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Date: 22/03/2019

Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Sir/Madam

GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITE CONSULTATION - OAKINGTON ROAD, COTTENHAM

I write to you on behalf of [REDACTED], in relation to the submission of land off Oakington Road in Cottenham, for the Greater Cambridge Local Plan Call for Sites consultation. They are exploring the options for bringing forward development to support Cottenham.

The remainder of this letter provides a site description, sets out the context and background of the site and describes the potential development proposals that the site could accommodate.

Site Description

The site is located to the east of Cottenham, lies within South Cambridgeshire District, measures approximately 4.22ha and is currently in agricultural use.

The site lies south of Oakington Road which forms the north-western boundary. Ellis Close lies north east of the site and agricultural fields lie to the south.

A number of residential developments have been permitted to the northern side of Oakington Road, changing the character of the road and extending the built form of Cottenham along Oakington Road; the development would be in that context.

The centre of Cottenham is approximately 500m from the site and contains a good range of services, shops and facilities; such facilities throughout the village are two doctor's surgeries, dentist, library, two convenience shops, three public houses, village college, primary school, grocers, butchers. There are pavements connecting the site to the village centre; the development would have the opportunity to provide and enhance pedestrian and cycle routes.

The site is located just within the Green Belt; the site's north eastern edge is the Green Belt boundary. Through the managed release of land in suitable locations, such as the Site in Cottenham, pressures on green space within Villages can be alleviated whilst ensuring there is a minimal impact on the wider Green Belt and its aims. The managed release of Green Belt will also ensure the most sustainable locations are developed first and local need can be met in those villages where it has been identified that the existing services and facilities provide a sustainable opportunity for further development, such as Cottenham. The site does not fulfil any of the five purposes of designating Green Belt and its

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development would require only a modest rollback of the Green Belt to better reflect the current shape and form of Cottenham.

The site lies within Flood Zone 1, as illustrated by the Environment Agency's Flood Maps, meaning there is less than 0.1% chance (low probability) of flooding.

The centre of Cottenham has been designated as a conservation area and there are numerous Grade II listed buildings within a 1 km radius; the development of the site can be undertaken in a manner so as to respect these heritage assets and will inform the design of the housing proposed, to be in keeping with the character of the village.

Cottenham

Cottenham is classified as a Rural Centre in the Settlement Hierarchy within the adopted Local Plan (2018), and is considered to be one of the most sustainable villages in the district, recognising the village's wide variety of services.

Cottenham also benefits from a regular bus service (Citi 8) into Histon and Cambridge. Histon offers a link onto the Cambridgeshire Guided Bus which then links to Cambridge North Station from which regular trains to London, Bury St Edmunds and further afield are available. There are cycle routes, but new development can be the catalyst to help enhance these.

The Village Classification Report (2012) identifies Cottenham as one of the best served villages. While this report was written in 2012, the village of Cottenham has expanded its services and now offers more to its community, maintaining its sustainable status and should be a location to consider additional development to support those services and provide a basis for sustainable development.

Development Proposals

██████████ is exploring the potential for bringing forward a residential led development and is keen to work with the local community to provide a development that would be a positive addition to the village. This could include the potential to provide round 70 dwellings, of a housing mix that caters for local needs to benefit and complement the existing residential settlements.

In terms of housing mix and stock, the ██████████ is keen to engage the community in the process to provide a new development that addresses the needs considered as important by the local community. This could include the provision of affordable and market housing, self-build plots and homes for the elderly. For example, there is a clear identified need for smaller 1-2 bed houses, both social and market housing.

It is considered that this site would be a logical extension to the existing settlement and could be a well-formed site to help Greater Cambridge meet its housing needs for the next Local Plan period at a well-served village in a sustainable location.

There is potential to enhance or add to the existing allotments within the site boundary. Currently the allotments are not used to their full potential, however through improvements to the access and providing additional facilities and land for these allotments, they could become a greater community asset.

Benefits

The development proposals for this site could deliver numerous social, economic and environmental benefits to the local area, including:

- The provision of a suitable housing mix to help address local needs.

- Led by a local institution with that wishes to see a high-quality development that benefits the village and is formed through stakeholder engagement;
- Support existing facilities, services and businesses in Cottenham to ensure it stays a thriving village;
- Enhancing the existing biodiversity of the site by retaining existing hedgerows which run along the boundaries of the site and to increase the natural capital of the site. There is potential to provide additional land to expand the allotments and create a community garden, accessible for all to use and enjoy;
- This location, while green belt, provides a natural extension to the existing settlement and will sit in an area surrounded by development with Orchard Close to the north west, Ellis Close to the north east and Histon Road further to the east. It would form an organic extension of the existing urban grain, in the context of the built development built or committed to along Oakington Road.

Conclusion

The submission has been prepared by Bidwells on behalf of Christ’s College Cambridge to submit Land south of Oakington Road, Cottenham to the Greater Cambridge Local Plan Call for Sites. The site is located south-west of the village of Cottenham and butts the settlement boundary in a sustainable location for residential led development. The development proposed is for approximately 70 dwellings, providing a suitable mix of affordable and market housing with the potential to also deliver plots for self-build houses and housing for the elderly, new allotments and providing the opportunity to create a high-quality development which truly addresses the needs of the village.

Kind regards

Yours faithfully



Assistant Planner

**Enclosures Call for Site Forms
 Site Location Plan**