

From: [REDACTED]
To: [LocalPlan \(GC\)](#)
Subject: RE: Comments on HELAA Site Assessment – Land off Limekiln Road Cambridge (Site Ref. 40528)
Date: 13 December 2021 12:38:28
Attachments: [image019860.png](#)
[image688762.png](#)

Dear Sir/Madam,

Can I replace the previous comments on the HELAA for the above site with the following:

HELAA Site Assessment – Land off Limekiln Road Cambridge (Site Ref. 40528)

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

- Landscape and Townscape: An indicative site layout plan for the promoted development was submitted with the call for sites submission. The site can accommodate 14 dwellings, with the trees within the site and the hedgerows and vegetation at the site boundary retained within the promote development. The site is not visible from the surrounding area. The promoted development would include additional trees and landscaping to enhance landscape character.
- Biodiversity and Geodiversity: A Preliminary Ecological Appraisal is submitted with these representations. The promoted development includes open space and the trees and vegetation at the site boundary would be retained. There are parks and open spaces in the local area. The site is close to Cherry Hinton Chalk Pits SSSI. It is noted that Policy BG/BG: Biodiversity and Geodiversity of emerging GCLP is likely to include a requirement for developments to provide mitigation measures to address recreational impacts on nature conservation sites. The promoted development would provide on-site ecological mitigation measures including enhancement of existing trees, planting of species rich calcareous grassland, and providing bird and bat boxes and hedgehog domes. The promoted development would need to make off-site contributions to address recreational pressure on nature conservation sites, in accordance with emerging Policy BG/BG. **Therefore, there is a proposed policy mechanism to mitigate the impact of development at the site on designated nature conservation areas, and contrary to the commentary in the assessment it would be possible to address any recreational impacts. It is requested that the 'red' score for biodiversity and geodiversity is reviewed. If suitable mitigation measures can be provided at the designated nature conservation areas or at an alternative site then the score for biodiversity and geodiversity could be changed to 'amber'.**
- Open Space and Green Infrastructure: The promoted development includes 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: It is agreed that the site has good accessibility to services and facilities and to employment opportunities. It is located on the edge of Cherry Hinton. It is accessible to Addenbrooke's Hospital, Cambridge Biomedical Campus, Peterhouse Technology Park and to Cambridge.
- Site Access: The site has an access on to Limekiln Road. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe access can be provided for the promoted development.
- Green Belt: The site is currently located within the Green Belt. It is located between the Cherry Hinton Caravan and Motorhome Club site to the south and the rear gardens of houses fronting onto Queen Edith's Way to the north. To the east of the site is the playing field associated with Netherhall School. The site lies on the edge of the Cherry Hinton suburban area and is largely surrounded by development. It is considered that because of the characteristics of the site and neighbouring uses the promoted development would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages, and as such, the site makes a limited contribution to the purposes for including land within the Green Belt. The site does not contribute towards the wider landscape of Cambridge, and in any event the existing trees at the site boundary would be retained and additional landscaping would be provided as part of the promoted development to enhance the setting of the site. Therefore, it is considered that the site makes a limited contribution to the purposes for including land within the Green Belt. It is agreed that the harm to the Green Belt from the promoted development is 'low', making it a suitable site for release from the Green Belt.

Thanks.

Regards

Brian

Brian Flynn MRTPI
Associate

Carter Jonas

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From: [REDACTED]
Sent: Saturday, 11 December 2021 11:11
To: LocalPlan (GC) <localplan@greatercambridgeplanning.org>
Subject: Comments on HELAA Site Assessment – Land off Limekiln Road Cambridge (Site Ref. 40528)

Dear Sir/Madam,

I have not been able to upload comments on the HELAA sites. Please see below comments on behalf of [REDACTED] to the above site. I also attach a Preliminary Ecological Appraisal, which addresses the comments on Biodiversity and Geodiversity.

HELAA Site Assessment – Land off Limekiln Road Cambridge (Site Ref. 40528)

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

- **Landscape and Townscape:** An indicative site layout plan for the promoted development was submitted with the call for sites submission. The site can accommodate 14 dwellings, with the trees within the site and the hedgerows and vegetation at the site boundary retained within the promote development. The site is not visible from the surrounding area. The promoted development would include additional trees and landscaping to enhance landscape character.
- **Biodiversity and Geodiversity:** A Preliminary Ecological Appraisal is submitted with these representations. The promoted development includes open space and the trees and vegetation at the site boundary would be retained. There are parks and open spaces in the local area. The site is close to Cherry Hinton Chalk Pits SSSI. It is noted that Policy BG/BG: Biodiversity and Geodiversity of emerging GCLP is likely to include a requirement for developments to provide mitigation measures to address recreational impacts on nature conservation sites. The promoted development would provide on-site ecological mitigation measures including enhancement of existing trees, planting of species rich calcareous grassland, and providing bird and bat boxes and hedgehog domes. The promoted development would need to make off-site contributions to address recreational pressure on nature conservation sites, in accordance with emerging Policy BG/BG.
- **Open Space and Green Infrastructure:** The promoted development includes 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:** It is agreed that the site has good accessibility to services and facilities and to employment opportunities. It is located on the edge of Cherry Hinton. It is accessible to Addenbrooke's Hospital, Cambridge Biomedical Campus, Peterhouse Technology Park and to Cambridge.
- **Site Access:** The site has an access on to Limekiln Road. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe access can be provided for the promoted development.

Green Belt: The site is currently located within the Green Belt. It is located between the Cherry Hinton Caravan and Motorhome Club site to the south and the rear gardens of houses fronting onto Queen Edith's Way to the north. To the east of the site is the playing field associated with Netherhall School. The site lies on the edge of the Cherry Hinton suburban area and is largely surrounded by development. It is considered that because of the characteristics of the site and neighbouring uses the promoted development would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages, and as such, the site makes a limited contribution to the purposes for including land within the Green Belt. The site does not contribute towards the wider landscape of Cambridge, and in any event the existing trees at the site boundary would be retained and additional landscaping would be provided as part of the promoted development to enhance the setting of the site. Therefore, it is considered that the site makes a limited contribution to the purposes for including land within the Green Belt. It is agreed that the harm to the Green Belt from the promoted development is 'low', making it a suitable site for release from the Green Belt.

Can you please confirm receipt of these comments. Let me know if there are any questions.

Regards

Brian

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