

From: [Flynn, Brian](#)
To: [LocalPlan \(GC\)](#)
Subject: Comments on HELAA Site Assessment – Land off The Causeway (Site Ref. 40228)
Date: 11 December 2021 12:47:36
Attachments: [image998008.png](#)
[image77719.png](#)
[Land off The Causeway Bassingbourn - Preliminary LVA TLP-2021-12-10.PDF](#)

Dear Sir/Madam,

I have not been able to upload comments to the HELAA sites. Please see below comments on behalf of Endurance Estates to the above site off The Causeway in Bassingbourn. A Preliminary Landscape and Visual Appraisal is attached to these representations.

HELAA Site Assessment – Land off The Causeway (Site Ref. 40228)

A Vision Document including a Masterplan Concept was submitted with the call for sites response to explain the design and layout of the promoted development. A number of technical reports have been prepared for the promoted development, which were submitted with the call for sites response.

Endurance Estates' comments and suggested amendment for the site assessment in the HELAA are as follows:

- Landscape and Townscape: A Preliminary Landscape & Visual Appraisal (prepared by The Landscape Partnership) is submitted with these representations to address the comments in the assessment. The views to the south from The Causeway are less available than might be expected, given the presence of the hedge along the site frontage. The existing hedge at the site frontage would be retained except to provide site access. An open space corridor is provided through the centre of the site to provide views of the Hertfordshire Chalk Downs from The Causeway and to maintain separation between Bassingbourn and Kneesworth. The promoted development includes planting on the southern boundary of the site, comprising a native hedge containing hedgerow standard trees, in order to provide a vegetated framework and assimilate new development into the landscape. It is concluded in the Preliminary Appraisal that while there would be some adverse effects on views southward, it is considered that these would not equate to *"a significant impact on available views to the south from The Causeway"* and a score of 'red'. A more appropriate judgement would be 'amber', which equates to development that would have *"a detrimental impact which could be satisfactorily mitigated"*. It is considered that the identified mitigation measures would address landscape and townscape matters. It is requested that the score for landscape and townscape is changed to 'amber'.
- Biodiversity and Geodiversity: The Initial Ecological Assessment undertaken of the site confirmed that it has relatively low ecological and biodiversity value. The existing trees and hedgerows at the site boundary would be retained and enhanced. The promoted development will seek to retain ecological features on the site and provide ecological enhancement.
- Historic Environment: The site forms part of the setting of two Grade II Listed Buildings located on the northern side of The Causeway. The finding of the assessment that design and layout of the promoted development could address any impacts on heritage assets is agreed. development.
- Archaeology: The site is known to contain former Post-Medieval allotment remains and a former Second World War air raid shelter, and within the vicinity of the site there is known Prehistoric, Roman, Saxon and Medieval activity. The Initial Archaeological Appraisal undertaken of the site concluded that it is highly unlikely that archaeological remains would be a constraint to the promoted development. An archaeological assessment will need to be undertaken to determine the extent of any archaeological assets that exist on site, and what if any mitigation measures are required to protect those assets.

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

Regards

Brian

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