

**From:** [REDACTED]  
**To:** [LocalPlan \(GC\)](#)  
**Subject:** Comment on HELAA Site Assessment – Land off Cabbage Moor, Great Shelford (Site Ref. 40529)  
**Date:** 09 December 2021 15:55:15  
**Attachments:** [image391904.png](#)  
[image034692.png](#)

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Dear Sir/Madam,

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

### **HELAA Site Assessment – Land off Cabbage Moor, Great Shelford (Site Ref. 40529)**

The site is currently occupied by a dwelling and garden, outbuildings for storage, and the land is used to store caravans. It is adjacent to the Cambridge Camping & Caravanning Club site.

The site is currently located within the Green Belt. It is considered that exceptional circumstances exist to justify the release of land from the Green Belt, which are related to the need for housing and affordable housing in Cambridge and South Cambridgeshire, and there is an identified need for affordable housing in Great Shelford.

It is considered that the site does not contribute towards the wider landscape of Cambridge and Great Shelford because of the surrounding uses. It is also considered that 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, and as such, the site makes a limited contribution to the purposes for including land within the Green Belt. The promoted development would retain the existing trees and hedgerows and include additional landscaping in order to enhance the setting of the site and the surrounding area.

It is noted that the adjacent land within Cambridge at Trumpington was previously released from Green Belt. The green infrastructure corridor to the east of the site between Hobsons Brook and the railway line would remain, and would be unaffected by the promoted development.

It is noted that the development of backland sites is the typical form of development for Great Shelford, so the form of development proposed at Cabbage Moor would not be out of character.

[REDACTED] comments and suggested amendments to the site assessment are as follows:

- **Landscape and Townscape:** The existing buildings and caravan storage at the site would already have some impact on the landscape character. The assessment states that *“wide and local views are limited due to boundary vegetation”* and *“with a reduction in residential numbers the adverse harm would be reduced subject to landscape mitigation measures”*. These comments are agreed, and the promoted development would include a landscape strategy to mitigate and reduce the impact on the surrounding area. It is requested that the score is changed to ‘amber’.
- **Biodiversity and Geodiversity:** An ecological assessment would need to be undertaken. The existing trees and hedgerows at the site boundary would be retained. The promoted development would retain any ecological interest on the site and deliver ecological enhancements.
- **Archaeology:** The site is not adjacent to the Scheduled Monument at White Hill Farm, there is a railway line and cycle path located between them, and it will be possible for the promoted development to avoid any harm to the setting of this heritage asset. It is requested that the commentary relating to proximity to White Hill Farm is deleted. An archaeological assessment will need to be undertaken to determine whether any archaeological assets exist on site, and what if any mitigation measures are required to protect those assets.
- **Accessibility to Services and Facilities:** The assessment highlights the good accessibility from the site to the services and facilities within Great Shelford and Trumpington.
- **Site Access:** The vehicular access to the site is from Cabbage Moor, which is a private road. The access to Cambridge Camping & Caravanning Club Site is from Cabbage Moor. The current access will need to be upgraded to accommodate the proposed development, but sufficient land is available to accommodate improvements to the junction with Shelford Road and a new footway on Cabbage Moor to the site. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe access can be

provided for the proposed development. The site has a connection to the adopted highway, and it is requested that the score is amended from 'red' 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 buildings and is used for caravan storage, which will have some impact on the Green Belt. The site is well contained and is surrounded by existing landscaping, with residential areas to the west and a caravan park and residential areas to the north, and 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.

It is requested that the assessment of the site is amended to reflect the above comments.

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

Regards

Brian

Classification L2 - Business Data

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Associate

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