUNCIL

Clerk: Sarah Adam
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Melbourn Community Hub
30 High Street
Melbourn
SG8 6DZ

E-mail: parishclerk@melbournpc.co.uk

Telephone: 01763 263303

<http://www.melbournparishcouncil.co.uk>

Please note: New Parish Office opening hours:

Monday: 10.00am-1.00pm, Wednesday: 1.00pm-3.00pm, Friday: 10.00am-1.00pm

Alternatively, please call to arrange an appointment.

27 September 2017

Planning and New Communities
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Sirs

Proposal: Full planning application for the construction of 23 dwellings with associated access from The Moor, infrastructure and open space

Application Reference: S/1032/17/FL

Location: Lane to the rear of numbers 46-56 The Moor, Melbourn

Applicant: John Hanson, Hanson Services Ltd

Melbourn Parish Council objects to the above Planning Application for the following reasons:

The Moor is a vital artery in the village of Melbourn providing vehicular and pedestrian access to the following facilities in addition to its residents:

- The Village College
- Little Hands Nursery
- Old Peoples Home
- Sports facilities including football, squash, swimming etc
- Melbourn Pavilion

In addition to the above the volume of traffic has recently increased due to the licensing of a taxi HQ situated on The Moor. Parking is also an issue in general and overflow parking from the care home in particular often restricts the flow of traffic and creating danger as young and old have to take unacceptable risks in crossing the road. In the opinion of residents the volume of traffic utilising The Moor and parking issues are already excessive and is considered to be dangerous with a serious accident waiting to happen. This situation is not helped by the junction with the High Street which is also considered to be hazardous due to the proximity of a bend and poor lines of sight.

Against this background having read the Developers traffic survey the Parish Council requires further advice and guidance on a number of issues prior to making a decision. Namely:

- Is the Highways Department completely satisfied with the safety aspects of The Moor given the increase in volume of traffic and the local factors and will any mitigating measures be put in place?
- Do the Highways Department accept the Developers Traffic Survey as an accurate reflection of the traffic entering and exiting The Moor?
- Has the traffic generated from the approved development of 199 homes plus a 75 bed care home been included in the traffic count?

- Has any recognition of the approved development of 64 homes at Victoria Heights been taken into account in the survey?
- Has the traffic from Moat Lane been included in the survey?
- MPC remain concerned about the reduction in width of the road to 5m to achieve site lines and consider this to be dangerous given the current parking issues
- Has the volume of school buses been considered in the traffic survey?

In addition to the traffic/safety issues Melbourn Parish Council understands that to avoid the imposition of a Grampian arrangement the developer proposes to construct a new foul sewer at the rear of the development along the line of the existing storm water ditch to connect into the existing pumping station. This raises a number of concerns namely:

- Has the developer been given landowners approval for the construction and future maintenance of the new sewer?
- Will the roots of the existing trees along the ditch be damaged by the construction?
- What mitigation does the developer propose to mitigate any damage to the trees?
- Has it been confirmed in writing by Anglian Water that the pumping station has the capacity to cope with the additional flows given the existing problems of flooding involving foul sewage in the area? If so Melbourn Parish Council would appreciate a copy of the correspondence. If not will confirmation be sought prior to taking any decision.

Yours faithfully



Sarah Adam
Melbourn Parish Clerk