

South Cambridgeshire District Council
Call for Sites Consultation
Planning Policy Team
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

By Email

Our Ref: 25744/A3/PD/SO
25 March 2019

Dear Sir/Madam,

GREATER CAMBRIDGE CALL FOR SITES AND BROAD LOCATIONS 2019
RESPONSE ON BEHALF OF [REDACTED]
LAND AT SILVERDALE CLOSE, COTON

This letter is written to support the Call for Sites submission for residential development at Silverdale Close, Coton. This letter accompanies the completed Call for Sites proforma and the Vision Document, which provides additional background to the site and formulates how a layout may work.

The site is located at the western edge of Coton. It has residential development to the north and east, with agricultural land to the west. There is further agricultural land beyond the Bin Brook to the south. Given the layout of the existing built form within Coton, the development provides the opportunity to 'square off' the village. This would use the mature planting belt along the proposed western boundary as the defensible boundary for the village, restricting further development westwards as well as providing strong screening to the development.

The village of Coton is located just 2 miles to the west of the City of Cambridge. At present, it benefits from bus services to Cambridge and Bar Hill, with more regular services accessible from Maddingley Road to the north. It also has an existing pedestrian and cycling route to the City along The Footpath and the M11 crossing.

Coton will benefit from significant infrastructure upgrades in the near future. Firstly, the Greater Cambridge Partnership has confirmed the route of the eastern phase of the Cambourne-to-Cambridge metro link. This will pass to the north of the village and provide the opportunity for a stop at Cambridge Road, allowing a direct service into central Cambridge. It will also allow direct routes to Cambourne, the proposed park and ride west of Cambridge, and the proposed development at Bourn Airfield. The metro link will provide regular services and allow residents the option of non-car modes of transport.



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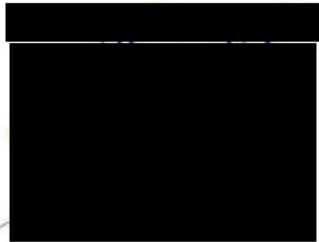
Secondly, the proposal will benefit from the proposed Comberton-Coton-Cambridge Greenway. The Greenway system seeks to provide pedestrian and cycling routes into Cambridge from the surrounding villages on a network of safe routes. The proposed route seeks to upgrade Whitwell Way passing north of the site, allowing a route directly into Cambridge. The proposal includes an improved crossing over the M11 with shallower ramps to encourage cycling.

The Vision Document is informed by technical studies that has examined its suitability for development. This has included a Green Belt review undertaken by EDP, which concludes that the site has a low contribution to the existing Green Belt due to the existing defensible boundaries, the limited representation of key characteristics of the landscape and very limited intervisibility with the wider area, and the separation of the site to neighbouring settlements.

A small portion of the site within the southeast corner of the site is located within floodzones 2 and 3. This has informed the illustrative layout, which includes this area within the open space provision. The identified constraints are not considered to preclude any development on the site. The benefits of residential development, including affordable housing, would significantly outweigh any harm.

The site provides a unique opportunity for development situated in such proximity to the city of Cambridge. As such, we consider the site is worthy of allocation. Should you require any further information as part of the Call for Sites process, please do not hesitate to get in touch. We would be happy to meet with officers at the Shared Planning Service to discuss the site and its potential in more detail.

Yours faithfully,



PAUL DERRY
Associate Planner

Encs: Completed Call for Sites and Broad Locations Response Form 2019
Vision Document