

**From:** [REDACTED]  
**To:** [LocalPlan \(GC\)](#)  
**Subject:** Comment on HELAA Site Assessment – Land West of Malton Road, Orwell (Site Ref. 40324)  
**Date:** 09 December 2021 14:42:47  
**Attachments:** [image437269.png](#)  
[image111345.png](#)

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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 [REDACTED].

**HELAA Site Assessment – Land West of Malton Road, Orwell (Site Ref. 40324)**

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

- **Category of Settlement:** The site is not immediately adjacent to the current tightly defined settlement boundary for the village, but it is within very close proximity of the built-up part of the village.
- **Landscape and Townscape:** The adjacent woodland to the north-west is not within the site and is likely to be retained. The promoted development could provide additional woodland in the north-western part of the site and additional tree planting elsewhere at the site boundary. The promoted development would include landscape screening at the northern and southern boundaries to mitigate the impact on landscape character. It is considered that the existing pattern of loose knit housing formed around main roads is not the dominant pattern of development in Orwell. The housing along Town Green Road, Stocks Lane, Lofffield Street and Meadowcroft Way are examples of more recent development to the south of the village and beyond the historic core.
- **Biodiversity and Geodiversity:** An ecological survey, tree survey and arboricultural impact assessment will need to be undertaken. It would be possible to retain, protect and enhance any trees and hedgerows on the site, and provide ecological enhancements within the promoted development. There is sufficient land available within site for green infrastructure and open space to be provided as part of the promoted development.
- **Historic Environment:** The site is not near Town Green Road and this statement needs to be corrected in the assessment. It is agreed that limited development might be possible on part of the site that respects the character of Orwell Conservation Area. The promoted development could avoid harm to heritage assets through careful design and layout, and there is sufficient land available to include features as part of the development to enhance the setting of the historic core e.g. trees and open space.
- **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.
- **Accessibility to Services and Facilities:** Orwell has a range of services and facilities and businesses which are all accessible by walking and cycling from the site. There is a currently a limited bus service to Cambridge from Orwell, but the Greater Cambridge Partnership's Making Connections project proposes a more frequent rural bus service including for Orwell in the future. There is a train station at Shepreth. There is an employment opportunity in the village – need to correct distances.
- **Site Access:** The site is immediately adjacent to Malton Road, and the promoted development would need to provide a new access and footways onto Malton Road.
- **Transport and Roads:** An assessment the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be created to serve the promoted development and connect to the village. The Greater Cambridge Partnership's Making Connections project should improve the transport connections to and from the village.

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

Regards

Brian

Brian Flynn MRTPI  
Associate

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