

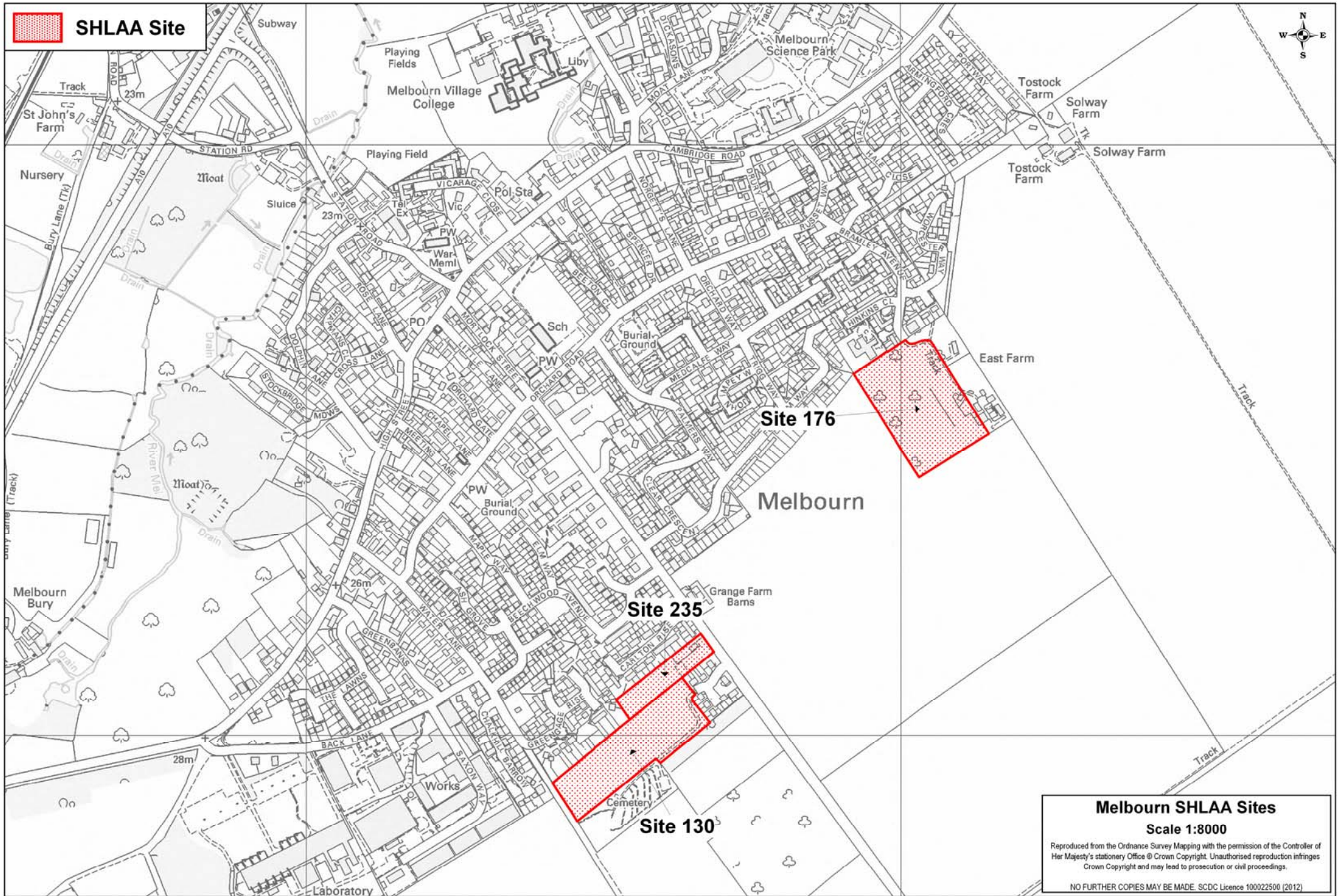
**MELBOURN**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 130	Site 176	Site 235
Address (summary)	Land rear of Victoria Way, off New Road	East Farm	36 New Road
Site Size (gross ha)	2.29	2.83	0.71
Notional dwelling capacity	52	60	14
SHLAA strategic considerations	0	0	0
Green belt	0	0	0
SHLAA significant local considerations	0	0	0
Landscape and Townscape impact	0	---	0
SHLAA site specific factors	+++	---	+++
Accessibility to key local services and facilities (SA criteria 37)	0	0	0
Distance to key local services and facilities (SA criteria 38)	-	-	-
Accessibility to a range of employment opportunities (SA criteria 48)	+++	+++	+++
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	+
Sustainable Development Potential			

<b>Site 130</b>	Land to r/o Victoria Way on south side of village. Site screened by hedgerows and woodland strip to the south.
<b>Site 176</b>	Derelict orchard and farm buildings on south side of village. The impact of development would be adverse and only capable of partial mitigation by retention of trees and hedges on the boundary and wherever possible on the remainder of the site
<b>Site 235</b>	Narrow long rear garden of existing bungalow to south side of village. Well screened by hedgerows and woodland strip to south.

 **SHLAA Site**



**Melbourn SHLAA Sites**  
**Scale 1:8000**  
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