

7 March 2025



Rosconn House
1 Grove Road
Stratford upon Avon
Warwickshire
CV37 6PE

T: 01789 868211
E: enquiries@rosconnngroup.com
W: www.rosconnngroup.com

Dear Sir / Madam

Re: Greater Cambridge Call for Sites Submission – Land north of Pampisford Road, Great Abington

I am very pleased to present the Call for Sites submission relating to Land on the North side of Pampisford Road, Great Abington. As per the guidance set out on the Greater Cambridge website, the Councils will only be assessing new sites or reassessing existing sites that are broadly aligned with the emerging Local Plan Strategy. The site has previously been assessed by the Councils, most recently within the 2021 HELAA under site reference 40256.


When considering the emerging development strategy, the Greater Cambridge - First Proposals document set out the following principles to consider:

The proposed development strategy is to direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way.

Rosconn Group considers this site adheres to the above principles and therefore is aligned with the emerging Local Plan's development strategy. This is considered further in this letter. As this site has previously been assessed by the Councils, this letter also sets out a number of changes in circumstances to help more accurately inform the site's assessment.

Our submission is accompanied by the following information which should be read alongside the contents of this letter:

- Concept Plan
- Location Plan

- 
- Heritage & Archaeology Technical Note
 - Access Design

Using the sub-headings within the 2021 HELAA in order, we provide additional information and clarification where needed as follows:

Flood Risk

- The previous site assessment concluded the site is at low risk of flooding with no / limited areas identified as at risk of surface water flooding ('Green'). We wanted to highlight the updated flood maps published by the Environment Agency in January 2025 demonstrate the site continues to be at low risk of flooding with no / limited areas of surface water flood risk, as such the site should still be considered 'Green'.
- In terms of drainage for a future development in this location, the site is underlain with chalk, as such it is considered surface water from impermeable areas can discharge via soakaway or infiltration, as was the case for the residential development adjacent to the site at Moorefield Close. In terms of foul drainage, connecting into the existing foul sewer network located within Pampisford Road to the south of the site is achievable.

Landscape and Townscape

- The 2021 HELAA considered the site to have a detrimental impact which could be satisfactorily mitigated ('Amber'), with the assessment highlighting a 'TPO on-site' and 'some properties abutting the site to the east had lighter vegetation'.
- An area TPO designated in 1961 covers a large extent of the site including the now built out residential scheme at Moorefield Close (application reference S/3181/15/FL) to the south east. Trees are located solely along the site boundaries, with no trees located within the centre of the site. The accompanying Concept Plan demonstrates how a residential scheme can be sensitively designed to account for the TPO trees and its landscape setting. There is potential to accommodate adequate buffering ensuring the on-site TPO trees along the boundaries are retained and not impacted by the development. As such, it is considered this is not a constraint to development.
- The Plan also demonstrates the site has the capability to enhance the landscaping along the eastern boundary to protect the amenity of those adjacent properties to the east which have 'lighter vegetation'.
- Development in this location would be seen as in keeping with the development form and density within the vicinity. For instance, the housing development immediately to the south east of the site at Moorefield Close



reflects non-linear form of development, as does later housing developments located to the east off High Street such as along Lewis Crescent and Mortlock Gardens.

- It is therefore considered that any impact on landscape and townscape caused by development on the site can be satisfactorily mitigated.

Biodiversity and Geodiversity

- The 2021 HELAA assessed the site as 'Amber', noting that the 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.
- Rosconn does not disagree with this analysis. As shown on the appended Concept Plan, the site has the potential to incorporate significant buffers around the boundaries which would protect the surrounding woodland and hedgerows which have the potential to support habitats. Also, as part of a future planning application, an assessment will be undertaken to determine the development's impact in terms of increased visitor pressure on nearby SSSIs, the nearest being the SSSI Alder Carr (woodland) located over 1km to the north east of the site.
- The 2021 HELAA notes the site is within 200m of a Wildlife Site. The closest wildlife site is located approximately 200m to the south east of the site's southern boundary (Shelford – Haverhill Disused Railway), which is designated as a County Wildlife Site. This designation is separated from the site by existing residential development at Maple Rise and Moorefield Close either side of Pampisford Road, as such it is considered the development of this site would not have an impact.

Historic Environment

- The site was considered 'Amber' for its potential impact on the Historic Environment in the 2021 HELAA, with the assessment noting there are listed buildings within 100m of the site. However, the impact could be reasonably mitigated depending on layout, scale and landscaping of the proposed scheme.
- Rosconn Group have requested BSA Heritage to advise on the level of impact development on this site would have on the historic environment. BSA's Heritage Note accompanies this letter.
- As per the HELAA assessment, there are listed buildings within the vicinity of the site, the locations of which are identified in the appended Concept Plan.
- It is considered the listed building located to the west of the site (Cottage to the west of Newhouse Farm) is screened by later structures and therefore development of the site would not affect its significance. To the east, the closest listed buildings are the Grade II listed The Old Farm (108



High Street) and Farm Cottage (104 High Street). Both of these assets are also considered to be screened from the site. Farm Cottage is screened by the woodland and considerable vegetation within its curtilage to the north of the site. The Old Farm, which faces onto High Street looking east, is also enclosed by vegetation and is now flanked by later buildings to the north, south and east along High Street. As such, any harm from development on this site would be considered to be at the very low end of less than substantial harm.

- BSA has advised that incorporating open space in the north of the site closest to the listed High Street buildings alongside suitable boundary planting would reduce any harm to the Old Farm to negligible, with no harm to the significance of Farm Cottage or any more distant designated heritage assets likely from change to their settings. This includes the conservation area and both the listed Abington Hall and Great Abington Church.
- The Concept Plan has incorporated significant areas of undeveloped open space in the northern section of the site in proximity of the listed buildings with the potential to enhance landscaping along the boundary to further improve screening. Additionally, there is the potential to limit the northern extent of the developable area to 1-1.5 storey dwellings.
- We agree, therefore, with the Councils' assessment that the impact on the setting of the listed buildings can be reasonably mitigated and there is no heritage constraint to the site being allocated and developed for housing.

Archaeology

- The most recent HELAA scored the site as 'Amber' noting there was Prehistoric activity recorded in the vicinity. The appended Heritage Note provides further clarification on this matter. It is considered the site itself is likely to have nothing of significance, as was found to be the case as part of the archaeological investigations of the Moorefield Close residential development adjacent to the site and others in the wider area. Aerial photographs and historic mapping also indicate the site has no special historic landscape interest and does not retain the appearance of 'parkland', having previously been considered to once form part of Abington Hall's grounds.
- It is therefore concluded that there is no archaeological constraint to the site being allocated and developed for housing.

Accessibility to Local Services and Facilities

- The HELAA uses ten different access categories to assess the suitability of sites in terms of the distance from these categories. Rosconn agrees with the majority of the distances calculated. However, with regards to '**Major Employment Sites**', the HELAA concludes the site is located greater than 1,800m. This is incorrect, the site is located approximately 1,200m from the



entrance to Granta Park, Great Abington, which is an employment centre listed within the HELAA methodology. As such, this category should be considered **Green**, rather than Amber.

- In addition, the HELAA considers the site's **distance to a cycle network** is greater than 1,600m. However, the Greater Cambridge Partnership - Linton Greenway Scheme should be taken into account. This scheme delivers a new shared use pathway as well as safety improvements at the Granta Park roundabout with the proposed route located within 800m from the site. The route through the Abingtons is currently under construction but would deliver an improved sustainable transport network linking the site to facilities such as the Cambridge Biomedical Campus, local schools and colleges, shops and transport hubs. As such, this category should be considered **Green**, rather than Red.
- The HELAA concluded the site has adequate accessibility to key local services, transport and employment opportunities. However, the site's score should be boosted to reflect the changes highlighted above.

Site Access

- The HELAA scored the site as 'Amber' noting the proposed site is acceptable in principle subject to detailed design and that there are potential access constraints, but these could be overcome through development.
- Rappor Transport Consultants have prepared a detailed Access Design for the site which is appended to this letter. This demonstrates the site can be accessed via a new priority T-junction arrangement capable of comprising a 5.5m wide road with 2m wide footways on either side connecting into the existing footway along the northern side of Pampisford Road. The footway along Pampisford Road provides access to the local facilities within Great & Little Abington.
- The visibility splays and refuse vehicle tracking shown on the access design demonstrate there are no highway safety constraints to delivering a suitable access. As such, Site Access should be considered **Green**, rather than Amber.

Further Constraints

- This section of the 2021 HELAA noted there is a Public Right of Way (PROW) either on or crossing the site. The accompanying Concept Plan identifies the extent of the PROW which runs along the western boundary of the site. Development would be avoided along the western boundary, with an opportunity to maintain a buffer between the developable area and the PROW whilst also creating new footpaths with the ability to provide links to the PROW network, enhancing the site's connectivity. The PROW

provides direct access to the village centre to the north and bus stops along High Street.



Availability

- Since the site's submission to the 2021 HELAA, the site is now within the control of and being promoted by Rosconn Group for residential purposes. We re-confirm that the site remains available, and there are no legal or ownership problems that would prevent development coming forward on this site at the earliest opportunity. The site therefore should continue to be considered as **'available'**.

Development Potential

- The extent of the site being promoted has not changed, as outlined on the attached Location Plan. The site continues to extend in total to c.2.66ha and the accompanying Concept Plan demonstrates the site is capable to accommodate a developable area of c.1.4ha delivering approximately 40 dwellings. The development completion timescales remain 0-5 years.

Rosconn considers this site is sustainably located with active and public transport routes readily available in the vicinity providing links to nearby jobs, services and facilities, including Cambridge Biomedical Campus and Granta Park to the west of the site. The accompanying Concept Plan demonstrates significant areas of new publicly available green infrastructure can be delivered alongside new development and any potential constraints identified above can be suitably mitigated. As such, this site is considered to align with the emerging Greater Cambridge Local Plan Strategy.

We confirm Rosconn Group is committed to the site's promotion to the new Local Plan and can confirm the site is available for development in the next 5 years.

If we can provide any further information to assist your assessment of the site, please do get in touch.

Yours sincerely,

Jonny Gill

[Redacted signature]