

GREATER CAMBRIDGE CALL FOR SITES – AMENDMENT TO AN EXISTING SUBMISSION: ADDITIONAL INFORMATION

Client:	Hill Residential
Property:	Land at Mill Lane, Sawston
Previous HELAA Site Reference:	40052
Date:	5 March 2023

The Site is being promoted on behalf of Hill Residential, who intend to build the scheme out themselves. It is largely free from constraints, meaning that it is available, and can be readily delivered within 5 years.

This Site has previously been promoted through the Local Plan process, and found to be available and achievable, but scored negatively as being 'suitable' on the grounds that part of the site is Flood Zone 2 (with an amber score) and on matters of landscape character impact, with a footnote regarding potential impact of openness affecting the adjoining Green Belt (with a red score).

In response, we have prepared a draft LVA and masterplan, to show how development would be kept out of the flood zone area and how the landscape concerns can be satisfactorily addressed – both in principle, by illustrating that the site is not as visible as previously assumed, and that latterly the effects could be resolved through a suitable landscape design strategy.

A short flood risk/drainage note also accompanies the submission for completeness, to re-enforce the deliverability of the proposed site.

With regard to the potential impact upon the setting and openness of the Green Belt, it should be noted that the PPG was updated on 27th February 2025. This re-confirmed the five purposes of Green Belt and also explained further the principles of 'grey-belt' land. Were the site to be located within the Green Belt, it is our view that it would fall to be defined as Grey Belt given its visual containment. Accordingly, we would respectfully contend that issues of openness and effect on setting should be re-appraised with the contents of the revised PPG in mind.

Documents attached (alongside this statement):

- Illustrative Concept/ Masterplan
- Draft LVA
- Drainage Note