

## GREATER CAMBRIDGE CALL FOR SITES – NEW SUBMISSION: SUPPORTING INFORMATION



|                                |                                               |
|--------------------------------|-----------------------------------------------|
| Client:                        | Hill Residential                              |
| Property:                      | Land south of Pampisford Road, Great Abington |
| Previous HELAA Site Reference: | N/A                                           |
| Date:                          | 5 March 2023                                  |

The Site is being promoted on behalf of Hill Residential, who intend to build the scheme out themselves. There are no technical constraints to preclude development, meaning that it is available, and can readily deliver up to 70 new homes within the next 5 years.

This Site has not previously been promoted through the Local Plan process, however, the land on the opposite side of Pampisford Road (built by Hill) and the land to the east has been promoted and viewed positively by the Council as part of this process.

Great Abington is a sustainable location for new development and has a good range of local services and facilities. It possesses Great Abington Primary School, Abington Stores & Post Office, Rubys Coffee Room, The Abington Institute Community Hall, Recreational Ground, St Mary the Virgin Church and The Three Tuns Public House & B&B. There is also a gym and Children's Nursery located within Granta Park.

In addition, Abington benefits from significant employment opportunities locally. The Site is particularly well related in terms of the established R&D campus at Granta Park, which provides a high-quality working environment for 3,700 people across 21 buildings, which cover 1.3 million sq ft. Granta Park is located in close proximity to the site with a pedestrian/ cycle access gate located on Pampisford Road within 100m of the site. The Babraham Institute and Wellcome Genome Campus are also easily accessible from the site.

Suitable visibility exists on Pampisford Road to accommodate a new vehicular access. This submission is accompanied by an Access Drawing and technical note demonstrating this.

As illustrated on the Opportunities and Constraints Plan, the Site is located within Flood Zone 1 and well enclosed by existing trees and landscaping. The Site is also separate from the Great Abington Former Land Settlement Association Estate, which adjoins to the south and west. An illustrative masterplan is also enclosed, to demonstrate how the site could successfully deliver the indicative number of new homes.

Excellent public transport opportunities exist locally. The village benefits from a very regular bus service with bus stops located within 100m of the site on Pampisford Road. These provide a service every 30 minutes to Cambridge and Haverhill. Whittlesford Parkway Railway Station is located just over 3 miles away, whilst Great Chesterford Railway Station is situated just over 4 miles away.

A new busway is proposed as part of the Cambridge South East Transport Scheme (CSET). The proposal includes a new dedicated mainly off-road busway, as well as a segregated walking and cycling route from a new travel hub off the A11 to the Cambridge Biomedical Campus. This new travel hub would be directly accessible to the site, within a mile's distance.

Accordingly, the Site is located outside of the Green Belt on the edge of a highly sustainable 'Group Village' and could deliver up to 70 dwellings, with 40% of the overall housing supply being provided as affordable housing.

Documents attached (alongside this statement):

- Opportunities and Constraints Plan
- Illustrative Concept/ Masterplan
- Initial Access Proposal Plan
- Site Accessibility Review Note