

From: [REDACTED]
To: [LocalPlan \(GC\)](#)
Subject: Comment on HELAA Site Assessment- Land North of Oakington Road (Site Ref. 40417)
Date: 09 December 2021 17:00:57
Attachments: [image384431.png](#)
[image330089.png](#)

Dear Sir/Madam,

I attempted to upload comments on the site assessment in the HELAA for the above site, but was unable to do so. As suggested, please see below comments on behalf of [REDACTED] for their second site in Cottenham.

HELAA Site Assessment- Land North of Oakington Road (Site Ref. 40417)

The [REDACTED] comments and suggested amendments for the site assessment in the HELAA are as follows:

- Landscape and Townscape: The promoted development would provide strategic landscaping at the boundaries to mitigate the impact on views from the surrounding area. It is noted that the neighbouring land to the east has also been promoted through the call for sites process, and a coordinated approach could be taken if both sites were allocated for development.
- Archaeology: An archaeological assessment will need to be undertaken to determine whether any archaeological assets exist on site, and what if any mitigation measures are required to protect those assets.
- Accessibility to Services and Facilities: Cottenham has a very good range of services and facilities, which are all accessible by walking and cycling from the site. There is a currently a good bus service from Cottenham, which is due to be improved with more frequent services and better connections as part of Greater Cambridge Partnership's Making Connections project. The distances from the site to the primary school, secondary school and rural centre all appear to be overestimated. It is requested that all of the distances referred to in the assessment of accessibility to services and facilities are checked and corrected.
- Transport and Roads: An assessment the access arrangements will need to be undertaken to demonstrate that a safe and suitable access can be created to serve the promoted development and connect to the village. The promoted development would need to provide a new access and footways onto Oakington Road. It is noted that the neighbouring land to the east and south has been promoted to the call for sites process, and a coordinated approach to access arrangements and footway improvements could be delivered if other sites in this location off Oakington Road were allocated too.
- Strategic Highways Impact: The existing bus services are good, and the Greater Cambridge Partnership's Making Connections project should improve the transport connections to and from the village to provide alternatives to the car for some journeys and reduce impacts on the strategic highway network.

Can you please confirm receipt of these representations? Let me know if you have any questions.

Regards

Brian

Classification L2 - Business Data

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