

Land west of Histon Road, Cottenham

Site context

The proposed site for allocation for a residential development is located north west of Histon Road, Cottenham (figure 1). The total site is approximately 21.1 ha (54.1 acres). The land is registered to two separate landowners (figure 2).

Cottenham is classed as Rural Centre in the South Cambridgeshire Local Plan (2018) with a population of 6,095 (2011). The village has good transport connections and a wide range of services and amenities. The village contains a range of shops, library, two doctors surgeries, pharmacy, primary school, college, a nursing home and a care home.

Cottenham has excellent transport links with the number 8 bus coming every 20 mins Monday-Friday. The number 8 bus terminates at Cambridge (43 minute journey time), with stops in Arbury, Histon, Wilburton, Haddenham, Witcham, and Sutton.

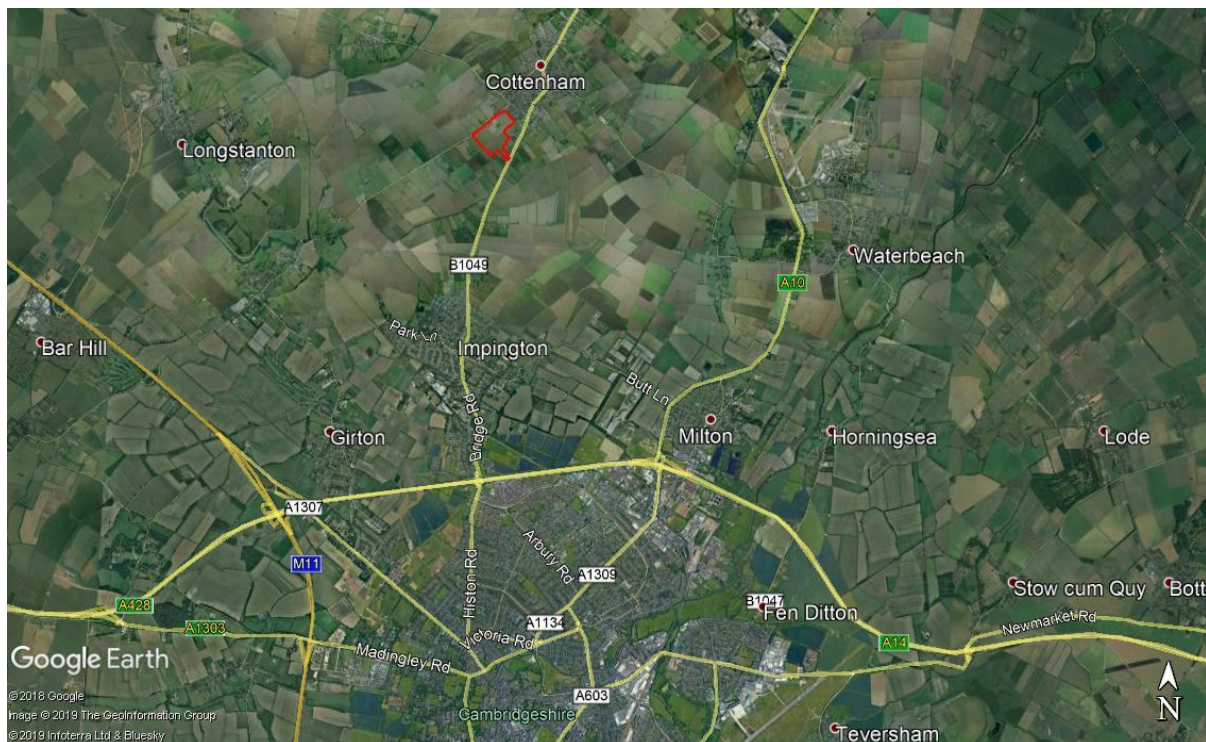


Figure 1: Map showing the location of the site in relation to the surrounding area.



Figure 2: Map show location of site and different landowners.

Flood risk

As confirmed by the Environment Agency’s flood map (Environment Agency, 2019) the site is located within Flood Zone 1 and therefore has a low probability of flooding. The majority of the site has a very low risk of surface water flooding. However there are patches in the north east of the site with areas at low risk and a low-high risk in the most southern area of the site, as confirmed by the Environment Agency’s maps. The layout and drainage strategy for any scheme that comes forward on the site will reflect the localised areas of surface water flooding.

Designations

There are no SSSI’s or Scheduled Ancient Monuments on or adjacent to the site (DEFRA, 2019). The site lies within the Green Belt. There is a Grade II listed building a 100m from the north east boundary of the site, however the building is contained by vegetation and other forms of development.

Access

Access to the site can be achieved via both Oakington road and Histon road (figure 3 and 4). The access provided by the addition of landowner 1s land reduces congestion and pressure on Oakington Road and the village centre.



Figure 3: Showing access to the site via Histon road and Oakington road.



Figure 4: View of proposed access off Histon road.

Master Planning

The master plan for the site shall be designed to respect the important viewpoint from Oakington road described in the Cottenham Neighbourhood plan. The impact of the development can be mitigated by appropriate appropriate wildlife-friendly “gapped” hedge and tree screens with minimal lighting. The scheme shall provide affordable housing and a suitable mix of housing in character with the village.

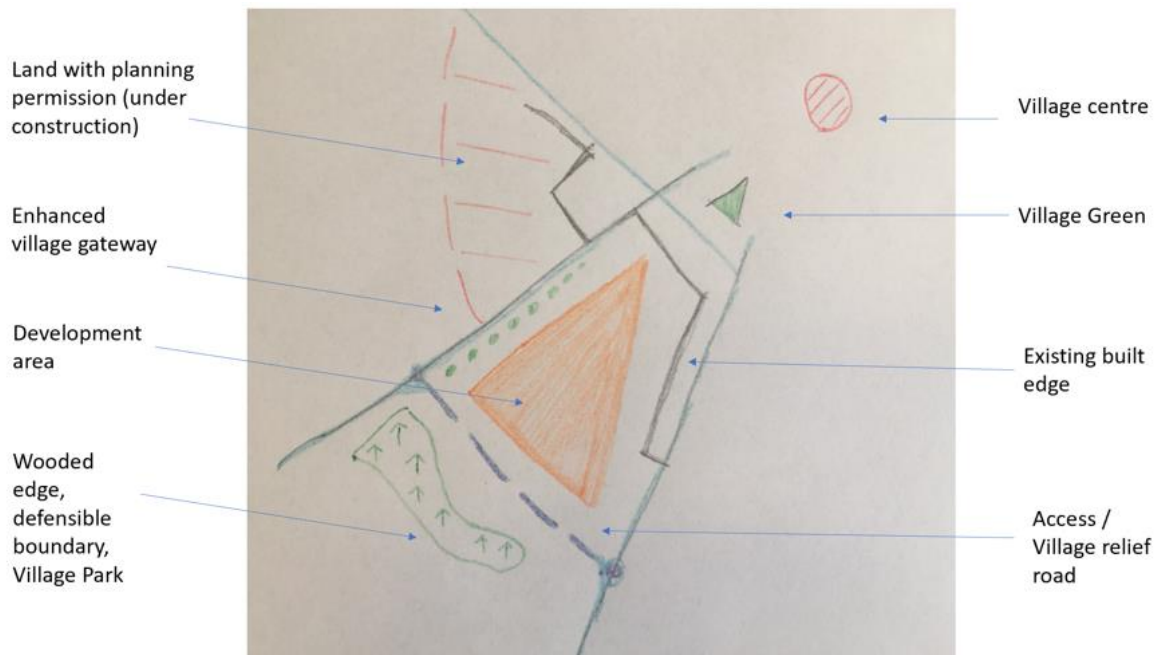


Figure 5: Diagram showing the potential site layout.