

From: [REDACTED]

Sent: Thursday, 09 December 2021 17:21

To: LocalPlan (GC) <localplan@greatercambridgeplanning.org>

Subject: Comments on HELAA Site Assessment – Land at Court Meadows House, off Balsham Road, Fulbourn (Site Ref. 40522)

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 the [REDACTED].

The site area has been revised, and a revised site location plan is attached.

HELAA Site Assessment – Land at Court Meadows House, off Balsham Road, Fulbourn (Site Ref. 40522)

The site at land off Balsham Road in Fulbourn is currently located within the Green Belt and comprises agricultural land. A revised site location plan is submitted with this response to reduce impacts on landscape character and the setting of listed buildings. The promoted development would include a significant amount of green infrastructure and strategic landscaping.

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

Landscape and Townscape: The site area has been reduced to address impacts on the landscape character. The promoted development would retain the existing trees and hedgerows at the site boundary. The north eastern

edge of the site (as amended) would include a strategic landscape buffer to reduce impacts on the wider landscape. It is noted that there are aspirations for the recreation ground to be extended into land to the north of the site, which would assist to protect the landscape setting of the eastern edge of the village. It is requested that a new site assessment is undertaken for the revised site boundary and promoted development that includes strategic landscaping and green infrastructure.

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 could deliver substantial ecological enhancements.

- Historic Environment: The site is not located within Fulbourn Conservation Area. The revised site boundary would mean that the site is no longer within close proximity to or within the setting of the Listed Buildings on Stonebridge Lane. It is requested that the assessment and potential impact on heritage assets is revised to reflect the revised site boundary.

Archaeology: 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: It is noted that Fulbourn has good accessibility to services and facilities.

Green Belt: The site is currently located within the Green Belt and comprises agricultural land. The site area for the promoted development has been reduced. The promoted development would retain the trees and hedgerows at the site boundary and would include additional landscaping to avoid impacts on the character of the area. It is noted that there are no villages to the east of the site towards the railway line and the M11 corridor. As such, it is 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. 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 score is amended to 'low' harm to Green Belt purposes.

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

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