

# **Greater Cambridge Local Plan Preferred Options Representation: Appendix 3- Lichfields' HELAA Site Assessment Update**

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# LICHFIELDS

Issue	GC / LDL Assessment	GC Comments	LDL Assessment
	Amber	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.	significant area (30ha) of new habitats. Further work is being completed to identify the best method to deliver an addition 8% increase to deliver a 20% net gain.  FPCR therefore conclude that the assessment score should be Amber.
Open Space/ Green Infrastructure	Green  Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.	No Technical Report has been prepared as the GC Assessment score was Green.
Historic Environment	Amber          Green	Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.	RPS identify there are no designated or non-designated built heritage assets within the site. One designated built heritage asset lies within 1km (situated a short distance to the southwest), the Grade II listed structure: <i>“Milestone about 100 yards south east of turn to Bar Hill”</i> - a 19th century cast iron triangular milestone (NHLE Entry number 1127302). RPS find that, notwithstanding the current uncertainty over its condition following the recent A14 Improvement works, the significance of this asset does not rely on the Site and determines that the asset is not sensitive to effects from future development within the Site.  Within a wider buffer zone of 1km to 2km, there are 33 further designated built heritage assets: thirty-one Listed Buildings - generally located within the historic village cores of Lolworth, Dry Drayton, Oakington & Longstanton, and two Conservation Areas - in Oakington and Longstanton. RPS find that, whilst development within the Site may be distantly visible (more than 1.5km away) from the southeast part of Longstanton Conservation Area or from some of the Listed Buildings, this is not assessed as causing any harm to their heritage significance or to the contribution setting makes to this significance. Any potential impact on the wider setting of these heritage assets can be mitigated by landscaping and design measures.  RPS therefore conclude that the assessment score should be Green.
Archaeology	Amber	Development of the site could have a detrimental impact to archaeology. Further information regarding the extent and significance of archaeology would be required. Archaeological works could be secured by condition of planning permission  Extensive settlement of Iron Age and Roman date known in the area.	RPS identify a number and range of archaeological surveys and trial investigation works have been carried out within the site and the surrounding area, including a field survey in 1989 covering the entirety of the Site, and programmes of trial trenching and localised geophysical surveys.  There are a number of known non-designated heritage assets within the site: important Mesolithic and Roman period remains – located in the eastern third of the site.





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	Amber		<p>Vectos find that there is little detail provided to determine how the conclusion was reached. The comments provided state that the site is <i>'Remote from any adjacent settlement, sustainability issues (currently proposed for B2/B8) which is possibly more acceptable'</i>.</p> <p>The above statement is clearly incorrect. The existing Bar Hill settlement is within 1km of the site (measured from centre to centre, note the closest boarders are within 350 metres) and the emerging community at Northstowe with 10,000 homes will be largely within 1 to 2km of the site. Given such distances, Vectos completely disagree with the statement that the site is remote from settlement, rather it is accessible to existing and future communities.</p> <p>The comments also state that a Transport Assessment and Travel Plan is required which if the reference relates to a future planning application is agreed but also applicable to all promotion sites.</p> <p>Given the identified capacity on the local road network which has been recently improved and the accessibility of the site, both of which the HELAA assesses positively elsewhere, it cannot be reasonably concluded that the site 'would have an unacceptable impact on the functioning of trunk roads and/or local roads that cannot be reasonably mitigated'.</p> <p>Further evidence of this can be drawn by making a comparison against the scoring for the site at Land to the south of the A14 Services, Boxworth. Unlike Bar Hill, Junction 25, the site is scored as Amber and 'No comment' is set out in the wider commentary. The reason for the distinction between the two sites is entirely unclear.</p> <p>Vectos therefore conclude that the assessment score should be <b>Amber</b>.</p>
<b>Noise, Vibration, Odour and Light Pollution</b>	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>	<p>To determine baseline conditions, Sharsp Redmore has undertaken a noise survey to determine existing ambient (LAeqT) and background (LA90,T) against which the development will be assessed. Measurements were carried out at multiple locations on and around the site at locations representative of the nearest noise sensitive receptors (NSR) to the site. Existing noise levels are characterised by road traffic on the A14 and local road network. At night activity on the local roads reduce and noise from the A14 dominates. Full details of the survey are included in Appendix A to the note and summarised in Table 1 below.</p>





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	Green		<ol style="list-style-type: none"> <li>1. Preliminary Risk Assessment (Feb 20): Site has remained undeveloped throughout its history with the exception of localised tree planting and the construction of hardstanding access routes. Therefore, there is no known previous development on the site which might have caused a contamination risk.</li> <li>2. Infiltration test trial pits (Feb 20). Relatively consistent natural ground conditions across the Site with typically 1.5-2.0m of loose-dense sandy clays and gravels overlying firm to stiff Kimmeridge Clay. No imported fill materials were encountered nor any signs of soil or groundwater contamination.</li> <li>3. Borehole testing of deeper ground conditions (Sept/Oct 20): The ground conditions encountered were very similar to those in the previous trial pits in 2. above with again no imported fill material encountered nor any signs of soil or groundwater contamination.</li> <li>4. Borehole testing of groundwater (Sept 21): Ten boreholes to 5.0m depth were sunk across the site for the purposes of ground water monitoring over a period of at least 12 months. Again, the soil and ground water conditions were very similar to the previous investigations with no indications of imported fill materials nor any signs of soil or ground water contamination.</li> </ol> <p>MJM Environmental Consulting Engineers therefore conclude that the assessment score should be <b>Green</b>.</p>
<b>Further Constraints</b>			
<b>Constraints to development</b>	-	Agricultural Land Classification: 74% Grade 2; 26% Grade 3 Watercourse crosses the site Public Right of Way is on or crosses the site	<p>We understand that the original Land Classification Survey for the site found that c.26% of the site was Grade 2 and 74% was Grade 3.</p> <p>Therefore, the Grade 2 and Grade 3 scores are the wrong way round in the HELAA.</p>
<b>Strategic Highways Impact</b>	Amber	Within Highways England Zone 2 - A14 West Limited capacity for growth	<p>Vectos identify that the site was provided an Amber score due to its location within Highways England Zone 2 - A14 West and meaning there is considered to be limited capacity for growth. It is unclear what models or data was used in order to determine the relative capacity of the Strategic Road Network across the area.</p> <p>The Zone within which the site is located suggests some, albeit limited capacity for growth. Whilst the conclusion is somewhat surprising given the recent improvements to the A14 in this area and Junction 25, this allows a later assessment to confirm the suitability of the site and proposals and this therefore considered suitable.</p>

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	Amber		Vectos therefore conclude that the Amber score is appropriate given that further assessment work is required.
Employment	-	-	
Green Belt- Assessment of Harm of Green Belt Release	-	Parcel ID:-	