

**From:** [REDACTED]  
**To:** [LocalPlan \(GC\)](#)  
**Subject:** Amended Call for Sites Forms and Commentary on HELAA [CJ-WORKSITE.FID740556]  
**Date:** 10 December 2021 16:59:55  
**Attachments:** [image579762.png](#)  
[image728346.png](#)  
[Bellerby's Site.PDF](#)  
[buckingway depot - map.pdf](#)  
[Buckingway Extension - Map.PDF](#)  
[Hawthorns.PDF](#)  
[Site 24 Histon School - Map.PDF](#)  
[site 42 sawston - map.pdf](#)  
[Site 45 Herod's Farm Foxton - Map.PDF](#)  
[Site 46 Melbourn - Map.PDF](#)

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Dear Sir / Madam,

I am writing on behalf of Cambridgeshire County Council as landowner. We have made a number of submissions regarding proposed policies and allocations in the Preferred Options Local Plan, as well as two new site submissions for the Call for Sites.

The County Council as landowner wishes to update some of the site information submitted during the previous Call for Sites. Revised site plans for 8 sites are attached above. The Council also wishes to provide the following commentary on the Council's HELAA Site Assessments (Appendix 4, Parts A, B and C).

#### **HELAA Site Assessments: Commentary on individual sites**

##### **Bellerbys Site, Cambridge (reference 40172)**

- Site Access: The County Council as landowner has access rights from Arbury Road over adjacent land. Cambridgeshire County Council would be pleased to work with the adjacent landowner CMAT in bringing forward residential development of the site. It is requested that the score be changed to "Amber".

##### **Hawthorn Community Centre, Cambridge (reference 40166)**

- Site Access: The County Council has access rights from Haviland Way over adjacent land. Cambridgeshire County Council would be pleased to work with the adjacent landowner Cambridge City Council in bringing forward residential development of the site. It is requested that the score be changed to "Amber".

##### **Glebe Fen Farm, Cottenham (reference 40176)**

- Proposed housing units: Amend to 150
- Historic Environment: The site is to the north of the Grade I church and close to the village Conservation Area. The site is separated from the Church by several groups of mature trees, but the tower is a prominent feature within the landscape. Any development would have regard to these views. It is proposed to locate areas of public open space adjacent to the church yard, as well as providing sight lines of the tower through the development. Any development would respect the historic character of the area, with form and layout of the development informed by a detailed Heritage Assessment. It is requested that the score be changed to "Amber".
- Strategic Highways Impact: The site has scored "Amber" on accessibility to services and facilities. Cottenham is defined in the current Local Plan as a Rural Centre, the highest category of settlement, and the site has adequate access to key local services, transport and employment opportunities. The site is accessible by a variety of means of transport other than the private car. It will not have an adverse impact on the strategic road network. It is requested that the score be changed to "Amber".

##### **Belsar Farm, Willingham (reference 40179)**

It is noted that the site scored Green or Amber in all categories and is therefore suitable for development.

##### **Land North of Cardyke Road, Waterbeach (reference 40183)**

- Landscape and Townscape: The Assessment incorrectly concludes that the site is isolated, when it bordered by existing residential and commercial properties to the west and north east. The site is well contained by trees and hedges to the north and south and has limited visibility within the landscape. It is close to the historic village centre. Any development could include new areas of open space and tree planting. It is requested that the score be changed to "Amber".
- Strategic Highways Impact: The site has scored "Green" on accessibility to services and facilities, making it one of the more sustainable locations reviewed in the HELAA Assessment. It is accessible by a range of means of transport other than the private car. The addition of 40-60 new dwellings close to the historic village centre would not give rise to a significant increase in vehicle trips. It is requested that this be amended to "Amber".
- Green Belt Assessment: The promoted development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages. The site is screened from Cardyke Road and Cambridge Road by mature trees and hedges, and is bound by existing residential and commercial development to the north west and east. The site is well contained to the north and south by roads, and to the west by existing development. It makes limited contribution to openness. Therefore, it is considered that the site makes a limited contribution to the purposes for including land within the Green Belt. It is requested that the harm to the Green Belt from the promoted development is amended to 'low' harm.

##### **Land at Thorpes Farm, Swavesey (reference 40191)**

- Site area: Amend to 7.54 Ha
- Proposed employment floorspace: Amend to 30,160sq.m
- Landscape and townscape: It is acknowledged that development in this location would encroach into the countryside, and for this reason it is proposed to amend the site area to only include the land between Buckingham Business Park and the wastewater treatment plant. Development would therefore be contained to the immediate north of the A1307. Whilst the site is open, the southern portion now proposed for allocation is already heavily affected by the A14 roadworks and the existing development to the east and west (wastewater treatment plant, hotel/services, and the Business Park). It is bound to the west west by proposed allocation S/RRRA/BBP and an existing hotel, to the east by the sewage treatment works, and to the south by road infrastructure and services beyond. It is requested that the score be changed to “Amber”.
- Site Access: the site is immediately north of the de-trunked A1307 and Cambridgeshire County Council is in discussion with Highways England regarding access to the site from the A1307. Access would also be possible from Buckingham Business Park to the west, through land within the County Council’s ownership. Development would have little impact on landscape. It is requested that the score be changed to “Amber”.
- Transport and Roads: Whilst the site is remote from any settlements, the nature of the use proposed (namely, a highways depot) is unneighbourly and is required to be a certain distance from residential areas. Moreover, the site proposed has excellent access to the strategic road network. It is requested that the score be changed to “Amber”.

**Land adj to Buckingham Business Park, Swavesey (reference 40455)**

- Site Access: This is achievable via the existing agricultural access from Anderson Road to the north of the site, as well as to the privately maintained Anderson Road immediately west of the site. It is requested that this be changed to “Amber”.

**Land west of Cottenham Road, Histon (reference 40193)**

- Proposed housing units: Amend to 40 dwellings
- Landscape and townscape: It is acknowledged that development in this location would encroach into the countryside. For this reason it is proposed to only develop the site frontage, to respond to the character of Cottenham Road and match existing development to the south and east. To the rear of the site significant new public amenity space could be provided. Whilst the site was allocated in the 2018 Local Plan it has not come forward and the site is not identified as open space in the Neighbourhood Plan. The Neighbourhood Plan sets out a need for formal open space, playing fields and sports pitches in Histon and Impington. Residential development to the frontage could enable delivery of open space to the rear, mitigating any landscape impact and providing valuable new services. It is requested that the score be changed to “Amber”.
- Accessibility to services and facilities: Primary School – Amend to less than 500m
- Strategic Highways Impact: The site is highly accessible to a range of services, including the newly built Primary School, and scored “Green” on accessibility in the GCLP’s assessment. The site is accessible by a range of transport means other than the private car, and the addition of 40 dwellings would not give rise to a significant increase in vehicle trips. It is requested that the score be changed to “Amber”.
- Green Belt Assessment: The promoted development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages. The site sits between existing development to the east and south. The site is well contained to the north, west and south. It makes limited contribution to openness. Therefore, it is considered that the site makes a limited contribution to the purposes for including land within the Green Belt. It is requested that the harm to the Green Belt from the promoted development is amended to ‘low’ harm.

**Land east of Glebe Way, Histon (reference 40192)**

- Site area: Amend to 2.32ha following submission of the revised site plan (attached above)
- Proposed housing units: Amend to 60 dwellings
- Landscape and townscape: It is acknowledged that development would have an impact on the countryside and for that reason the site size has been amended to 2.32ha. The site is adjacent to the new school development to the south, and residential development to the north. It is not significant in terms of views or relationship with the countryside and has not been identified as such in the Neighbourhood Plan. Development would include areas of public open space and landscape buffers to provide an enhanced settlement edge to the east and link with the allocated open space at Buxhall Farm to the north of the site. It is requested that the score be changed to “Amber”.
- Strategic Highways Impact: The site is highly accessible to a range of services, including the newly built Primary School. The site is accessible by a range of transport means other than the private car, and the addition of 60 dwellings would not give rise to a significant increase in vehicle trips. It is requested that the score be changed to “Amber”.

**Land south of Worts Causeway, Newbury Farm (reference 40139)**

- Proposed housing units: Amend to 300
- Landscape and townscape: The assessment incorrectly states that the development would be unrelated to any other nearby urban edge. The site is adjacent to allocated site GB2 and diagonally adjacent to land proposed for expansion of the biomedical park. Development of the site could incorporate the more sensitive eastern edge at Cherry Hinton Road as public open space and biodiversity enhancement area. Any proposals would be informed by a detailed Landscape and Visual Impact Assessment, and would seek to take into account key views and landscape character. It is requested that the score be changed to “Amber”.

- Green Belt Assessment: The promoted development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages. The site is well contained by roads and approved development to the east, Babraham Park and Ride to the west, and roads to the north and south. Development could result in provision of significant new landscaping areas to link with Worts Causeway, Beechwoods Nature Reserve and Wandlebury Park. It is requested that the harm to the Green Belt from the promoted development is amended to 'low' harm.

**Land at Chandos Farm, Shelford Bottom (reference 40141)**

- Proposed Development: Amend to commercial/industrial, public open space
- Proposed employment floorspace: Amend to 11,350sq.m
- Proposed housing units: Amend to 0
- Landscape and townscape: The development of 1-3 large employment blocks interspersed with parking and landscaping would be reflective of the character of the area. The site is well screened from the countryside to the east and is surrounded by other employment and healthcare uses to the north, west and south. As a result development would have little impact on landscape character. It is requested that the score be changed to "Amber."
- Green Belt Assessment: The site is currently screened by mature trees from Cherry Hinton Road and is not widely visible in the landscape. The promoted development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages. The existing uses, including two storey dwellings, a steel portal frame shed, hardstanding and vehicular parking will have impact on the Green Belt and make little contribution towards Green Belt character. The site is well contained by mature trees to the east and by existing healthcare, educational and employment uses to the north, west and south. Therefore, it is considered that the site makes a limited contribution to the purposes for including land within the Green Belt. It is requested that the harm to the Green Belt from the promoted development is amended to 'low' harm.

**Land at Robinson Farm, Sawston (reference 40146)**

- Site Area: Amend to 14.8 ha following submission of the revised site plan (attached above)
- Proposed development: Amend to market and affordable housing, public open space
- Proposed employment floorspace: Amend to 0sq.m
- Proposed housing units: Amend to 300 units
- Landscape and Townscape: It is acknowledged that development would have an impact on the Green Belt, and for that reason the site size has been amended to 14.8ha. Development would include significant areas of open space, new landscape planting and buffers to the adjacent roads and countryside. Development would respect key views. It is requested that the score be changed to "Amber".
- Green Belt: The promoted development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages. The site contains existing farm buildings to the east which will have some impact on the Green Belt. The site is well contained to the east, west and south, with residential areas to the south. It makes limited contribution to openness. Therefore, it is considered that the site makes a limited contribution to the purposes for including land within the Green Belt. It is requested that the harm to the Green Belt from the promoted development is amended to 'low' harm.

**Land at Herod's Farm, Foxton (reference 40148)**

- Site Area: Amend to 5ha following submission of the revised site plan (attached above)
- Proposed housing units: Amend to 90 dwellings
- Landscape and Townscape: It is acknowledged that development would encroach into the countryside, and for that reason the site size has been amended to 5ha. Development would not extend beyond the limits already established at Caxton Lane and Hillfield to the east and west. Development would include significant areas of open space, new landscape planting and buffers to the countryside, providing an enhanced village edge to the south and new biodiversity enhancements, as requested in the Neighbourhood Plan. Development would seek to respect key views from West Hill, Chalk Hill and the High Street. It is requested that the score be changed to "Amber".
- Site Access: Under 100 dwellings are proposed and so only one point of connection is required. The existing access to High Street could be upgraded to accommodate the development, and additional pedestrian, cycle and emergency access can be provided from Rowlands Close to the east. It is requested that the score be changed to "Amber".

**Land at Tostock Farm, Melbourn (reference 40199)**

- Site area: Amend to 13.01ha following submission of the revised site plan (attached above)
- Proposed housing units: Amend to 150 dwellings
- Site access: Site access can be achieved from existing agricultural accesses west of Amingford Crescent and east of Portway. These can be upgraded to accommodate the proposed development. It is requested that the score be changed to "Amber".

**Land at Mansel Farm, Station Road, Oakington (reference 40190a)**

- Proposed housing units: Amend to 35 dwellings

Please let me know if you require any further information.

Kind regards

John

Classification L2 - Business Data

John Mason MRTPI  
Senior Planner

## Carter Jonas

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