Greater Cambridge Local Plan

Proposed Submission (Regulation 19) Consultation - Response Form

Please submit your comments (known as representations) by **5pm** on **Friday 25 September 2026**.

Data Protection and Freedom of Information

We will treat your data in accordance with our Privacy Notice. All personal information that you provide will be used solely in relation to the Greater Cambridge Local Plan.

Please note that each representation and the name of the person or organisation who made the representation, and the name and organisation of the agent (where used), will be published on our website - representations cannot be treated as confidential.

Additionally, respondent details and representation(s) will be made available to the Planning Inspectorate and to the Inspector appointed by the Secretary of State to conduct the examination.

By submitting this response form you are agreeing to these conditions.

About this Response Form

This response form has two parts:

- Part A – Your details. We cannot formally register your comments without your details.
- Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make. If you need more space to provide your answers, please expand the boxes or continue on an attached separate sheet.

We strongly encourage the submission of representations via our consultation platform at https://consultations.greatercambridgeplanning.org/proposed-submission-greater-cambridge-local-plan If you are unable to submit your representation using our online system, this response form is available to downloaded to complete electronically from www.greatercambridgeplanning.org/local-plan.

Your completed response form should be:

- emailed to localplan@greatercambridgeplanning.org, or
- posted to: Greater Cambridge Shared Planning Policy Team, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

If you are having difficulty submitting your comments, please contact localplan@greatercambridgeplanning.org or call 01954 713694.

Part A: Your Details

Information required	**Personal details ***	**Agent's details (if applicable)**
Name		Andrew Hodgson
Organisation (where relevant)	CEMEX UK Properties Ltd	Pegasus Group
Job Title (where relevant)		Senior Director
Address, including Post Code		Victory House Vision Park CB249ZR
Telephone		[redacted]
Email address		[redacted]

* If you have appointed an agent to represent you, you only need to complete the Name and Organisation (if applicable) under Personal Details, but you do need to complete the full details of the agent. All correspondence will be sent to the agent.

Part B: Your Representation

Please fill in a separate sheet for each representation.

Section 1: Which document, and section of that document, does your representation relate to?

Document	**Policy / Paragraph / Site / Map** (please identify)
Proposed Submission Greater Cambridge Local Plan	Rest of Rural Area Allocations and Policy Areas - 3.5.1
Proposed Submission Policies Map	
Sustainability Appraisal	
Habitats Regulations Assessment	

Section 2: Do you consider that the Greater Cambridge Local Plan is sound and legally compliant?

Test	**Yes / No**
Legally compliant	
Sound	No

Section 3: Your representation

Please set out and explain your comments. Please be as precise as possible, and please do not just refer to an attached supporting document(s). For your representation (comments) to be considered, your representation must be set out here. Wherever possible, set out precisely any changes you think should be made to the plan and its policies.

Paragraph 3.5.1 sets out that the Councils,

"Want our rural villages to continue to thrive and sustain their local services, but we don't want to encourage lots of new homes in places where car travel is the easiest or only way to get around."

To deliver the above ambition only one site allocation is proposed at a Group Village in the rural area, this is a 65-dwelling site at Caldecote. The other Group Village with an allocation is in the "southern rural cluster" area at Duxford (60 dwellings). There are 33 Group Villages in South Cambridgeshire all of which possesses services and infrastructure capable of supporting some of the day-to-day needs of residents.

In short, the Local Plan will not achieve its above stated ambition if further growth does not get allocated in rural areas and associated strategic housing policies are amended to reflect previous decisions from the LPA and PINS at a time when there was a recognised shortfall of housing in South Cambridgeshire.

The Council's Call for Site process has resulted in the promotion of hundreds of potential housing sites at Group Village locations, many of which could support housing growth and the formulation of a more balanced, flexible and robust housing trajectory.

CEMEX is promoting Land to the west of Malton Road, Orwell (Site ID 115806 & HELAA Site ID 40324) to deliver a sensitive and proportionate extension to the village. To support the ongoing promotion of the site a package of revised material has been submitted~:

- Location Plan – showing a reduced site area measuring 5.25ha.
- New Masterplan – showing a development of up to 75 dwellings.
- New Access Plan – showing that a comprehensive and robust access strategy can be delivered.
- Landscape and Visual Note.

Delivering sustainable and proportionate levels of housing growth at Orwell is of vital importance in order to support existing local services. A key example is the local primary school. As of June 2026, GOV.UK confirms that Petersfield Primary School has a capacity of 210 pupils but only 125 pupils on the role. The delivery of new homes and thus new pupils would aid the long-term viability of the school. The same can be said for the village's public

transport links, shops and services set out in Table 1 (below). Table 1 provides an up to date review of the village service provision and demonstrates that the village is a sustainable location to accommodate reasonable levels of housing growth.

The 2017 Appeal decision at Hurdleditch Road, Orwell (PINS Ref: APP/W0530/W/16/3157596 and LPA Ref: S/3190/15/OL) confirmed that the village possesses,

"existing local facilities and services providing for some day to day needs of residents and would allow for the opportunity for some journeys to be made by public transport to facilities and services located further afield (Paragraph 23)"

The above confirmation from an independent Inspector indicates that Orwell, like many other Villages in South Cambridge, are not completely care dependant to the extent that they are not capable of supporting proportionate levels of housing growth to meet local needs. The Local Plan is promoting a spatial strategy and settlement hierarchy that will lead to the stagnation of sustainable settlements to the detriment of existing local shops, services and infrastructure.

Table 1 – Orwell Service Provision

Service	Closest Facility	Approximate distance from site to the closest facility
Local facilities and services		
Shops/Services	Londis (convenience store) 33 Town Green Road, Orwell, Royston, SG8 5QL	c. 0.7 miles 15 minutes' walk 3 minutes cycle
	Niche Orwell (hair salon) 1 Town Green Road, Orwell, Royston, SG8 5QL	c. 0.5 miles 12 minutes' walk 3 minutes cycle
Post Office	Orwell Post Office & Shops 33 Town Green Road, Orwell, Royston, SG8 5QL	c. 0.7 miles 15 minutes' walk 3 minutes cycle
Education		
Nursery	Mother Goose Pre-School Cambridge Road, Wimpole, Royston, SG8 5QE	c. 1 mile 21 minutes' walk 6 minutes cycle
Primary	Petersfield Primary School Hurdleditch Road, Orwell, Royston, SG8 5QG	c. 1 mile 22 minutes' walk 5 minutes cycle
Secondary	Comberton Village College West Street, Comberton, Cambridge, CB23 7DU	c. 5.4 miles Free council-run school bus provided for Orwell residents

		(provided Comberton Village College is closer than Bassingbourn Village College (see below)). C. 11 minutes journey time. 29 minutes cycling
	Bassingbourn Village College South End, Bassingbourn, Royston, Hertfordshire, SG8 5NJ	c. 6.8 miles 31 minutes cycling
Leisure and recreation		
Public House	The Chequers Orwell 22 Town Green Road, Orwell, Royston, SG8 5QL	c. 0.7 miles 15 minutes' walk 3 minute's cycle
Village Hall	Orwell Village Hall 36 High Street, Orwell, Royston, SG8 5QN	c. 0.3 miles 8 minutes' walk 2 minutes cycle
Parks	Orwell Recreation Ground Town Green Road, Orwell, Royston, SG8 5QL	c. 0.8 miles 18 minutes' walk 4 minutes cycle
Sports Facilities	Orwell Tennis Club Town Green Road, Orwell, Royston, SG8 5QL	c. 1 mile 22 minutes 5 minutes cycle
Allotments	Allotment grounds behind Orwell Orchard	c. 0.6 miles 13 minutes' walk 3 minutes cycle
Health		
Doctor	Orchard Surgery, Melbourne New Road, Melbourn, Royston, SG8 6BX	c. 4.5 miles 23 minutes cycle
	Various GP surgeries in Cambridge	Direct bus services between Orwell and Cambridge city centre (A2B Bus and Coach Ltd, service number 75, c. 22 minutes' journey time)
Pharmacy	Well Pharmacy 71 High Street, Melbourn, Royston, SG8 6DU	c. 4.3 miles 21 minutes cycle
	Various pharmacies in Cambridge	Direct bus services between Orwell and Cambridge city

		centre (A2B Bus and Coach Ltd, service number 75, c. 22 minutes' journey time)
Hospital	Addenbrooke's Hospital Hills Road, Cambridge, CB2 0QQ	Direct bus service between Orwell and Addenbrook's Hospital (A2B Bus and Coach Ltd, service number 75, c. 18 minutes' journey time)
Employment		
Industry and Manufacturing	Accora Ltd (Medical equipment manufacturer) Charter House, Barrington Road, Orwell, Cambridge, SG8 5QP	c. 0.3 miles 6 minutes' walk 2 minutes' walk
	John Cobb and Sons Ltd (Asphalt contractor) Barrington Road, Orwell, Royston, SG8 5QP	c. 0.3 miles 8 minutes' walk 2 minutes cycle
	JLM Brickwork Ltd (Construction company) 9 High Street, Orwell, Royston, SG8 5QN	c. 0.4 miles 10 minutes' walk 3 minutes cycle
	Volac International Ltd 50 Fisher's Lane, Orwell, Royston, SG8 5QX	c. 0.8 miles 16 minutes' walk 4 minutes cycle
	Artisteel Ltd (Blacksmith) 2a Cambridge Road, Orwell, Royston, SG8 5QF	c. 1 mile 22 minutes' walk 5 minutes cycle
Other	St Andrew's Church and Cemetery High Street, Orwell, Royston, SG8 5QN	c. 0.5 miles 12 minutes' walk 3 minutes cycle
Public Transport Links		

Bus

Orwell is served by several different bus routes. This includes the number 75 service (Cambridge – Wrestlingworth) and the X75 Service (Cambridge – Orwell), which are both operated by A2B Bus and Coach Ltd and offer direct connections to Cambridge. The number 75 service operates as a standard commuter route in and out of Cambridge, calling at stops in the centre of Orwell village including Chequers Close and Lordship Close. It then stops at a range of locations throughout Cambridge, including Queens College, Downing Street, and Cambridge Drummer Street Bus Station (bay 4) in the centre, alongside Addenbrookes Hospital, Long Road Sixth Form, and the Royal Papworth hospital. This is a daily service (bar Sundays), making several scheduled round trips across the morning, afternoon and evening. This is complemented by the X75 service, which operates as a longer-distance express connection into Cambridge. It calls at Wimpole Cambridge Road (for Orwell), before terminating at Cambridge Drummer Street Bus Station (bay 4). Other routes serving Orwell include the C2 service (St Neots – The Hatleys), operated by C G Myall and Son, connecting Orwell to the several villages and destinations across the wider surrounding area, including St Neots.

Rail

The nearest rail station to Orwell is Shepreth railway station, which is on the Cambridge Line and offers direct and quick connections to Cambridge main railway station (c. 15 minutes). The line also stops at the newly opened Cambridge South railway station, providing easy access to Cambridge Biomedical Campus and Addenbrookes Hospital, alongside other destinations across Hertfordshire and Cambridgeshire, including Hitchin, Royston and Letchworth Garden City. Shepreth railway station is located c. 3.2 miles to the southeast of Orwell, accessible via the local road network (c. 7 minutes) and by bicycle (c. 14 minutes). Other nearby rail stations include Meldreth and Foxton railway stations, which are also on the Cambridge line and offer direct connections into Cambridge. These are both c. 4 miles away from Orwell and accessible via the local road network or bicycle.

Park and Ride

Orwell is located within proximity to several Park and Ride facilities serving Cambridge, including the Trumpington and Madingley sites. These offer frequent and direct bus services into Cambridge city centre. Trumpington Park and Ride is c. 9 miles away from Orwell, positioned on the southern side of Cambridge. It is easily accessible from Orwell via the local road network, including the A603 (c. 14 minutes), or by bicycle (c. 39 minutes). Madingley Park and Ride is located c. 8 miles north of Orwell, positioned to the east of Cambridge. It is accessible from Orwell via the A603 (c. 14 minutes). Trumpington and Madingley Park and Road are both noted for their large capacities and free parking for up to 18 hours, enabling individuals to park and commute into Cambridge for work, leisure, educational and other purposes

The Land west of Malton Road, Orwell has been subject to assessment via the Council's HELAA process. CEMEX has reviewed this assessment and believe it to be flawed and or unduly negative on a number of technical matters. Table 2 (below) sets out the latest HELAA review of the site, with supplementary commentary from CEMEX given their advanced knowledge of the site.

Table 2 – CEMEX HELAA Commentary

Suitability Criteria	Latest HELAA Assessment	CEMEX Comment
Adopted Development Plan Policies	Amber - Development of the site has some potential policy constraints, but these could be overcome through the planning application process.	Agreed
Flood Risk	Amber - Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30-year event. 1% lies in a 1 in 100-year event. 1% lies in a 1 in 1000-year event	Not agreed. A green rating should be applied as surface water flood risk areas are located either outside of the new red line boundary or in areas where new physical development is not proposed.
Landscape	Red - The site comprises two parcels of agricultural land outside of the development framework boundary and extends south east into the countryside. The site is well enclosed to the east and west, but is largely open in areas north and south and forms part of the wider arable setting. The site is very large and this proposal moves away from the existing pattern of loose knit housing formed around main roads and will alter the character of the village. No detailed Landscape information has been submitted.	Not agreed. To address this comment, CEMEX have prepared and submitted Landscape evidence. This evidence rejects the HELAA Assessment as it is clear that any harmful effects can be mitigated through the retention of the existing field pattern, the enhancement of field boundaries and hedgerows, and the linking of woodland, hedgerows and other habitats. The landscape consultees should review the site again in light of the reduced site area and the provided evidence.
Biodiversity	Amber - Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the	Not agreed. A green rating should be applied as the determination of previous major planning applications in Orwell have confirmed that a proportionate

	impact could be reasonably mitigated or compensated.	financial contribution together with the provision of new on-site public open space can be appropriate mitigation.
Policy	Green – The site is not protected open space.	Agreed.
Heritage	Amber - The site contributes to the setting of the Conservation Area. Development in the numbers proposed has the potential to harm the setting of the Conservation Area and the historical from of the village which has seen limited new development along Town Green Road. Limited development might be possible on part of the site but this would need to respect the prevailing density and character of the Conservation Area.	Agreed – The proposal whilst reduced in scale may still result in a degree of less than substantial harm to heritage assets at the lower end of the spectrum. However, this harm can be mitigated through adopting a sensitive design approach as per the submitted Masterplan which provides an enhanced landscaping buffer along the northern boundary. In addition, the public benefits of delivering the site would outweigh the identified harm.
Archaeology	Amber - Located on the southern edge of the historic settlement with archaeology in the local area.	Not agreed – A green rating should be applied as Cambridgeshire County Council (CCC) has confirmed to CEMEX that no archaeological evidence is required to support the submission of a planning application from their perspective. This indicates that CCC has a wealth of local evidence available to them and that the site is likely to be of little to no value.
Accessibility	Amber - Adequate accessibility to key local services, transport, and employment opportunities.	Not agreed – A green rating should be applied as Orwell possesses a range of services and facilities and is identified as a Group Village on that basis. The assessment states that the service provision is adequate.
Access	Amber – Based on the information provided the proposed site is acceptable in principle, subject to	Not agreed – A green rating should be applied as it is not reasonable for the HELAA process to fully agree the detailed design of an access

	detailed design at a planning application stage.	solution. An updated proposed access plan has been appended to these representations to further demonstrate that an access is deliverable.
Transport and Roads	Amber - Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.	Not agreed – A green rating should be applied as the assessment confirms that any arising impacts on the local road network can be mitigated. Furthermore, the scale of the immediate opportunity has now been reduced to up to 75 dwellings, thus the highway impact will have reduced in turn.
Noise	Amber - The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.	Not agreed – A green rating should be applied in light of the HELAA findings.
AQMA	Green – This site is not in an AQMA.	Agreed
Ground Conditions	Amber - Previous agricultural land use. Potential for historic contamination, conditions required.	Not agreed – A green rating should be applied as this matter can be addressed by standard planning condition. It is more or less impossible to get a green rating on this category based on the current approach as nearly all green field and brownfield sites will require a condition.

As demonstrated by the contents of Table 2, the Land to the west of Malton Road, Orwell is clearly suitable for development. Any potential constraints can be mitigated by planning condition, planning obligations or by adopting a sensitive design approach. Indeed, the latter approach has been adopted in preparing the submitted Masterplan.

Should the Councils or future Planning Inspector agree with CEMEX that the Local Plan's proposed Development Strategy is not robust with regards to supporting rural communities and delivering the overarching housing needs of Greater Cambridge it is recommended that the Land west of Malton Road, Orwell is allocated for development along with other suitable sites at Group Village locations.

In addition, should a review mechanism be added to the Plan to address housing need in Neighbourhood Plan Areas (as advised in CEMEX's representation to Policy S/DS) the Land west of Malton Road, Orwell should also be considered for allocation.

Moving forward, CEMEX are committed to delivering this site with the current intention being to submit an outline planning application for up to 75 dwellings in Autumn 2026. CEMEX will shortly undertake their own public consultation with the local community and conclude their technical work underpinning the submitted Masterplan.

Please provide a 100 word summary of your representation.

Should the Councils or future Planning Inspector agree with CEMEX that the Local Plan's proposed Development Strategy is not robust with regards to supporting rural communities and delivering the overarching housing needs of Greater Cambridge it is recommended that the Land west of Malton Road, Orwell is allocated for development along with other suitable sites at Group Village locations.

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Section 4: Supporting Documents

If you are submitting any supporting documents with your representation, such as maps or further evidence documents, please provide a list.

- Location Plan – showing a reduced site area measuring 5.25ha.
- New Masterplan – showing a development of up to 75 dwellings.
- New Access Plan – showing that a comprehensive and robust access strategy can be delivered.
- Landscape and Visual Note.

Section 5: Proposed Modifications

Please set out the modification(s) you consider necessary to make the Greater Cambridge Local Plan legally compliant and sound.

You will need to say why each modification will make the Greater Cambridge Local Plan legally compliant or sound. Please put forward your suggested revised wording of any policy or paragraph, being as precise as possible.

To ensure the Council delivers its minimum local housing need our client's site at Orwell should be allocated for development along with other deliverable and suitable sites at other Group Village locations.

CEMEX's other representations outline why there is a need to allocate this site i.e. the trajectory is not robust, not a big enough buffer in the supply and spatial strategy will result in the decline of sustainable village settlements.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to justify your representation and any proposed modification(s), as there will not be a subsequent opportunity to make further representations other than at the invitation of the Inspector during the Examination process.

Section 6: Participation at the Examination

If you are proposing a modification to the Greater Cambridge Local Plan, do you consider it necessary to participate at the examination hearings?

Examination	**Yes / No**
Participate at the hearing sessions	Y

If you wish to participate at the hearing sessions, please outline why you consider this to be necessary.

CEMEX are keen to further explain and reiterate these matters verbally as part of examination hearings as to date the Councils have had limited / no appreciation or acknowledgement for our representations.

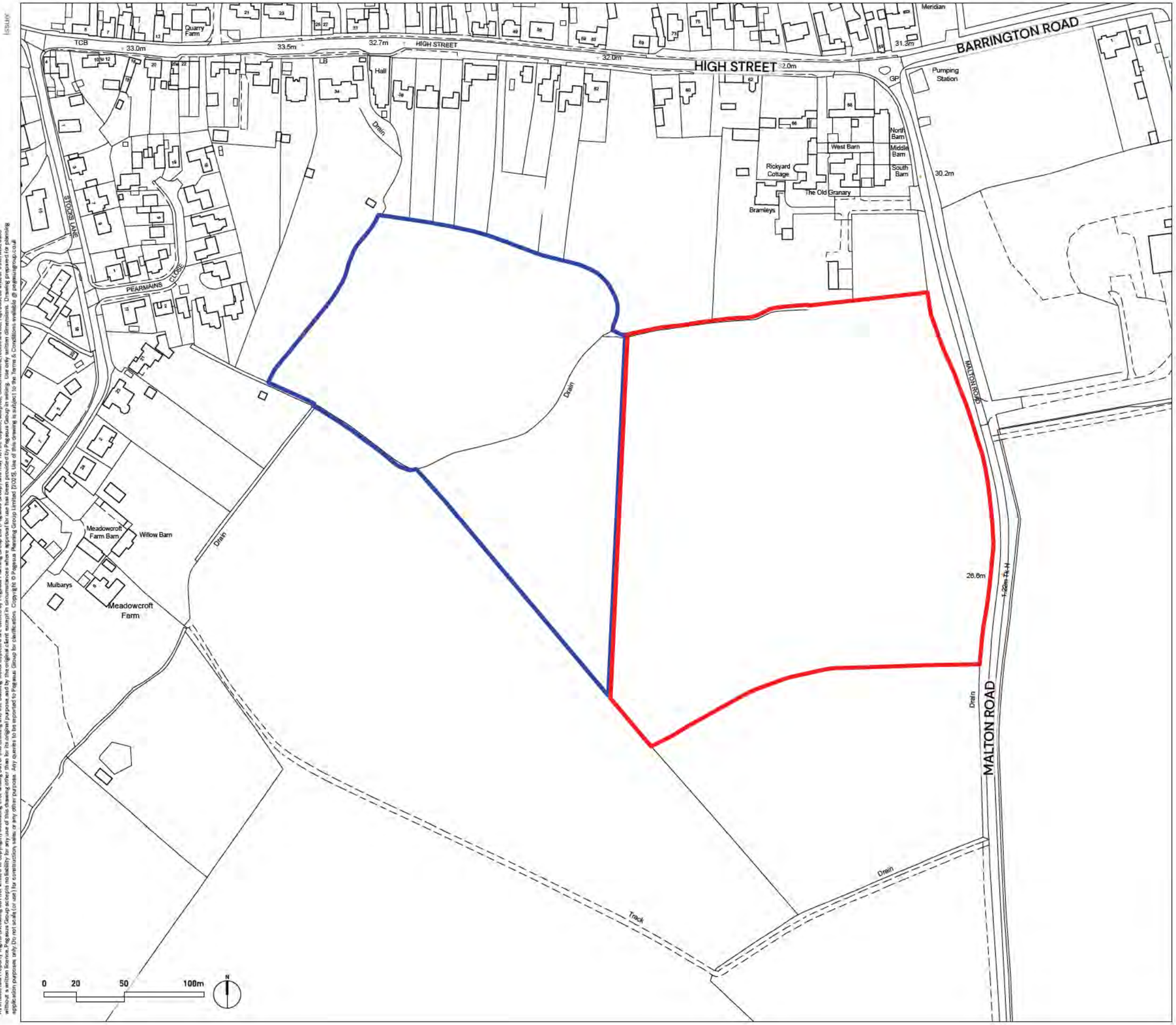
Importantly, this policy will result in very limited delivery of new homes at sustainable village locations which will result in the stagnation and or decline of village service provision. It is of vital importance that this matter is given due consideration and discussion at the examination hearings.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in Examination hearing sessions. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Section 7: Being Kept Informed

Would you like to be kept informed of the progress of the Greater Cambridge Local Plan through to adoption?

Notifications	**Yes / No**
Informed of submission of the Local Plan to the Secretary of State for independent Examination	Y
Informed of the publication of the Inspector's recommendations following the Examination of the Local Plan	Y
Informed of adoption of the Local Plan	Y



KEY

SITE LOCATION (5.25HA)

ADDITIONAL LAND IN APPLICANT OWNERSHIP

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LAND WEST OF MALTON ROAD, ORWELL - SITE LOCATION PLAN

PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: MH | APPROVED BY: SL | DATE: 17.08.2026 | SCALE: 1:2500@A3 | DRWG: P25-2504_DE_002__03 | CLIENT: CEMEX UK PROPERTIES LTD |

PEGASUS GROUP

Issue:



KEY

- SITE LOCATION (5.25HA)
- RESIDENTIAL AREA (APPROX. 2.59HA) UP TO 75 DWELLINGS @ 30DPH
- PROPOSED PUBLIC OPEN SPACE (APPROX. 2.64HA, INCLUDING SUDS)
- INDICATIVE LOCATION OF CHILDREN'S PLAY AREA
- INDICATIVE TRIM TRAIL
- EXISTING VEGETATION & TREES
- EXISTING DRAINAGE DITCH TO BE RETAINED
- INDICATIVE ATTENUATION BASIN (SUBJECT TO SPECIALIST INPUT)
- INDICATIVE SWALE (SUBJECT TO SPECIALIST INPUT)
- INDICATIVE RADIAL FOOTPATH (SUBJECT TO DETAILED DESIGN)
- PROPOSED NEW FOOTWAY TO CONNECT WITH EXISTING INFRASTRUCTURE ON HIGH STREET
- POTENTIAL FOOTWAY LINK FROM THE SITE TO PROW FP8
- RETAINED AGRICULTURAL ACCESS
- EXISTING PUBLIC RIGHTS OF WAY (PROW)
- PROPOSED PRIMARY ACCESS POINT
- RETAINED AGRICULTURAL ACCESS WITH A NEW GATE
- POTENTIAL PEDESTRIAN LINK (UP TO SITE BOUNDARY)
- APPROXIMATE LOCATION OF EXISTING SPEED LIMIT CHANGE
- APPROXIMATE LOCATION OF POTENTIAL RELOCATED SPEED LIMIT CHANGE
- INDICATIVE LOCATION FOR A POTENTIAL PUMPING STATION (SUBJECT TO SPECIALIST INPUT)

N 0 10 50m

LAND WEST OF MALTON ROAD, ORWELL - DEVELOPMENT FRAMEWORK PLAN

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: MH | APPROVED BY: SL | DATE: 31/07/2026 | SCALE: 1:1250@A2 | DRWG: P25-2504_DE_002_G_02 | CLIENT: CEMEX UK PROPERTIES LTD |

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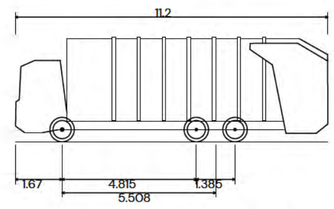
N

1:500
0 12.5m 25m

High Street
Tactile paving
1.5m x 25m pedestrian visibility splay, as per signed 20mph speed limit
Barrington Road
1.5m x 25m pedestrian visibility splay, as per signed 20mph speed limit
2.4m x 25m visibility splay, as per signed 20mph speed limit
2m
R12m
R6m
5.5m
2m
2.4m x 25m visibility splay, as per signed 20mph speed limit
5.5m
2m
5.5m
2m
2.4m x 110.56m visibility splay in accordance with recorded 85th percentile speeds of 41.68mph
Vehicular/footway crossover for existing access point
5.5m
2m
Speed limit change to be relocated south of site access
1.5m x 110.56m pedestrian visibility splay in accordance with recorded 85th percentile speeds of 41.68mph
Malton Road
Retained agricultural access point
Dropped kerb to facilitate use of existing agricultural access
R6m
2m
Tactile paving
5.5m
5.5m
2m
R6m
Existing electricity pole
49.1m
Distance between proposed access and existing access to the east
4.9m
Proposed pedestrian link
Proposed pedestrian link to Public Right of Way
Tactile paving and dropped kerbs
2.4m x 101.10m visibility splay in accordance with recorded 85th percentile speeds of 39.48mph
Approximate location of speed limit change
1.5m x 66.8m maximum achievable pedestrian visibility splay
Continued on Inset 2
1.5m x 101.10m pedestrian visibility splay in accordance with recorded 85th percentile speeds of 39.48mph
INSET 1
Proposed footway link

Continued from Inset 1
Proposed footway link
2.0m
Proposed 2m footway to tie in with existing PRoW footpath
INSET 2

Swept Path Analysis of a 11.2m Refuse Vehicle Entering and Egressing Proposed Access



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)

Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	9.500m

Key:
- Approximate Red Line Boundary
- Approximate Extent of Adopted Highway
- Junction Visibility Splay
- Pedestrian Visibility Splay
- Public Right of Way

REV	DATE	DESCRIPTION	REVISED BY	APPROVED BY

PROPOSED ACCESS ARRANGEMENT

MALTON ROAD, ORWELL

CLIENT:
CEMEX UK PROPERTIES LTD

DATE:	SCALE:	DRAWING STATUS	REVISION
03/09/2026	1:500@A1	DRAFT	----

DRAWING NUMBER:
P25-2504_FIGURE 4.1

DRAWN BY:	APPROVED BY:	OFFICE:
JAN/LRD	KSS	BRS

PEGASUS GROUP

DRAFT

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Landscape & Visual Appraisal

Project name:	**Land to the west of Malton Road, Orwell**
Author:	David Webster
Date:	23rd September 2026
Project number:	P25-2504
Reference:	Landscape & Visual Appraisal

1. Introduction.

1.1. Pegasus Group have been commissioned by Cemex UK Properties Limited (the '**Promoter**') to prepare a Landscape & Visual Appraisal (an '**LVA**') in relation to Land to the west of Malton Road, Orwell, Cambridgeshire (the '**Site**'). This appraisal is intended to be included in representations to the draft Greater Cambridge Local Plan.

1.2. The Promoter is working up a scheme of circa 75no. dwellings, along with accompanying access, parking areas, and landscaping including play space and SuDS areas (the '**Proposals**') that would be situated on land identified by the Greater Cambridge Housing and Economic Land Availability Assessment (HELAA)[1] as **Site 40324** (please also refer to **Appendix A** of this report).

1.3. The HELAA records that the Site scores 'Red' for its landscape assessment 2023 meaning that development of the Site would have a significant negative impact which cannot be mitigated. This conclusion is unwarranted and rejected by this LVA.

1.4. An initial desk-top study was carried out to review a range of published information relating to the Site and its context, landscape designations, published landscape character assessments and the accompanying guidance.

1.5. Subsequently, a Site visit was carried out in June 2026 to review the findings of the desktop study and to determine the visual influence of the Site.

1.6. This LVA continues to inform the design evolution of the Proposals. The identified landscape opportunities and constraints identified through the desktop review, field survey, and ongoing landscape assessment are therefore integral to any future development aspirations and would play a key role when considering the layout and design of built development, open space, green infrastructure and structural planting.

[1] *Greater Cambridge Housing and Economic Land Availability Assessment (HELAA)*

2. Planning Policy.

2.1. The relevant elements of the adopted Development Plan are the South Cambridgeshire Local Plan[2] (September 2018) and the Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021)[3]. The following policies are considered relevant:

Policy.	Summary.
Spatial Policy S/3	**Presumption of Favour of Sustainable Development** *The Council will ensure that development proposals will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.*
Policy CC/8	**Sustainable Drainage Systems** *Development proposals must incorporate sustainable surface water drainage systems (SuDS) appropriate to the nature of the Site.*
Policy NH/2	**Protecting and Enhancing Landscape Character** *Development must respect and retain or enhance the local character and distinctiveness of the local landscape and of the individual National Character Area.*
Policy NH/4	**Biodiversity** *… New development must aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Measures may include creating, enhancing and managing wildlife habitats and networks, and natural landscape …*
Policy NH/6	**Green Infrastructure** *All development proposals should seek to conserve and enhance green infrastructure within the district.*

Table 1: Relevant landscape planning policies

1.1. The Proposals Maps associated with the above Plans indicate the following about the Site:

- The Site lies in the open countryside, outside of the designated Green Belt;
- The Site's northern boundary is located immediately adjacent to the defined village development framework boundary and the Orwell Conservation Area; and
- The majority of the Site falls within a minerals safeguarding area.

2.2. The Council is also preparing the new Greater Cambridge Local Plan over the next plan period (2024-2045). Whilst not yet adopted, it forms an important material consideration,

[2] South Cambridgeshire Local Plan (adopted September 2018)
[3] Cambridgeshire and Peterborough Minerals and Waste Local Plan (adopted July 2021)

particularly where it updates evidence relating to landscape character and value. The following emerging policies are considered relevant:

Policy.	Summary.
Policy BG/BG	**Biodiversity and geodiversity** *All development must deliver statutory biodiversity net gain (BNG), providing a minimum of 10% BNG against the baseline, unless exempt under the Environment Act 2021, to be provided on-site in line with guidance.*
Policy BG/GI	**Green infrastructure** *All development proposals must demonstrate how they protect and enhance green infrastructure appropriate to the development's scale and location.*
Policy GP/QP	**Establishing high quality landscape and public realm** *Development proposals are required to deliver high quality landscape and public realm by (a) Enabling local communities … (b) Enhancing connectivity … (c) Responding to climate change … (d) Integrating with local character … (e) Being accessible to all … (f) Promoting health and wellbeing.*
Policy GP/LC	**Protection, conservation and enhancement of landscape character** *All new development proposals must (a) Protect, conserve and enhance the local landscape character as set out in the Greater Cambridge Landscape Character Assessment (2021) Part A and Part B or successor documents …*
Policy GP/HE	**Historic environment** *All development proposals that have the potential to impact heritage assets or their setting must be supported by a Heritage Statements Impact Assessment …*

Table 2: Relevant emerging landscape planning policies

2.3. In relation to the Proposals, any future planning application would be accompanied by a Landscape and Visual Impact Assessment (LVIA) that would consider such matters as the landscape features and the landscape character of the Site and its surroundings. These representations include some of the preliminary findings of the LVIA's baseline assessment and early consideration of the most appropriate and effective mitigation to any identified landscape and visual effects.

2.4. At this early stage, it is clear that the Proposals could be delivered in a manner that fully complies with the requirements of national policy, existing and emerging local policy. The Proposals could readily include the retention of existing landscape features, extensive new hedgerow and tree planting, and the introduction of an enhanced network of green infrastructure. The Proposals would respect and enhance the local character of Orwell and retain the distinctiveness of the surrounding landscape.

3. Landscape Baseline.

3.1. The Site extends to approximately 8.55 hectares and comprises a single arable field located immediately west of Malton Road on the south-eastern edge of Orwell. The Site occupies land at the settlement edge and forms part of the transition between the built form of Orwell and the wider agricultural landscape.

3.2. The Site is currently in active agricultural use and is generally enclosed by hedgerows and intermittent tree planting, although boundary vegetation varies in density and allows intermittent and limited intervisibility with the surrounding countryside.

3.3. The Site adjoins the settlement edge of Orwell village to the north. To the east, the Site is bounded by Malton Road, beyond which the agricultural landscape continues. To the south and west, the Site adjoins extensive arable farmland, with field boundaries defined by low hedgerows and occasional mature trees. These surrounding agricultural fields reinforce the Site's relationship with the wider rural landscape and contribute to a relatively open landscape character; however, the Site is well-contained by its boundary vegetation.

3.4. The wider landscape predominately comprises an agricultural landscape characterised by medium to large rectilinear fields, low hedgerows, scattered woodland belts and smaller settlements. Topographically, the Site is relatively level, lying at approximately 30m AOD with only gentle variations in landform across the field.

3.5. Public Rights of Way (PRoW) are present within the surrounding landscape, although none across the Site. The surrounding network of rural roads and footpaths provides opportunities for views towards the Site from the local landscape; however, these views are typically filtered and screened by field boundaries and hedgerow trees.

3.6. Several heritage assets are located within the wider study area including Orwell Conservation Area to the north-west of the Site. The Site itself does not contain designated heritage assets and does not form part of a Conservation Area. The Site is not subject to any statutory landscape designation such as National Landscape or National Park. There are no designated ecological sites within the Site boundary and ecological distinctiveness is limited owing to the intensive agricultural management of the site, although boundary hedgerows and trees provide local habitat connectivity and there are no features of notable geological or geomorphological interest.

3.7. At a National level, the Site lies within **NCA 87: East Anglian Chalk**[4], which is characterised by an uninterrupted landscape of rolling chalkland hills with large-scale regular field patterns enclosed by low hawthorn hedges, straight roads and expansive views to the north. NCA 87 is considered to have a **Low** susceptibility to the type of change proposed due to the presence of existing settlements and transport infrastructure within the landscape, and because settlement is a recognised characteristic of the NCA. The Site is located adjacent to the existing settlement edge of Orwell, placing it within the context of the existing built form. Whilst the wider NCA is judged to be of **High** value, the Site does not contain many of the key characteristics that underpin this ranking, such as chalk rivers or extensive areas of semi-natural chalk grassland. Any development of the Site could therefore be delivered in keeping with the existing settlement pattern, subject to the retention and enhancement of existing landscape features. The NCA is therefore considered to have a **Medium** sensitivity to the Proposals.

[4] *National Character Area 87: East Anglian Chalk*

3.8. At a District level, the Site lies within **LCT3: Lowland Farmlands** described as being a *"well settled landscape with a relatively dense rural settlement pattern comprising large and small villages and outlying farmsteads"*. At a finer level of granularity, the Siet is located within **LCA 3C: Rhee Tributaries Lowland Village Farmlands**[5] comprising predominately medium to large rectilinear fields, organised in a haphazard pattern with pockets of regularity, small woodland blocks and small-scale fields often found at the edge of villages. Landscape sensitivities are identified as the small scale, village-edge fields and the distinctive linear features including Wimpole Hall Avenue. Whilst this landscape is not subject to a statutory landscape designation, the landscape exhibits a strong sense of place and intact rural character.

3.9. LCA 3C is judged to be of **Medium** landscape value. There are specific sensitivities identified relating to the presence of small-scale fields at village edges and the maintenance of the existing settlement pattern. The assessment records that *"village edges are varied, typically bound by a mixture of open fields, woodland or smaller fields so that generally, villages appear well treed and are not visible in the wider landscape"*. Consequently, LCA C3 is considered to have a **Medium** susceptibility and an overall **Medium** sensitivity.

3.10. The overarching landscape guidance for LCT3 is to *"conserve the tranquil, rural landscape with its network of scattered small woodlands, surviving moated sites and dispersed pattern of rural villages and to strengthen its character through measures to minimise the urbanising influence of large villages, new settlement and transport routes. Enhancements to woodland and linking vegetation features should also be encouraged to retain or enhance biodiversity and visual character"*.

3.11. Specific measure include but are not limited to:

- Manage the agricultural landscape and soils both for production and opportunities to improve biodiversity;
- Conserve and enhance existing hedgerows and consider opportunities for re-planting hedgerows where these have been lost/become fragmented; and
- Encourage opportunities to expand and link woodland, hedgerows and other semi-natural habitats to benefit biodiversity and managing key views across the rural landscape.

3.12. In relation to LCA 3C, the relevant landscape guidance includes to *"conserve and enhance the regular small-scale pastoral fields, shelter belts and hedgerows at village edges"*.

3.13. The emerging Proposals for the Site would fully consider and address the published landscape guidance, through the retention of the existing field pattern, the enhancement of field boundaries and hedgerows, and the linking of woodland, hedgerows and other habitats.

[5] *Greater Cambridge Landscape Character Assessment (February 2021)*

3.14. Turning to the Site itself, the Landscape Institute defines a 'valued landscape' as an *"area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes"*. This may be shown though the presence of qualities in the landscape that are identified in the Local Plan, or other plans, as requiring protection, or the following factors that are generally agreed as best practice guidance to influence landscape value[6]:

- **Natural heritage**: the Site does not demonstrate any clear evidence of ecological, geological, geomorphological or physiographic interest which elevate the Site's landscape value;
- **Cultural heritage**: the Site does not contain any heritage assets and intervisibility with nearby Listed Buildings is limited to those on the southern edge of the Conservation Area with direct views into the Site;
- **Landscape condition**: boundary vegetation is typical of the surrounding landscape and judged to be in a fair condition, although some sections are gappy or degraded;
- **Associations**: to the south-east corner of the Site, along Malton Road lies The Greenwich Meridian Line, marked by a stone globe pillar;
- **Distinctiveness**: the Site displays characteristics typical of the surrounding lowland village farmland landscape but does not contain landscape features that distinguish it from the wider agricultural setting;
- **Recreational**: there are no PRoW within the Site, however there are a number of PRoW within immediate context of the Site, contributing to local recreational use where the views towards the existing settlement edge are characteristic;
- **Perceptual (Scenic)**: long-range views from within the Site are generally filtered and screened by existing boundary vegetation but remain relatively open on the western boundary;
- **Perceptual (Wildness and tranquillity)**: the Site has a settlement edge character, with localised influences from adjacent residential development and vehicle activity on Malton Road; and
- **Functional:** the Site currently forms part of the transitional landscape between Orwell and the wider countryside.

3.15. Following the Site visit and review of published evidence, it is judged that the Site is of **Medium** landscape value, with a **Medium** susceptibility to residential development owing to the Site's close relationship with the settlement edge and its existing vegetation structure. On balance, the Site is judged to have a **Medium** sensitivity.

[6] *TGN-02-21 Assessing landscape value outside national designations (Landscape Institute)*

Summary

3.16. A summary of the relevant visual receptor sensitivity is set out in **Table 3** (below):

Receptor	Value	Susceptibility	Sensitivity
NCA 87: East Anglian Chalk	High	Low	Medium
LCA 3C: Rhee Tributaries Lowland Village Farmlands	Medium	Medium	Medium
Land Use	Medium	Medium	Medium
Topography	Medium	Low	Medium
Vegetation	Medium	Medium	Medium
The Character of the Site	Medium	Medium	Medium

Table 3: Summary of landscape receptor sensitivity

4. Visual Baseline.

4.1. Visual amenity is defined as the *"overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area"*.

4.2. The effects on visual amenity consider the changes in views arising from the Proposals in relation to visual receptors. Visual receptors include people using PRoW, road users and local residents.

4.3. Areas from which views of any part of the Proposals would theoretically be possible were modelled by generating a Screened Zone of Theoretical Visibility (SZTV) – please refer to **Appendix B**. The SZTV represents a 'worst case' illustration of the Site's intervisibility with the surrounding area, and the Site visit concluded that views towards the Site from the South-east, south and south-west would be far more restricted than indicated.

4.4. The 'sensitivity' of the visual receptors is determined through a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the Proposals. Both value and susceptibility are assessed on a scale of High, Medium or Low, and then combined to determine the receptors sensitivity to the type of development proposed.

4.5. To assist the appraisal, a selection of representative viewpoints were chosen following consideration of the SZTV and the subsequent Site visit. The photography from these viewpoints is included at **Appendix C**.

Users of PRoW

4.6. Users of PRoW within the wider 3km study area represent the principal recreational visual receptors. The Site is partially visible in overlooking views from the top of Clunch Pit to the north-west of the Site (please refer to **Viewpoint 1**).

4.7. In general, views vary depending on location and degree of intervening vegetation, with the majority of views towards the Site filtered and screened by this vegetation (please refer to **Viewpoints 04**, **05**, **07**, **10** & **11** to the south and east of the Site). Longer-range views are interrupted by intervening vegetation (**Viewpoints 14** & **16**).

4.8. Overall, the Site is only ever partially visible to users of the PRoW network in close proximity to the Site, and views from middle and longer-distance viewpoints are obstructed by intervening vegetation. Where the Site is partially visible in filtered views, the settlement edge of Orwell forms a notable component in these views.

Users of Public Highways

4.9. Road users comprise receptors travelling along Malton Road, Orwell Road, Barrington Road and surrounding local roads. The greatest potential for visibility occurs from Malton Road immediately adjacent to the Site, where close-range, oblique and transient views are available through occasional gaps in the boundary vegetation (please refer to **Viewpoints 03** & **06**).

4.10. Views from Orwell Road are limited to glimpsed views from the Conservation Area (please refer to **Viewpoint 02**), with views further to the east and west screened by intervening built form and vegetation (please refer to **Viewpoint 8**).

4.11. There are no available views from more distant locations including Barrington Road and Malton Lane (**Viewpoints 12**, **13** & **15**), as existing hedgerows, roadside vegetation and the surrounding settlement pattern restrict longer-distance visibility.

Local Residents

4.12. Residential receptors are typically occupiers of properties on the south-eastern edge of Orwell adjoining the northern boundary of the Site. Views are generally limited to upper storeys or filtered by existing garden vegetation and boundary planting. The Site is experienced within the context of the existing settlement edge and adjoining agricultural land rather than as an isolated landscape feature (please refer to **Viewpoint 2** for an indication of potential residential views).

Heritage Assets

4.13. Wimpole Hall Registered Park and Garden lies to the west of the Site. Fieldwork confirms that there is no intervisibility between the Site and Wimpole Avenue given the intervening vegetation and landform (please refer to **Viewpoints 15** & **16**).

4.14. Other listed buildings within Orwell (and the Conservation Area) are generally screened by built form and vegetation (please refer to **Viewpoint 2**). No strong visual relationship between the Site and designated heritage assets has been identified at baseline stage.

Summary

4.15. A summary of the relevant visual receptor sensitivity is set out in **Table 4** (below):

Receptor	Value	Susceptibility	Sensitivity
Viewpoint 01 Recreational users of PRoW Footpath 176/5 at Orwell Clunch Pit	High	High	High
Viewpoint 02 Residential users at Orwell Road	High	High	High
Viewpoint 03 Users of Malton Road	Medium	Low	Medium
Viewpoint 04 Recreational users of PRoW Footpath 18/1	Medium	High	High
Viewpoint 05 Recreational users of PRoW Footpath 18/1	Medium	High	Medium
Viewpoint 06 Users of Malton Road	Medium	Low	Medium
Viewpoint 07 Recreational users of PRoW Footpath 176/8	Medium	High	Medium
Viewpoint 08 Users of Orwell Road	Low	Low	Low
Viewpoint 09 Users of track access to Trinity Farm	Medium	Low	Medium
Viewpoint 10 Recreational users of PRoW Footpath 176/11	Medium	High	Medium
Viewpoint 11 Recreational users of PRoW Footpath 176/10	Medium	High	Medium

Receptor	Value	Susceptibility	Sensitivity
Viewpoint 12 Users of Barrington Road	Medium	Low	Medium
Viewpoint 13 Users of Malton Lane	Medium	Low	Medium
Viewpoint 14 Recreational users of PRoW Bridleway 255/3	High	High	High
Viewpoint 15 Users of Roman Road	High	Low	Medium
Viewpoint 16 Recreational users of PRoW Footpath 264/7 at Wimpole Avenue	High	High	High

Table 4: Summary of visual receptor sensitivity

4.16. Overall, views toward the Site are interrupted by boundary hedgerows, scattered woodland blocks, mature trees and the settlement edge of Orwell. Open views are generally limited to the PRoW in close proximity the Site and from local roads immediately adjoining the Site, whilst visibility across the wider study area is typically screened by intervening vegetation and built form. The Site is experienced by PRoW users as a transitional landscape at the edge of Orwell, with existing built form a component within these views.

4.17. Road users travelling along Malton Road experience some immediate visibility of the Site, although views are transient and glimpsed in nature. Users of Orwell Road, Barrington Road and other surrounding roads generally do not experience any views towards the Site due to the intervening vegetation and built form.

5. Summary.

5.1. As part of the evidence base to the Local Plan, the HELAA records a score of 'Red' for the Site's landscape assessment dating back to landscape comments raised in 2021 (please refer to **Appendix A** for further detail):

> *"The site comprises two parcels of agricultural land outside of the development framework boundary and extends south east into the countryside. The site is well enclosed to the east and west but is largely open in areas north and south and forms part of the wider arable setting. The site is very large, and this proposal moves away from the existing pattern of loose knit housing formed around main roads and will alter the character of the village."*

5.2. The 2023 comments report that additional text has been submitted to support the past representations, but does not include any detailed information about landscape and so the landscape assessment remains Red. This LVA seeks to provide the required information to allow a more balanced landscape appraisal of the Site.

5.3. A score of Red means that development of the Site would have a significant negative impact which cannot be mitigated. This conclusion is rejected as it is clear that any harmful effects can be mitigated through the retention of the existing field pattern, the enhancement of field boundaries and hedgerows, and the linking of woodland, hedgerows and other habitats.

5.4. This LVA has considered the sensitivity of the receiving landscape at National and District levels, concluding a **Medium** ranking for both **NCA 87: East Anglian Chalk** and **LCA 3C: Rhee Tributaries Lowland Village Farmlands**.

5.5. A Site specific assessment has concluded that the Site is not subject to any statutory or non-statutory landscape designations, historic woodland, tree preservation orders (TPOs), important countryside frontages, or protected green spaces.

5.6. The Site comprises two arable field on the south-eastern edge of Orwell, forming part of the transition between the existing settlement and the surrounding agricultural landscape. On balance, the Site is judged to be of **Medium** landscape value, with a **Medium** susceptibility to the type of development proposed, resulting in a **Medium** landscape sensitivity.

5.7. In visual terms, the most sensitive receptors are users of nearby PRoW 176/8 to the immediate south of the Site and residential properties adjoining the northern boundary of the Site, where close-range views are available. Road users on Malton Road also experience close-range views, although these are generally transient, while visibility from the wider road network is typically screened by vegetation and built form.

5.8. Overall, intervisibility with the Site is generally localised, with open views largely confined to receptors immediately surrounding the Site. The Site is experienced by PRoW users as a transitional landscape at the edge of Orwell, with existing built form a component within these views, with existing hedgerows, trees and surrounding vegetation providing an important visual containment.

5.9. As noted in Great Places Topic Paper (2021)[7] *"new development can provide opportunities to enhance the landscape, such as improving the edges of settlements. The edges of Cambridge and the villages are an important area of transition which require sensitive landscaping to protect the setting of the settlements and to provide a well-defined edge which respects townscape and the countryside beyond"* (p.25).

5.10. The emerging Proposals leave substantial landscape buffers at the perimeter of the Site to interface sensitively with the surrounding countryside and to retain existing features. The roadside vegetation along Malton Road would be strengthened and enhanced to infill existing gaps and to provide an attractive gateway experience when approaching or exiting the village.

5.11. A landscape buffer would also be introduced on the northern boundary to filter views from the Conservation Area and Listed buildings that are affected by the emerging Proposals.

[7] *Greater Cambridge Great Places Topic Paper (2021)*

5.12. A new landscape edge would be created along the western boundary to contain the Proposals on what is the most open aspect to the Site. This new boundary would feature new hedgerow and tree planting as required by the local landscape guidance (LCT 3).

5.13. To the south, a large open space would be created to form the outward facing edge of the Proposals. The existing field boundary would be retained and enhanced, with species rich grassland, tussock grassland, and tree and shrub planting to create an improved landscape framework that would provide a well-defined settlement edge that respects both the existing village character and that of the surrounding countryside.

5.14. When considered in the round, the Proposals would respond to the Site's landscape character, topography and surrounding context through the provision of an integrated green infrastructure network, structural planting, multifunctional green infrastructure and landscape buffers that would reinforce landscape character, strengthen settlement containment, and enhance ecological connectivity to integrate the Proposals into their surroundings.

5.15. The Proposals have the potential to deliver new housing, embedded within a strong landscape framework of hedgerows, trees and woodland planting. The Proposals would maintain the existing settlement pattern and respect the village morphology, through a careful and sensitively considered expansion of the village.

Appendix A

Site 40324 - Greater Cambridge HELAA (2026)

GREATER CAMBRIDGE SHARED PLANNING

Urban Intelligence

Land to the west of Malton Road, Orwell



A map of Land to the west of Malton Road, Orwell

Site information	-
Site ID	115806
HELAA Site ID	40324
Suitable Site Area (ha)	8.78
Ward/Parish	Barrington
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	155
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	
Flood Risk Officer Comment 2026	
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 1% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 1% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	
Flood Risk Officer Comment 2023	
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	Additional text has been submitted to support the representation but does not include any detailed information about landscape and so the RAG assessment remains Red.
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site comprises two parcels of agricultural land outside of the development framework boundary and extends south east into the countryside. The site is well enclosed to the east and west, but is largely open in areas north and south and forms part of the wider arable setting. The site is very large and this proposal moves away from the existing pattern of loose knit housing formed around main roads and will alter the character of the village.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	Amber
Biodiversity and Geodiversity Officer Comments 2023	No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and all non-householder applications will require consultation with Natural England regarding Eversden and Wimpole Woods SAC. There is a drain that runs through the site east to west that may require surveys and possible mitigation. There are no other apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2026	
Policy Officer Comment 2026	
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	

Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Amber
Historic Environment Comments 2023	The additional information states that the pervious comments were wrong in saying that the development was near Town Green Road. This is not the case, the comment stated that the proposed development had the potential to harm the setting of the CA and the historical form of the village which had seen limited new development along Town Green Road. The revised information states the promoted development could avoid harm to heritage assets through careful design and layout but does not add any further information therefore the RAG rating remains amber.
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	The site contributes to the setting of the Conservation Area. Development in the numbers proposed has the potential to harm the setting of the Conservation Area and the historical from of the village which has seen limited new development along Town Green Road. Limited development might be possible on part of the site but this would need to respect the prevailing density and character of the Conservation Area.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located on the southern edge of the historic settlement
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	

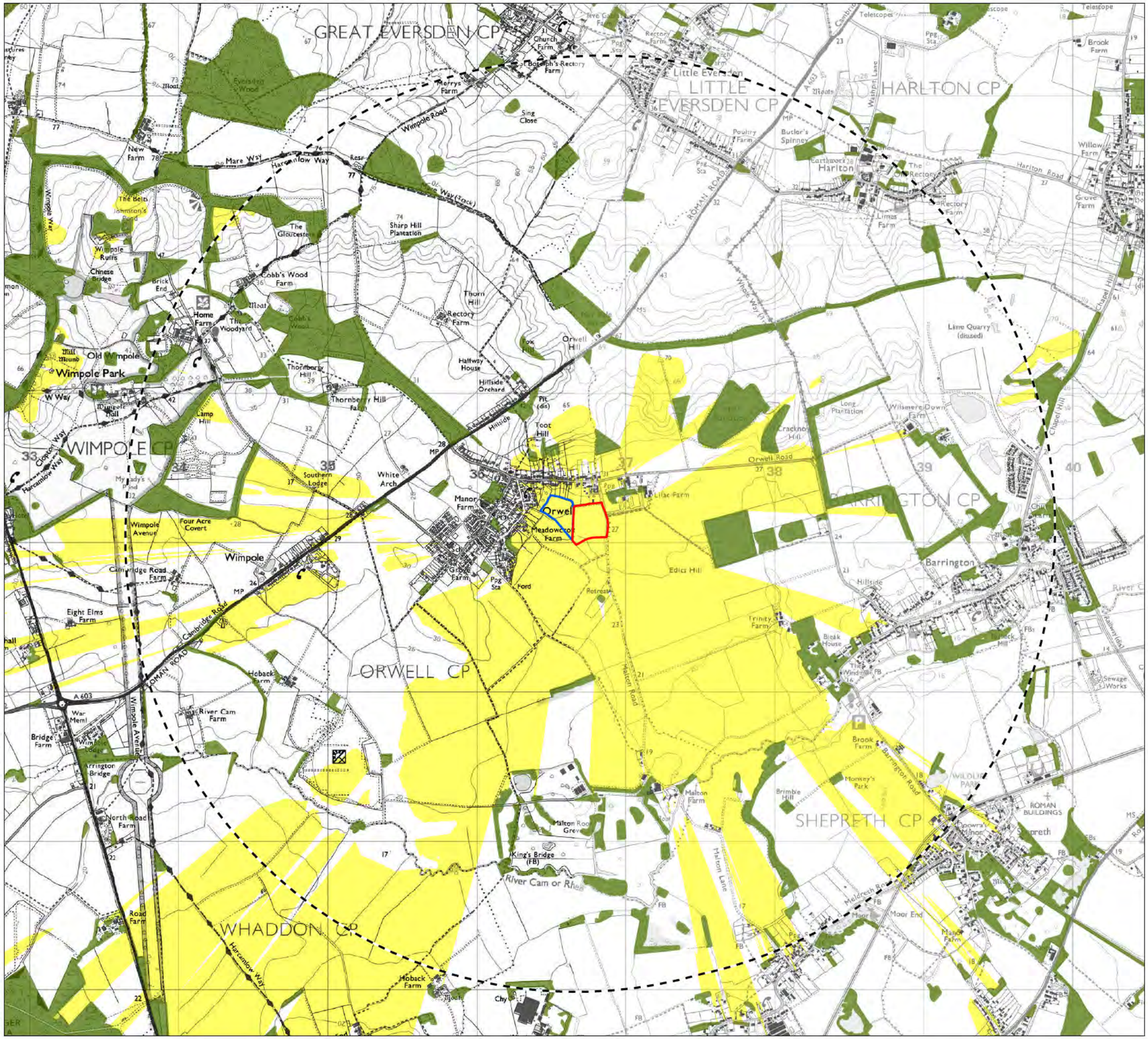
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	Amber
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment has been changed to Amber. The proposed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	
Transport and Roads Guideline Comments 2023	
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.

AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	
Air Quality Officer Comment 2023	
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	
Contaminated Land Officer Comments 2023	
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	**Red**
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	73.46
Agricultural Land Classification Grade 3 (% overlap)	26.54
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0

Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	**Green**
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	**Green**
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	184
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	6-10 Years

Appendix B

Screened Zone of Theoretical Visibility (SZTV) Plan



KEY

- Site Boundary
- 3km Study Area
- Wider Ownership Boundary
- OS OpenMap Local Buildings
- OS OpenMap Local Woodlands
- Screened Zone of Theoretical Visibility – 10m Development Height

Screened ZTV Production Information:

DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

Indicative woodland and building heights are modelled at 15m and 8m respectively.

Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition).

Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

REV	DATE	DESCRIPTION

SCREENED ZONE OF THEORETICAL VISIBILITY

LAND WEST OF MALTON ROAD, ORWELL

CEMEX UK PROPERTIES LTD

DATE	SCALE	DRAWN	APPROVED
17/06/2026	1:25,000@A3	EN/MCL	HB

SHEET	REV	N	0	0.5 KM
–	B			

DRAWING NUMBER
P25_2504_EN_05

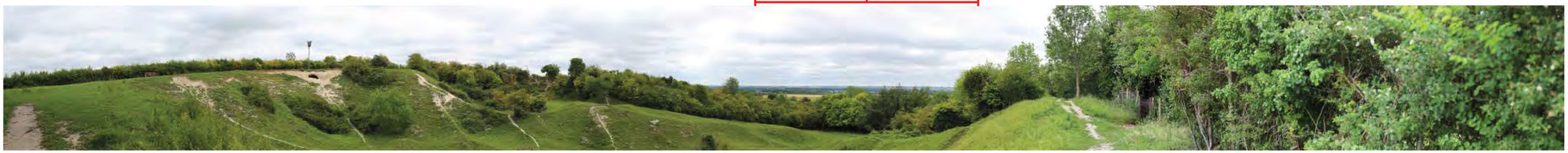
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Appendix C

Representative Views

Approximate Site Extent

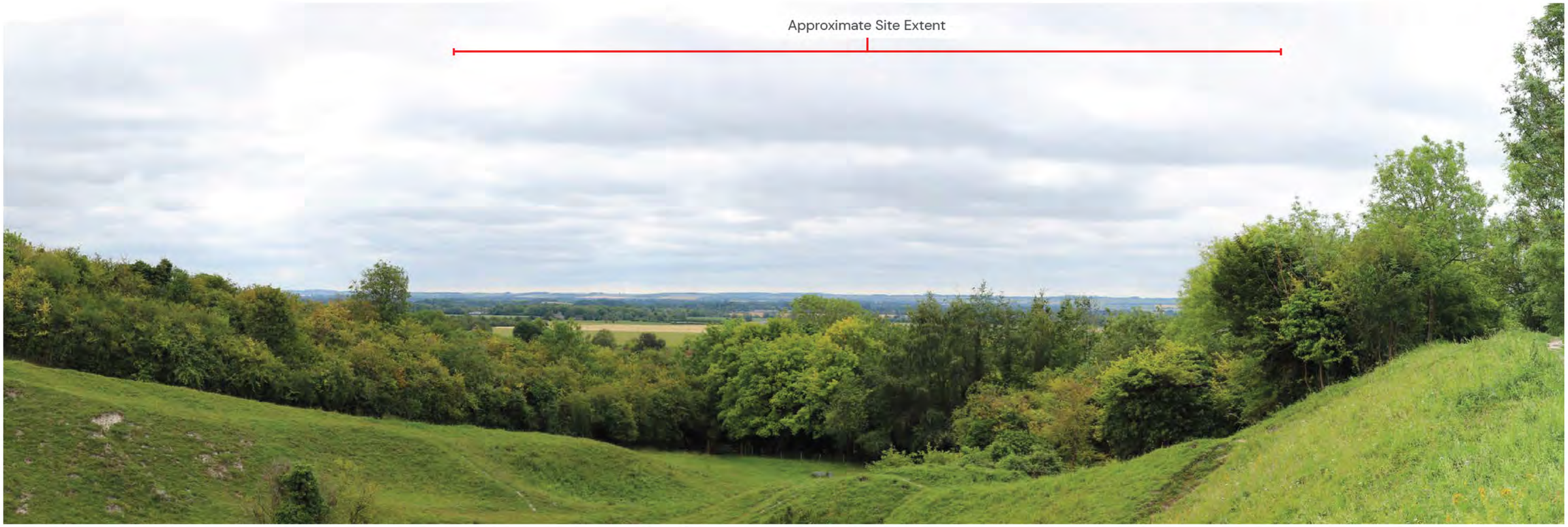


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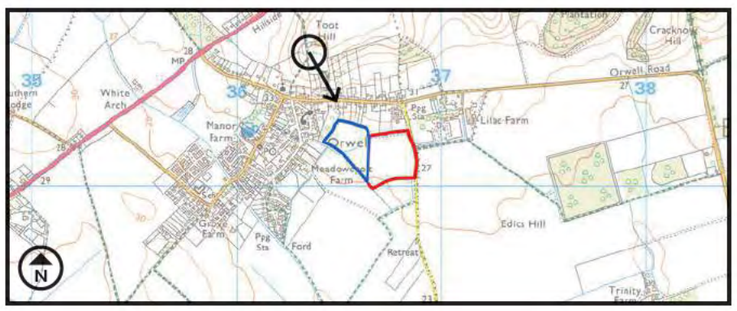
CONTEXT BASELINE VIEWPOINT 1

Orwell Clunch Pit to the north-west of the Site

Approximate Site Extent



Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 10:21
OS grid reference	- 536354, 250653
Viewpoint height (AOD)	- 56m
Distance from site	- 505m



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CONTEXT BASELINE VIEWPOINT 2

Orwell Road to the north of the Site



Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 10:49
OS grid reference	- 536666, 250422
Viewpoint height (AOD)	- 32m
Distance from site	- 170m



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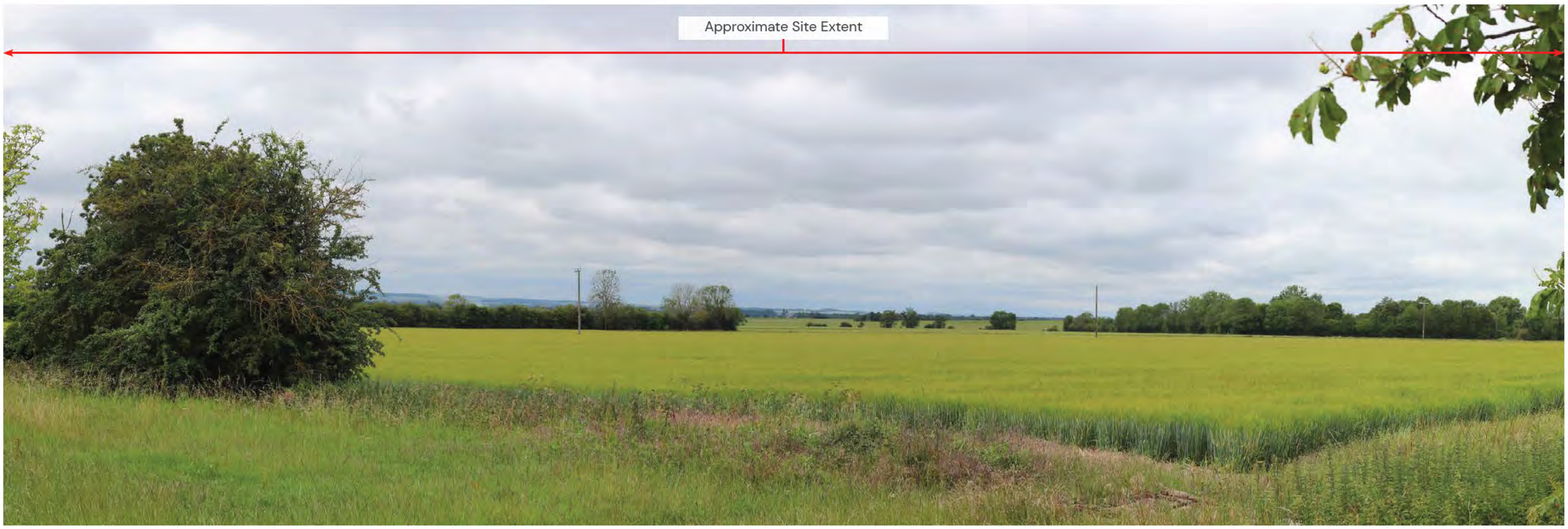
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CONTEXT BASELINE VIEWPOINT 3

Malton Road at the north-east corner



Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 10:55
OS grid reference	- 536851, 250276
Viewpoint height (AOD)	- 29m
Distance from site	- 15m



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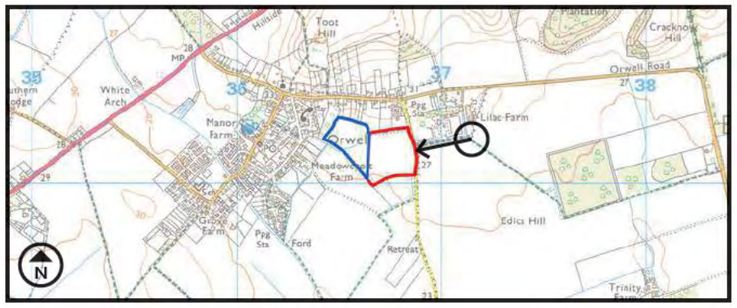
For context only: not to scale

CONTEXT BASELINE VIEWPOINT 4

PRoW footpath east of Orwell to the east of the Site



Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 12:15
OS grid reference	- 537148, 250216
Viewpoint height (AOD)	- 28m
Distance from site	- 280m



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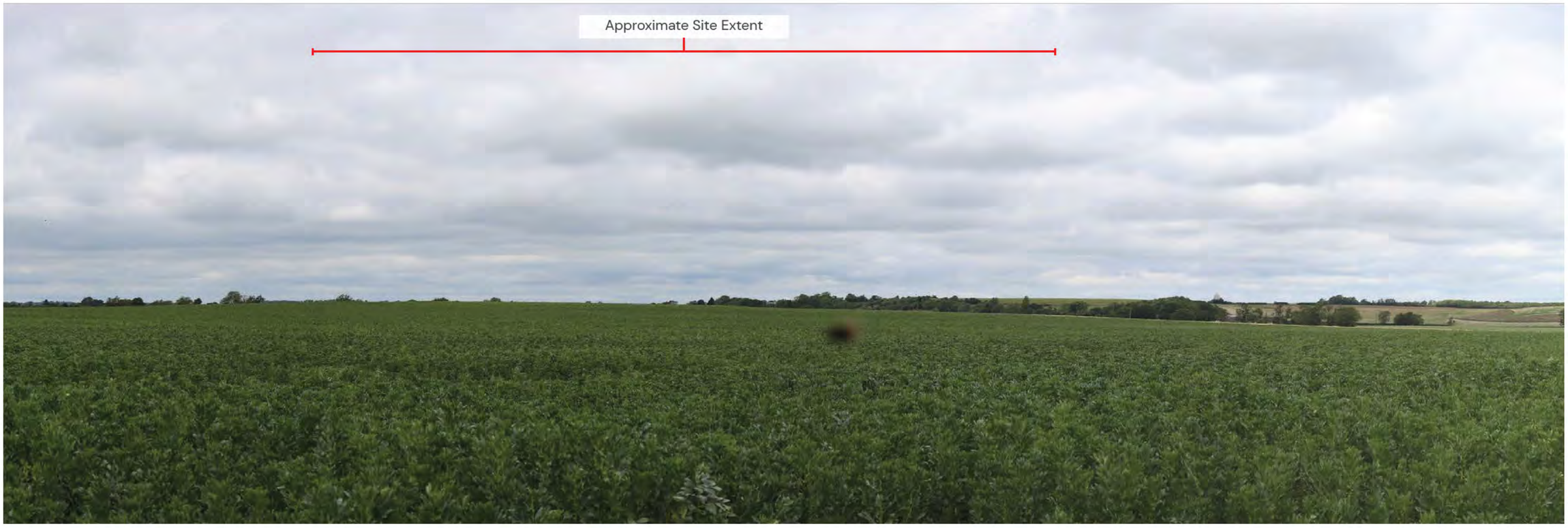
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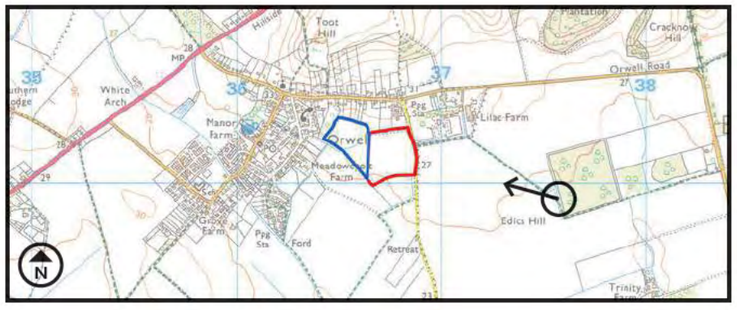
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CONTEXT BASELINE VIEWPOINT 5

PRoW footpath east of Orwell to the east of the Site

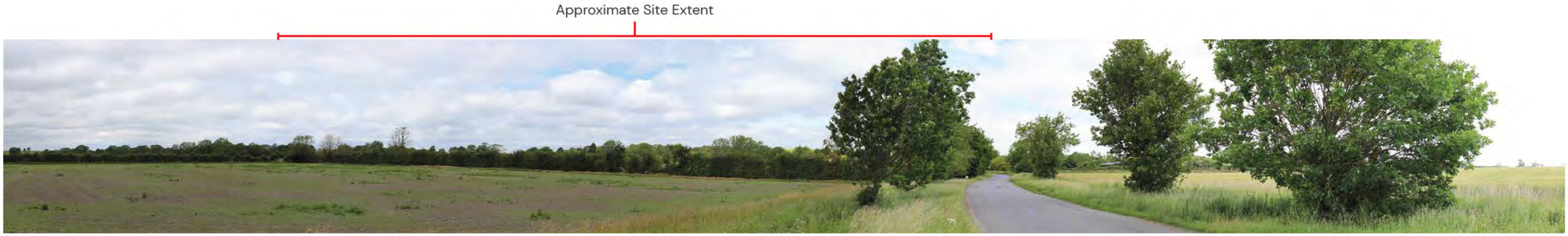


Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 11:58
OS grid reference	- 537573, 249922
Viewpoint height (AOD)	- 25m
Distance from site	- 710m



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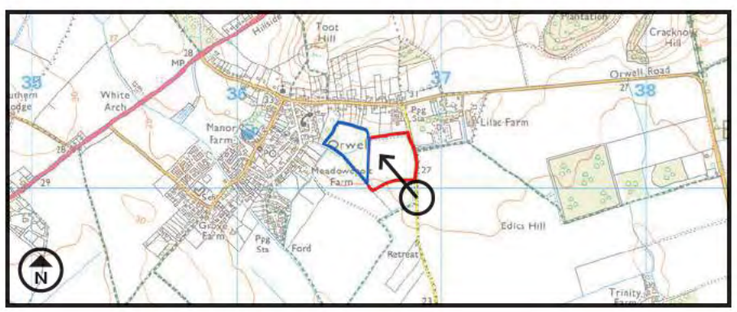
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CONTEXT BASELINE VIEWPOINT 6

Malton Road to the south of the Site

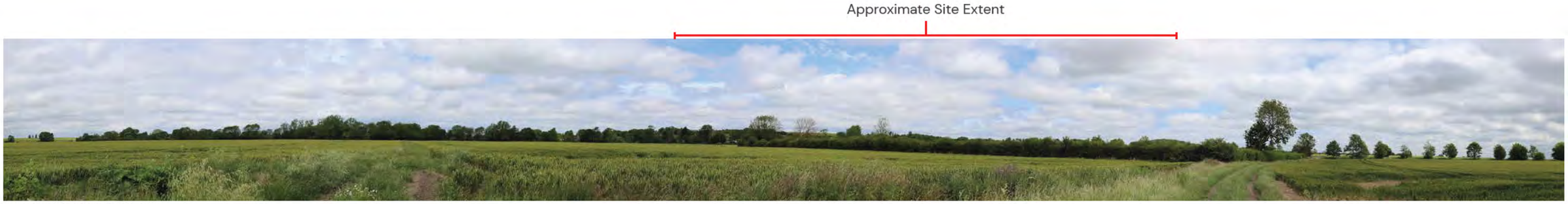


Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 11:37
OS grid reference	- 536877, 249957
Viewpoint height (AOD)	- 27m
Distance from site	- 85m



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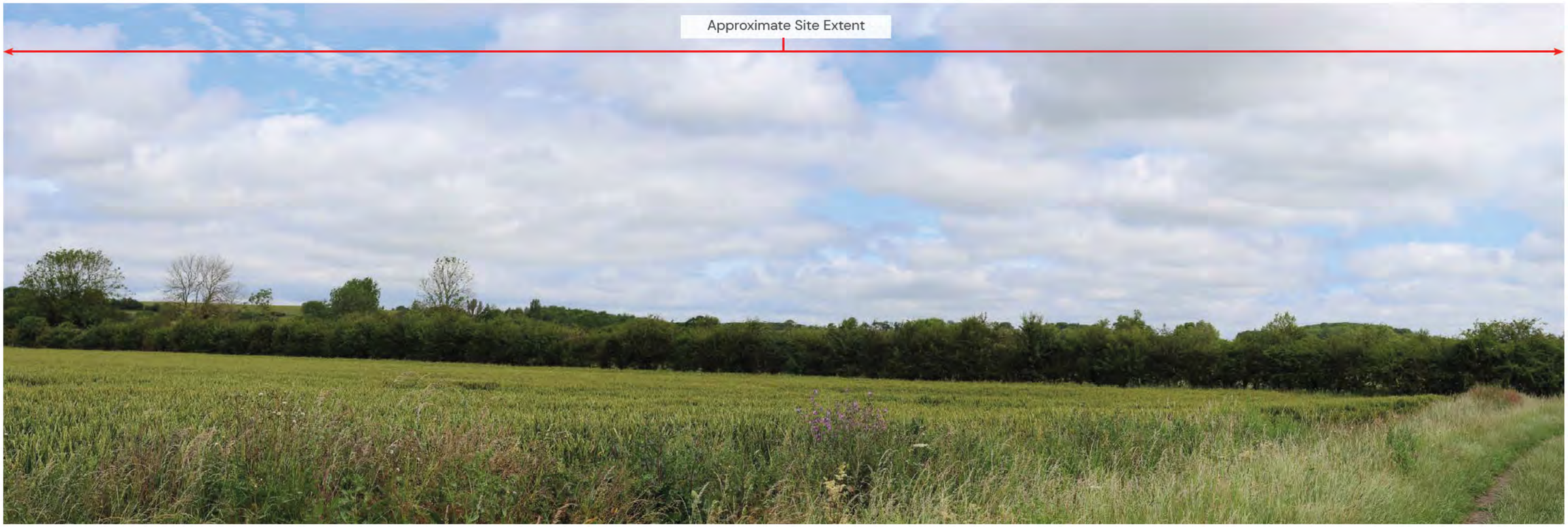
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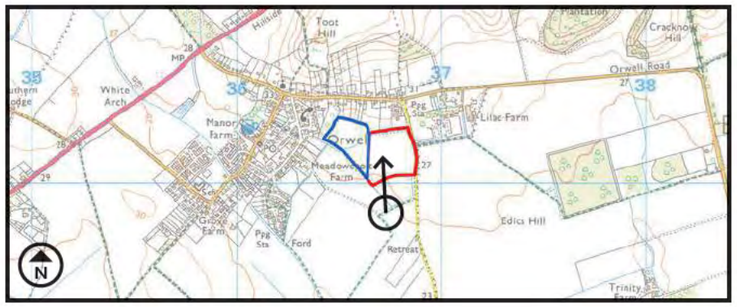
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CONTEXT BASELINE VIEWPOINT 7

PRoW footpath east of Orwell to the south of the Site

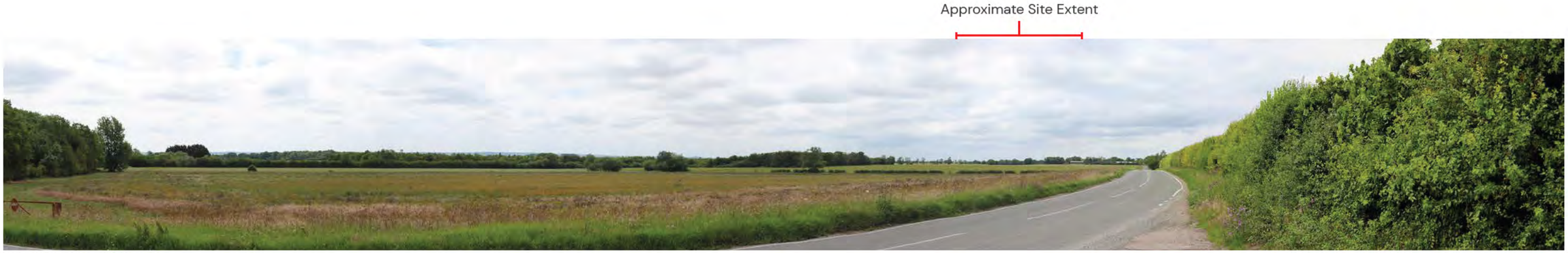


Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 11:32
OS grid reference	- 536726, 249856
Viewpoint height (AOD)	- 24m
Distance from site	- 145m



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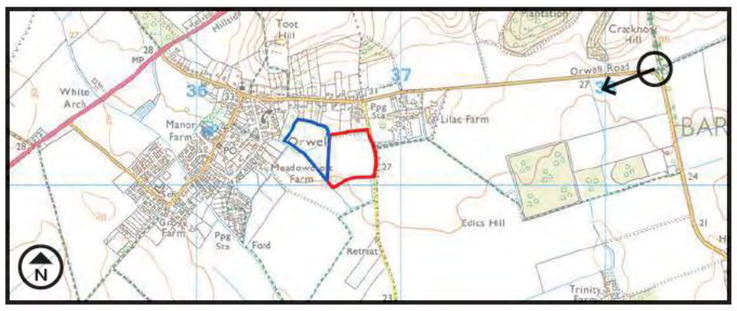
For context only: not to scale

CONTEXT BASELINE VIEWPOINT 8

Orwell road to the east of the Site



Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 12:31
OS grid reference	- 538235, 250565
Viewpoint height (AOD)	- 31m
Distance from site	- 1420m



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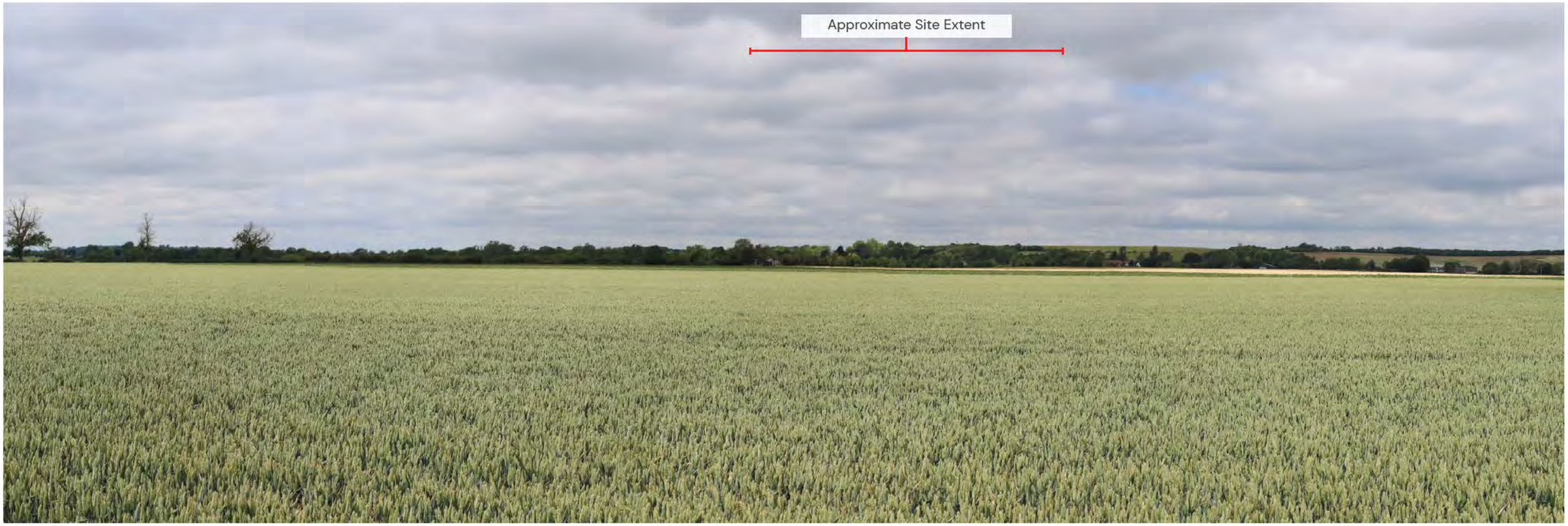
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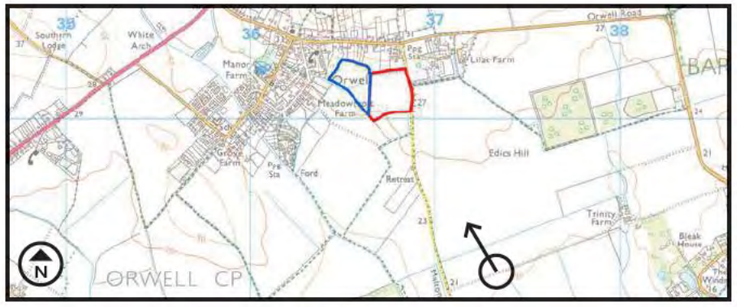
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CONTEXT BASELINE VIEWPOINT 9

Track access Trinity Farm, Orwell to the south-east of the Site



Camera make & model	– Canon EOS 6D Mark II, FFS
Date & time of photograph	– 18/06/2026 @ 12:41
OS grid reference	– 537336, 249175
Viewpoint height (AOD)	– 21m
Distance from site	– 980m



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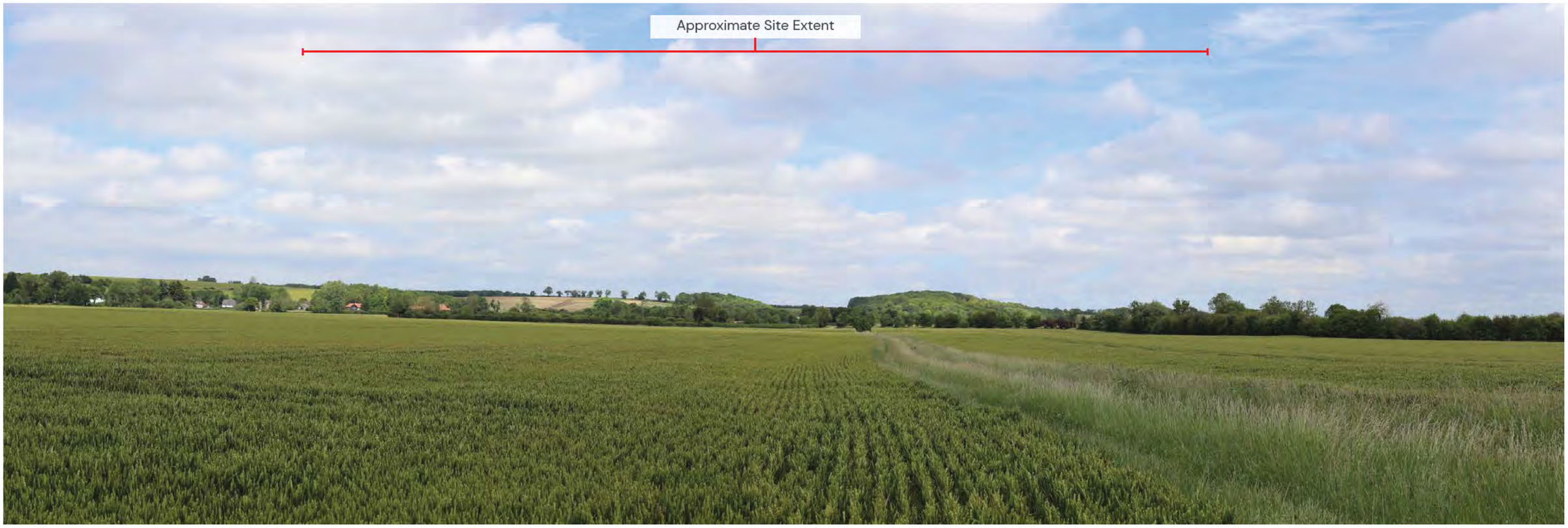
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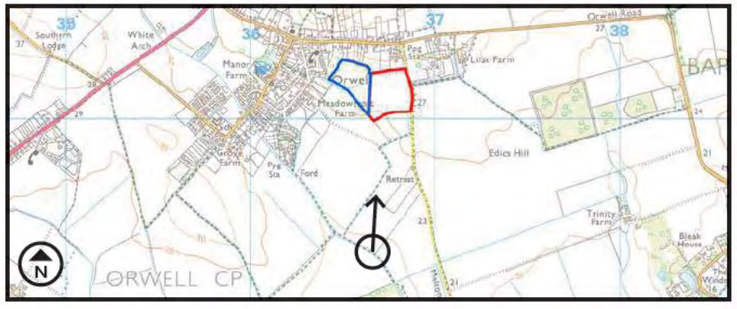
For context only: not to scale

CONTEXT BASELINE VIEWPOINT 10

PRoW footpath south of Orwell to the south of the Site



Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 13:05
OS grid reference	- 536671, 249283
Viewpoint height (AOD)	- 21m
Distance from site	- 705m



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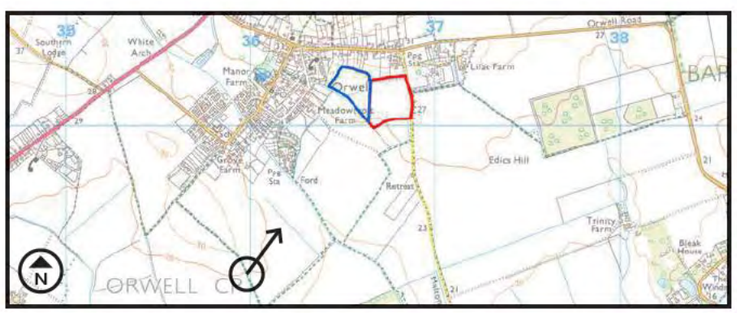
For context only: not to scale

CONTEXT BASELINE VIEWPOINT 11

PRoW footpath south of Orwell to the south-west of the Site



Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 13:16
OS grid reference	- 535989, 249200
Viewpoint height (AOD)	- 25m
Distance from site	- 1040m



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CONTEXT BASELINE VIEWPOINT 12

Barrington Road to the south-east of the Site

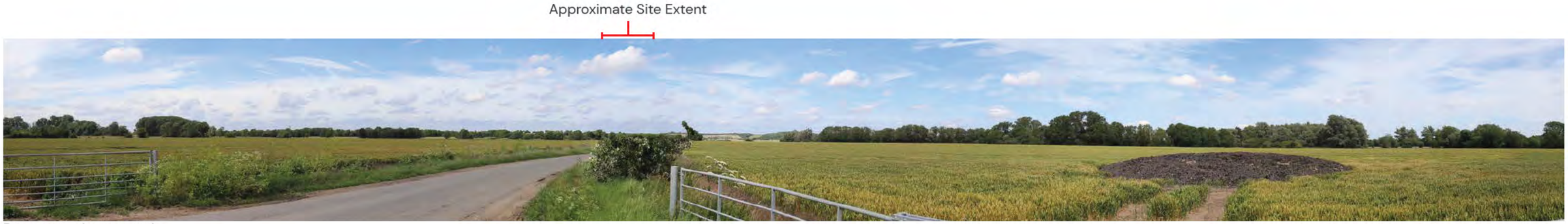


Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 16:32
OS grid reference	- 538891, 248502
Viewpoint height (AOD)	- 18m
Distance from site	- 2540m



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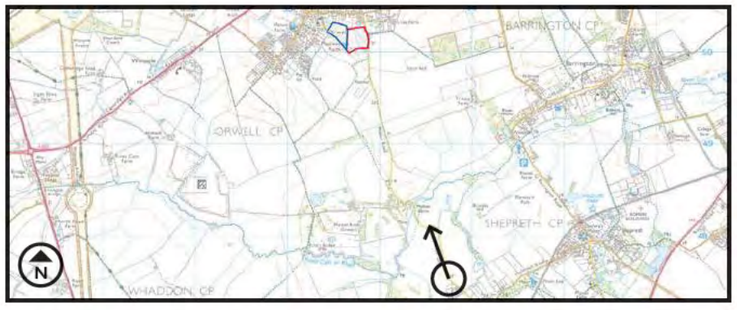
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CONTEXT BASELINE VIEWPOINT 13

Malton Lane to the south-east of the Site

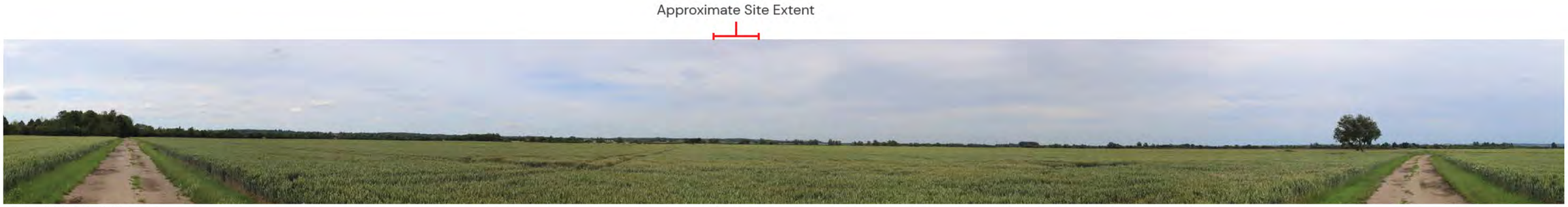


Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 14:01
OS grid reference	- 537755, 247545
Viewpoint height (AOD)	- 18m
Distance from site	- 2645m



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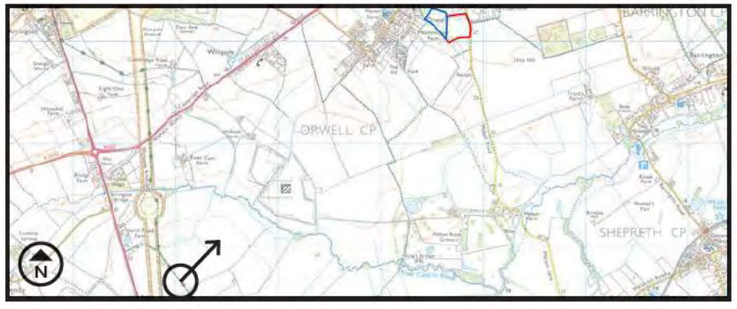
For context only: not to scale

CONTEXT BASELINE VIEWPOINT 14

Harcamlow Way to the south-west of the Site



Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 15:47
OS grid reference	- 534052, 247662
Viewpoint height (AOD)	- 21m
Distance from site	- 3500m



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CONTEXT BASELINE VIEWPOINT 15

Roman Road to the south-west of the Site

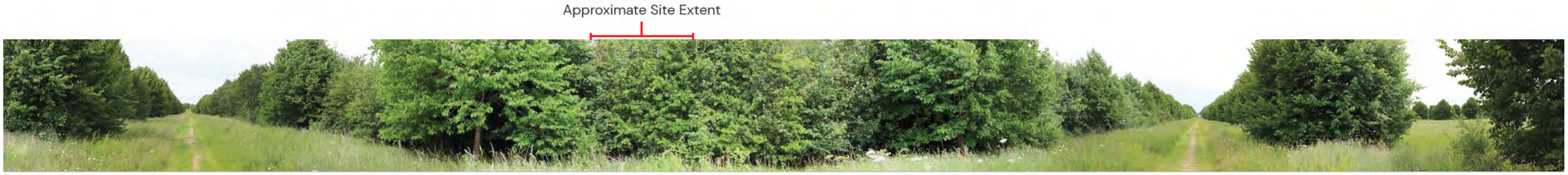


Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 16:13
OS grid reference	- 533719, 249020
Viewpoint height (AOD)	- 26m
Distance from site	- 3085m



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CONTEXT BASELINE VIEWPOINT 16

Wimpole Avenue to the south-west of the Site



Camera make & model	- Canon EOS 6D Mark II, FFS
Date & time of photograph	- 18/06/2026 @ 16:07
OS grid reference	- 533721, 249437
Viewpoint height (AOD)	- 27m
Distance from site	- 2975m



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