

**From:** [Flynn, Brian](#)  
**To:** [LocalPlan \(GC\)](#)  
**Subject:** Comment on LAA Site Assessment – Land off Fenny Lane, Meldreth (Site Ref. 40036)  
**Date:** 09 December 2021 15:32:40  
**Attachments:** [image297848.png](#)  
[image984815.png](#)  
[Land off Fenny Lane Meldreth - Location Plan.PDF](#)

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Dear Sir/Madam,

I attempted to upload comments on the site assessment in the HELAA for the above site, but was unable to do so. As suggested, please see below comments on behalf of the [REDACTED].

A revised site location plan is attached for the site, showing an additional site access.

**HELAA Site Assessment – Land off Fenny Lane, Meldreth (Site Ref. 40036)**

[REDACTED] comments and suggested amendments for the site assessment in the HELAA are as follows:

- A revised site location plan is provided with this response, to include the existing site access off Fenny Lane at the eastern boundary of the site that would provide a secondary access for the promoted development.
- Flood Risk: A very small part of the site is subject to flood risk, and this is associated with the watercourse (Whaddon Brook) located on the western boundary of the site. The watercourse would be retained and enhanced as part of the promoted development. A drainage strategy would be delivered as part of the promoted development to manage flood risk and surface water drainage. It is requested that the score for flood risk is changed to 'amber'.
- Landscape and Townscape: It is agreed that the promoted development will need to protect the character of the village. The existing trees and hedgerows at the site boundaries would be retained and enhanced as part of the promoted development. The promoted development would include landscape screening at the northern boundary to mitigate the impact on landscape character as recommended in the assessment.
- Biodiversity and Geodiversity: An ecological assessment of the site will need to be undertaken. The retention and enhancement of the existing watercourse, hedgerows and trees at the site, and a new landscape buffer at the northern boundary, provides an opportunity to create new green infrastructure and enhance biodiversity.
- Historic Environment: An assessment will need to be undertaken of the impact of development at the site on Listed Buildings and Meldreth Conservation Area. The promoted development could avoid harm to these heritage assets through careful design and layout.
- Archaeology: An archaeological assessment will need to be undertaken to determine whether any archaeological assets exist on site, and what if any mitigation measures are required to protect those assets.
- Site Access: As set out above, the existing site access from Fenny Lane at the eastern boundary is included within the proposed development to provide a secondary means of access. The proposed main access for the proposed development would be adjacent to No.12 Fenny Lane. It is agreed that the existing footways along Fenny Lane should be upgraded as part of the proposed development to provide suitable pedestrian routes to the services and facilities within the village. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be created to serve the promoted development.
- Estimated Dwelling Units: The call for sites response suggested that the site could accommodate approximately 140 dwellings. Taking into account the commentary in the site assessment and the need to provide a landscape buffer at the northern boundary and incorporate green infrastructure including the watercourse and biodiversity enhancement, it is suggested that the site capacity would be approximately 100 dwellings.

Can you please confirm receipt of these representations? Let me know if you have any questions.

Regards

Brian

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Associate

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