

2nd March 2021

Greater Cambridge Shared Planning Services
Planning Policy
Greater Cambridge Local Plan Team

BY EMAIL ONLY

Dear Sir/Madam,

Land to the north east of Hurdleditch Road, Orwell, Cambridgeshire (Ref: 40383)
- Call for Sites submission: technical update

On the 25th of March 2019, Pegasus Group, submitted information to promote the above referenced site through the Greater Cambridge Local Plan (GCLP) 'Call for Sites' process. The site has since been registered by the Council and has been given a JDI reference number of 40383. The promotion site forms a logical and small-scale extension to the adjacent residential scheme, for 49 dwellings, currently being built out by Croudace Homes. The site also sits immediately adjacent to land for a new village Recreation Ground. This land was secured, for recreation purposes, by the Parish Council as part of the approval for the 49 dwellings scheme. The northern boundary of the promotion site aligns with northern boundary of the land for the Recreation Ground.

On behalf of the landowner, K.B.Tebbit Ltd, please find attached the following further technical information to support our previous submission and aid the Council's review of the site as the preparation of the GCLP and site selection process continue.

- Preliminary Ecological Appraisal (February 2021) – prepared by JBA
- Transport Technical Note (February 2021) – prepared by Cannon Consulting Engineers
- Flood Risk Assessment (February 2021) – prepared by Cannon Consulting Engineers

The above listed reports have been prepared in the context of the Framework Plan submitted in response to the 'Call for Sites' in March 2019.

The Flood Risk Assessment (FRA) confirms that the site is not at a significant or unmanageable risk of flooding and that an on-site drainage attenuation scheme, linked to the boundary watercourse, can be implemented in order to deliver a sustainable surface water drainage solution. The small area of the site affected by a Flood Zone 3 designation does not preclude the development of the site for housing.

The Transport Technical Note has been subject to a pre-application advice process with

Cambridgeshire County Council: Highways (CCC). This process confirmed that, in principle, CCC are content that a development of 8-11 dwellings at the site is acceptable from a highways access and network impact perspective. The Technical Note provides detailed access plans and an overview of the access and local network capacity.

The Preliminary Ecological Appraisal confirms that, subject to the proposals incorporating appropriate mitigation and enhancement measures at the development stage, the site can come forward for residential development.

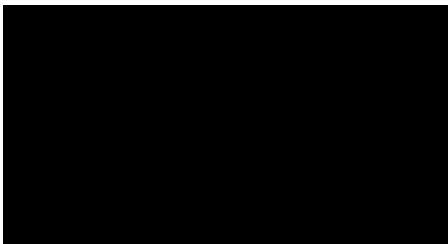
The technical information submitted at this time further demonstrates the sustainability, suitability and deliverability of the site. To this end the land should be allocated for residential development in the GCLP. A high-quality scheme capable of accommodating up to 11 dwellings can be delivered. The delivery of this site will assist the Council in meeting the National Planning Policy (NPPF) requirement to deliver at least 10% of its housing requirement at smaller sites less than 1ha in area (Paragraph 68).

Please could the information submitted at this time be considered alongside our previous submission as the plan preparation and site selection process continue.

Please do not hesitate to contact me if you have any queries regarding this submission or the site in general.

We look forward to the next stages of the plan preparation process.

Yours sincerely



Greg Shaw

Associate

