

From: [REDACTED]
To: [LocalPlan \(GC\)](#)
Subject: Comments on HELAA Site Assessment – Land South of Hall Lane Great Chishill (Site Ref. 47879)
Date: 09 December 2021 16:16:01
Attachments: [image886440.png](#)
[image556196.png](#)

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 South of Hall Lane Great Chishill (Site Ref. 47879)

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

- The site promoted for residential development only includes the land south of Hall Lane, with the larger sites at Bull Meadow and at Wright’s Meadow excluded. A revised site plan is submitted with these representations.
- The land south of Halls Road is 0.69 Ha in size and is promoted for approximately 21 dwellings including affordable housing.
- Landscape and Townscape: It is agreed, as set out in the site assessment, that development of the land south of Hall Lane would infill and retain the exist character of this part of the village; there are similar infill developments along the south side of Hall Lane. The promoted development would retain and enhance the existing trees and hedgerows at the site boundary, except to provide an access off Hall Lane.
- Biodiversity and Geodiversity: An ecological survey, tree survey and arboricultural impact assessment will need to be undertaken. It would be possible to retain, protect and enhance the trees and hedgerows on the site, and provide ecological enhancements within the promoted development.
- Historic Environment: The land south of Hall Lane is not within the setting of any listed buildings or Great Chishill Conservation Area, and as such there are no heritage constraints to development at the site.
- Accessibility to Services and Facilities: There is a currently a limited bus service available in the village, but the Greater Cambridge Partnership’s Making Connections project proposes a more frequent rural bus service from the village. An improved bus service would provide realistic alternatives to the car and improve connections with Royston where there is a good range of services and facilities.
- Site Access: The site is adjacent to Hall Lane and an access can be provided. An assessment of the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be created to serve the promoted development

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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