Greater Cambridge Local Plan

Proposed Submission (Regulation 19) Consultation - Response Form

Please submit your comments (known as representations) by **5pm** on **Friday 25 September 2026**.

Data Protection and Freedom of Information

We will treat your data in accordance with our Privacy Notice. All personal information that you provide will be used solely in relation to the Greater Cambridge Local Plan.

Please note that each representation and the name of the person or organisation who made the representation, and the name and organisation of the agent (where used), will be published on our website - representations cannot be treated as confidential.

Additionally, respondent details and representation(s) will be made available to the Planning Inspectorate and to the Inspector appointed by the Secretary of State to conduct the examination.

By submitting this response form you are agreeing to these conditions.

About this Response Form

This response form has two parts:

- Part A – Your details. We cannot formally register your comments without your details.
- Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make. If you need more space to provide your answers, please expand the boxes or continue on an attached separate sheet.

We strongly encourage the submission of representations via our consultation platform at https://consultations.greatercambridgeplanning.org/proposed-submission-greater-cambridge-local-plan If you are unable to submit your representation using our online system, this response form is available to downloaded to complete electronically from www.greatercambridgeplanning.org/local-plan.

Your completed response form should be:

- emailed to localplan@greatercambridgeplanning.org, or
- posted to: Greater Cambridge Shared Planning Policy Team, South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

If you are having difficulty submitting your comments, please contact localplan@greatercambridgeplanning.org or call 01954 713694.

Part A: Your Details

Information required	Personal details *	Agent's details (if applicable)
Name	Lucy Taylor	
Organisation (where relevant)	Living Space Housing	Living Space Housing
Job Title (where relevant)	Assistant Planning Manager	
Address, including Post Code	[redacted]	
Telephone	[redacted]	
Email address	[redacted]	

* If you have appointed an agent to represent you, you only need to complete the Name and Organisation (if applicable) under Personal Details, but you do need to complete the full details of the agent. All correspondence will be sent to the agent.

Part B: Your Representation

Please fill in a separate sheet for each representation.

Section 1: Which document, and section of that document, does your representation relate to?

Document	**Policy / Paragraph / Site / Map** (please identify)
Proposed Submission Greater Cambridge Local Plan	**Policy S/DS** Development Strategy: Rest of the Rural Area and Housing Trajectory; **Policy S/SH** Settlement Hierarchy: Rural Centres and Minor Rural Centres; **Policy S/DE** Defined Development Extents Rest of the Rural Area: **Omission of Land at 56 Histon Road, Cottenham (HELAA Site ID: 115441)**
Proposed Submission Policies Map	Cottenham inset and omission of Site 115441 from the Policies Map
Sustainability Appraisal and Sustainability Appraisal Non-Technical Summary	Paragraphs 2.26, 4.34, 4.41-4.44, 4.137 and 4.177; Table 4.8; Non- Technical Summary Paragraphs 1.22- 1.27; Appendix E in relation to the exclusion of sites and treatment of reasonable alternatives
Habitats Regulations Assessment	Paragraphs 6.1-6.6; 6.7-6.11 in terms of the implications from outstanding Air Quality Assessment work that will form an addendum to the HRA; Appendix C: Development Areas assessed in the HRA

Section 2: Do you consider that the Greater Cambridge Local Plan is sound and legally compliant?

Test	Yes / No
Legally compliant	No - legal compliance has not been demonstrated in relation to the assessment of reasonable alternatives
Sound	No - the Plan is not justified, effective or consistent with national policy in the respects identified below

Section 3: Your representation

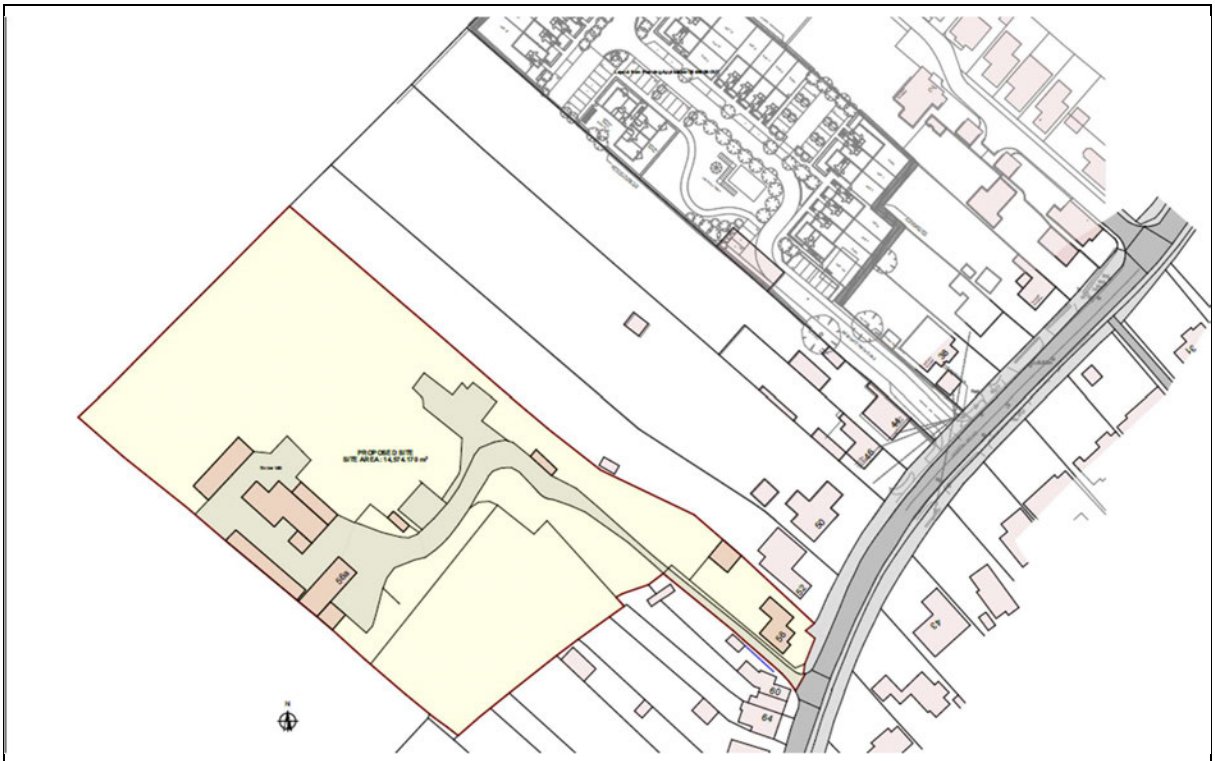
Please set out and explain your comments. Please be as precise as possible, and please do not just refer to an attached supporting document(s). For your representation (comments) to be considered, your representation must be set out here. Wherever possible, set out precisely any changes you think should be made to the plan and its policies.

Living Space Housing (*LSH*) objects to the omission of ***Land At 56 Histon Road Cottenham Cambridgeshire*** **(HELAA Site ID: 115441)** and seeks its allocation as a suitable site for residential development. In 2021, the site was subject to a Green Belt review within the Greater Cambridge Green Belt Assessment Final Report (August 2021) for potential release (*ref: CH10*). During this review, it was concluded that the site makes limited contributions to the overall Green Belt and could be potentially released with minimal impact. The Council concluded:

Parcel CH10 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be low.

A current full planning application has been submitted by LSH (*ref: 24/03961/FUL*) for demolition of existing dwellinghouse at 56 Histon Road and Timber Mill buildings and erection of 34 affordable dwellings with access from Histon Road, associated infrastructure, works and open space.

The full extent of the Site is shown on the extract below.



The complete representation is provided on the attached Section 3 continuation sheets and forms part of this response.

Please provide a 100 word summary of your representation.

We object to the omission of the parcel that forms objects to the omission of ***Land At 56 Histon Road Cottenham Cambridgeshire***, which have been identified in previous submissions by LSH to early iterations of the GCLP as a suitable site for housing *(HELAA Site ID: 115441).* We object to the failure to allocate the site for housing development.

The Development Strategy in ***Policy S/DS*** of the Plan has an overreliance on Urban Extension and New Settlements which fails to make provision for growth in the rural parts of South Cambridgeshire. The strategy also does not allocate sufficient small and medium housing sites for development which leave the housing land supply vulnerable.

The downgrading of Cottenham's settlement status from a Rural Centre to a Minor Rural Settlement in ***Policy S/SH*** understates the level of services and facilities contained within Cottenham. Cottenham contains a range of services and facilities and the Guided Busway is accessible from the site by cycling. Moreover, Cottenham's relationship with Northstowe and Waterbeach will significantly increase the service offer to residents in Cottenham and the sustainability credentials of the site.

Land at 56 Histon Road, Cottenham would provide a deliverable medium-sized housing allocation which would assist in supporting village services, diversify housing supply and improve the overall resilience within the Plan which currently relies heavily on a small number of large urban extensions and New Settlements which will not deliver significantly until the later part of the Plan period.

Section 4: Supporting Documents

If you are submitting any supporting documents with your representation, such as maps or further evidence documents, please provide a list.

The supporting documents comprise of:

- **Site Location Plan** identifying the site known as ***Land at 56 Histon Road, Cottenham*** the Council have identified as of Site ID: 115441; and HELAA (2023) Site ID 40218.

- **Application Site Plan (***ref: 24/03961/FUL*) illustrating how the development can come forward

Section 5: Proposed Modifications

Please set out the modification(s) you consider necessary to make the Greater Cambridge Local Plan legally compliant and sound.

You will need to say why each modification will make the Greater Cambridge Local Plan legally compliant or sound. Please put forward your suggested revised wording of any policy or paragraph, being as precise as possible.

The following modifications are necessary:

Policy S/DS Development Strategy

-Modify Policy S/DS and its supporting text to include a broader range of sites to specifically include a small and medium site allocations to provide a greater degree of flexibility to the housing land supply, certainty for SMEs and more resilience to the Plan.

-Modify Policy S/DS to increase the level of growth proposed to the Rural Areas of South Cambridgeshire to support the vitality of existing communities.

Allocate '***Land at 56 Histon Road, Cottenham***, as a suitable medium size site for residential development for up to 34 dwellings in line with the application submitted to the Council (*ref: 24/03961/FUL*).

- Amend the **Policies Map** to identify the proposed allocation and make the necessary amendment to Cottenham's defined development extent, this should also reflect the consented development immediately to the east of the Site.

- Add the site to the housing trajectory with a realistic contribution during the first five years following adoption, given the site's suitability, immediate availability and the intentions of Living Space Housing to bring forward residential development on the site as previously set out in previous representations to the GCLP.

Policy S/SH Settlement Hierarchy

- Modify **Policy S/SH** and its supporting text to retain Cottenham as a Rural Centre. The hierarchy methodology should also be updated in the Settlement Hierarchy Study and supporting text so that Cottenham's role is assessed in light of its proximity and accessibility to the existing Guided Busway, as well as its functional relationship with Northstowe and Waterbeach over the Plan period with the existing and planned infrastructure. The Guided Busway provides a fast public transport corridor for journeys to Cambridge, Huntingdon, St Ives and the rest of Cambridgeshire, which is a significant sustainable benefit accessible, particularly in terms of sites located on the western side of Cottenham.

HELAA

- Update the **HELAA** to assess the full extent of the site as submitted previously to the Council, in particular Living Space Housing's representations in January 2026 to the Regulation 18 consultation

and take account of the live application submitted for this site (*ref: 24/03961/FUL*) rather than relying on previous characterisation of the site made by the Council of the location of the site being isolated.

Summary

The above changes would address the identified legal-compliance concern and make the Plan more justified, effective, positively prepared and consistent with national policy.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to justify your representation and any proposed modification(s), as there will not be a subsequent opportunity to make further representations other than at the invitation of the Inspector during the Examination process.

Section 6: Participation at the Examination

If you are proposing a modification to the Greater Cambridge Local Plan, do you consider it necessary to participate at the examination hearings?

Examination	**Yes / No**
Participate at the hearing sessions	Yes

If you wish to participate at the hearing sessions, please outline why you consider this to be necessary.

Participation is necessary because the representation raises substantive questions and raise concerns in relation to the deliverability and resilience of the housing strategy given its reliance on a small number of Urban Extensions and New Settlements as detailed within the Councils assessment of reasonable alternatives; the Settlement Hierarchy and manner in which the settlement of Cottenham is proposed to be downgraded to a Minor Rural Centre from its current status as a Rural Centre.

Living Space Housing can assist the Inspector with site-specific evidence concerning the sites landscape and visual character, its integration within Cottenham, accessibility and active travel, infrastructure and delivery, and with the practical modifications required to make the Plan sound.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in Examination hearing sessions. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Section 7: Being Kept Informed

Would you like to be kept informed of the progress of the Greater Cambridge Local Plan through to adoption?

Notifications	Yes / No
Informed of submission of the Local Plan to the Secretary of State for independent Examination	Yes
Informed of the publication of the Inspector's recommendations following the Examination of the Local Plan	Yes
Informed of adoption of the Local Plan	Yes

Section 3 Continuation Sheet

Representation by Living Space Housing concerning Land at 56 Histon Road, Cottenham - proposed residential allocation

1. Introduction

Living Space Housing objects to the omission of ***Land at 56 Histon Road, Cottenham*** (Site ID: 115441; and HELAA (2023) Site ID 40218) from the Proposed Submission Local Plan.

The land should be assessed as a suitable site that can deliver housing development within the plan period to assist the Council in meeting its housing requirement. The site is available and there are no technical constraints to would prevent the site coming forward now to deliver up to 34 dwellings which will support the services and facilities in Cottenham. The live planning application on the site demonstrates that through a landscape led approach, as is proposed, the site can come forward in the short term.

These representations also object to the proposed downgrading of Cottenham from a Rural Centre to a Minor Rural Centre and the failure of the Settlement Hierarchy in Draft Policy S/SH of the GCLP and Sustainability Appraisal to reflect Cottenham's present and future strategic context. Cottenham is a substantial and well-served village which lies between Northstowe to the west and Waterbeach New Town to the east. It is not an isolated rural location which will become increasingly integrated into a wider network of homes, employment, education, retail, community facilities and sustainable transport during the Plan period when the strategic developments at both Northstowe continue to be delivered and Waterbeach comes forward.

2. Site context and suitability

LSH control land at 56 Histon Road, a greenfield site with some development used as a sawmill. The village of Cottenham is located to the north-west of Histon Road, providing a variety of services and facilities for local residents. The site is within a sustainable location, with the closest bus stop a short walk from the site (approximately 120m to the South along Histon Road) providing connections from Cottenham to Cambridge. Cambridge Nort Station and Cambridge Station are both within 10km from the site, providing further services to key national locations, such as London, Birmingham and Stansted Airport.

The site is not subject to onerous planning constraints. It is not located within a Conservation Area, nor is it subject to any TPOs, or Public Rights of Way (PRoWs). In 2021, the site was subject to a Green Belt review within the Greater Cambridge Green Belt Assessment Final Report August 2021 for potential release (*ref: CH10*). During this review, it was concluded that the site makes limited

contributions to the overall Green Belt and could be potentially released with minimal impact. The Council concluded:

> *Parcel CH10 makes a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a limited contribution to preventing communities in the environs of Cambridge from merging with one another. The additional impact on the adjacent Green Belt of the release of the parcel would be minor. Therefore, the harm resulting from its release, as an expansion of Cottenham, would be low.*

A current full planning application has been submitted by LSH (*ref: 24/03961/FUL*) for demolition of existing dwellinghouse at 56 Histon Road and Timber Mill buildings and erection of 34 affordable dwellings with access from Histon Road, associated infrastructure, works and open space.

During the statutory consultation period, it has been acknowledged by the Local Highways Authority that this site benefits from pedestrianised links via an existing shared footway/cycleway on the opposite (eastern) side of the carriageway.

3. Cottenham's strategic role

The proposed changes to Cottenham's settlement status through **Policy S/SH Settlement Hierarchy** are not justified or robust. The Council's evidence records that Cottenham scored 15 points in the Settlement Hierarchy Study and has 28 shops and services, a primary school and GP surgery, recreation and community facilities and local employment. By comparison, Gamlingay and Girton each scored 7 but are placed in the same Minor Rural Centre tier.

Cottenham's proposed downgrading is primarily due to the reduction in frequency of the number 8 bus to a 40-minute service and the conclusion that Cottenham has no segregated public transport route.

This approach fails to take account that Cottenham occupies a strategic position between two of Greater Cambridge's principal growth locations: namely Northstowe to the west and Waterbeach New Town to the east. Both will deliver substantial housing alongside employment, education, retail, leisure, community and transport infrastructure with the Plan period. These developments will materially alter the level of services and facilities available to Cottenham over the Plan period.

The Site has a strong functional relationship westward towards Northstowe, Longstanton and the Guided Busway. The site is approximately 2.5 km as the crow flies from Longstanton Guided Busway/Park and Ride, this is significant in that the Guided Busway/ Park and Ride provides frequent bus services and bus rapid transit which connects Cambridge to Huntingdon, St Ives other parts of Cambridgeshire. Cyclists can connect to the Guided Busway via direct, safe cycle route adjoining the Guided Busway.

The Sustainability Appraisal itself recognises at paragraph 4.43 that increased delivery rates at Northstowe and Waterbeach could enable the critical mass for new services and facilities to come forward more quickly. It also takes future rail, public transport and service provision into account when assessing Cambourne and new settlements. It is inconsistent therefore not to consider the corresponding effect of committed growth and infrastructure on Cottenham's future role in South Cambridgeshire.

In this regard it is pertinent to note that both New Towns are existing allocations where development is coming forward, with Northstowe being a mixed-use allocation of 10,180 homes, including 6,201 in the Plan period, specialist accommodation and 20 hectares of employment land which is the closest and Waterbeach New Town a mixed-use development of 11,000 homes, including 5,629 in the Plan period, with employment, retail and transport infrastructure. The above reinforces the need to assess Cottenham's role over the Plan period as a whole given the wider opportunities that exist from its close proximity to Northstowe and Waterbeach and the planned improvements to infrastructure associated with these areas, rather than through a snapshot of present bus frequency.

5. Spatial Housing Strategy, delivery and resilience

The Plan identifies in Policy S/JH a need for 48,069 homes reflecting an annual need for 2,289 homes to meet the local housing needs.

Policy S/DS (Development Strategy) identifies a total housing supply of 52,032 dwellings to be delivered over the plan period (2024-2045). This is defined as providing a 8.3% headroom against the minimum housing need.

Appendix D of the GCLP Reg 19 Plan sets out the Housing Trajectory for the plan period, whilst the site specific schedules underpinning the trajectory are set out separately, in the *Development Strategy Topic Paper Appendix 10: Housing Trajectory for the Local Plan*.

Policy S/DS sets out the Development Strategy which relies heavily on a number of new Settlements some (44% of growth) with 30% of growth proposed on the edge of Cambridge; 11% at Cambridge Urban Area and only 15% to the Rural Areas.

The Proposed Strategy relies heavily on New Settlements and large strategic sites with which there is a need for the provision of a significant level of infrastructure. This requires a long lead in time and has an associated risk in terms of deliverability, particularly in light of current economic conditions. The allocation of a range of sites, including small and medium sites, would provide a more robust strategy and certainty of delivery.

The Development Strategy acknowledges that sustained delivery at or above the annual requirement is not anticipated until the second half of the Plan period due to the scale of the strategic sites and due to water and transport constraints. The Housing Trajectory relies heavily on large strategic developments coming forward in line with the Housing Trajectory, any delay in these sites coming forward which make up a substantial amount of the supply, would therefore have a significant effect on the overall housing trajectory which reinforces the need to have more flexibility in the supply of sites, particularly in the early part of the Plan period.

The delivery of the overall housing requirement is heavily reliant on a relatively small number of very large scale urban extensions and New Settlements, notably Northstowe, Water Beach New Town, Bourne Airfield New Village, Cambridge East, North West Cambridge, Cambourne North and Grange Farm New Settlement. These proposals are projected to deliver around 24,000 new homes by 2045. The delivery of these allocations is critical to the implementation of the development strategy.

Within ***Appendix D*** the Council have applied ‘peak’ delivery (build out rates) for these large-scale sites amounting to 300 dwellings per annum for the New Settlements and 350 dpa on the other urban extensions adjacent to Cambridge.

The projected ‘peak’ annual delivery on the large scale allocations pre-dates evidence recently issued by the Home Builders Federation (HBF) in ‘The Viability Crunch’ in May 2026 which estimates that cumulatively policy costs, taxes and inflation have added around £76,000 per home over the past five years, significantly more than the average house price inflation in the same year. This has implications for both the viability and the pace of delivery of new homes, as where costs rise, but land values do not or cannot adjust sufficiently, Section 106 and affordable housing contributions may need to be reduced to ensure development can still come forward. Addressing these and other site specific issues could lead to a slow down or delay sites or phases of sites from coming forward, which would undermine delivery projections.

The assumed delivery rate on the strategic sited of 250 dpa is derived from past delivery prior to COVID and prior to the costs of development now facing developers.

It is also pertinent to note that the Housing Delivery Study Addendum 2025 (update) recognises that ‘market absorption’ is a real issue for Greater Cambridgeshire, given the concentration of large scale allocations adjacent to Cambridge City (see para 5.40 of the report). The update also accepts that providing development in the villages, (alongside urban extensions and new settlements) will provide

a wider choice of housing in the market for people in terms of size of location and will increase the market absorption rate.

On the basis of the above the use 'peak' delivery rate is not considered to be a robust approach for the plan period supply projections over the medium to long term and is not soundly based. The trajectory should be revised so it uses the previous assumptions of 250dpa unless clear evidence demonstrates that higher rates are justified on specific sites.

Proportion of Growth to Rural Areas

As set out previously Living Space Housing consider that a higher level of growth should be directed to the Rural Areas to maintain their vitality, to support existing services and to ensure a suitable supply of homes, including affordable housing and specialist housing. This is contrary to the strategy in the plan which sets out that villages should play only a limited role in meeting future development needs.

Cottenham is considered to be a sustainable settlement to accommodate further growth given its population, the services and facilities it offers, its proximity to the Bus Gateway/ Rapid public transport corridor and its close proximity to both Northstowe and Water beach as set out earlier in these representations.

The Sustainability Appraisal (July 2026) recognises at paragraph 4.34 that infrastructure delays, competition between major sites and similar housing products may reduce build-out rates. This should be addressed as set out in these representations through with the provision of a wide range of sites within the Strategy, in different locations with the inclusion in particular of small and medium size sites in line with the NPPF 2026 which can provide a greater degree of resilience rather than a heavy reliance on few strategic sites will mya not deliver precisely as forecast.

As previously set out in Living Spaces' representations to the Reg 18 Plan, small and medium size sites can make an important contribution to meeting the housing requirements of an area, they are also are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built out relatively quickly. There is also a need to allocate a diverse range of sites to support and enhance the vitality of rural communities and enable services to grow and thrive as set out in NPPF 2026, Policy H06:Planning for a diverse mix of sites.

The provision of a diverse range and mix of sites, in the rural areas would complement, rather than compete with, Northstowe and Waterbeach, whilst benefitting from the services and facilities in those new settlements. The SA accepts at paragraph 4.41 that village growth can support the viability of existing services and facilities, but that benefit is not properly reflected in the treatment of Cottenham in the emerging Settlement Hierarchy or this site.

The allocation of small and medium sites such as ***Land at 56 Histon Road, Cottenham***, would assist the Council in meeting its housing needs in the short and medium term. Land at 56 Histon Road, Cottenham is within a sustainable location, immediately adjacent to residential development and its allocation for housing development would support the existing services and facilities in Cottenham.

7. National policy and tests of soundness

The below summarises the key considerations in terms of conflict with the tests of soundness:

Justified: The omission of ***Land at 56 Histon Road, Cottenham*** is not based on a proportionate assessment of reasonable alternatives. The site lies immediately adjacent to the built up residential area of Cottenham, and the accessibility assessment does not consistently take account of the nearby strategic growth at either Northstowe or Waterbeach.

Effective: The Plan's reliance on large strategic sites which have not delivered as previously anticipated and the delivery assumptions in the Housing Trajectory are overly ambitious, the limited headroom does not provide sufficient flexibility and contingency in the supply risks. The allocation of ***Land at 56 Histon Road, Cottenham*** which is suitable, available and achievable, would assist in providing a more resilience housing supply particularly in the short to medium term.

Consistent with national policy: The strategy does not secure a sufficiently responsive supply or properly recognise the contribution that small and medium-sized sites can make to meeting housing needs and sustaining rural communities. There is a need to make proper provision and allocate small and medium size sites in line with the 2026 NPPF to provide flexibility and resilience in the supply, to support SMEs.

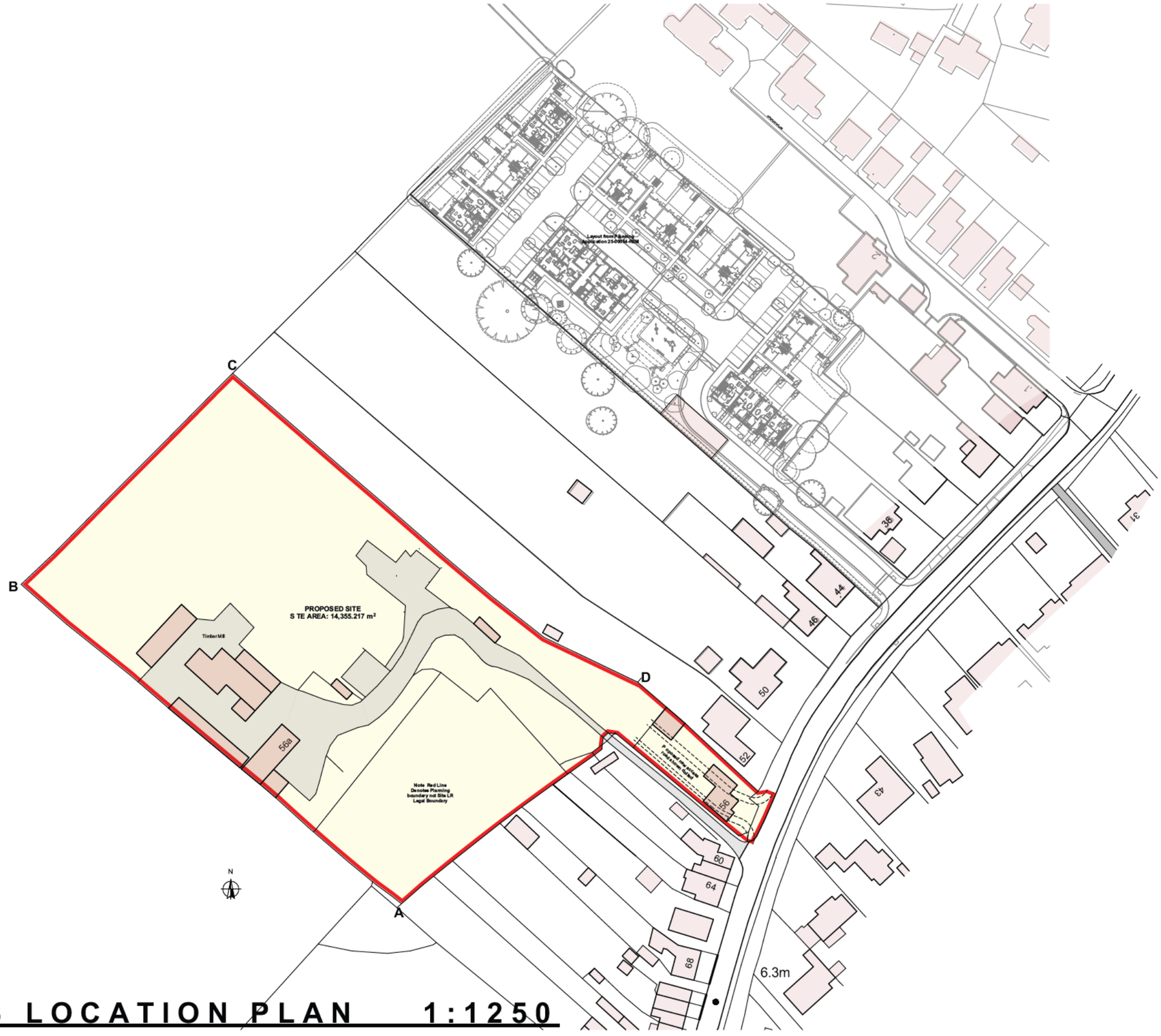
Positively prepared: The Plan should provide a diverse mix of sites and sizes including small and medium size sites, in difference locations, including in the Rural Areas rather than placing a heavy reliance on few strategic sites whose delivery depends on major infrastructure, extended lead-in periods, market conditions and other economic conditions.

8. Conclusion

Land at 56 Histon Road, Cottenham presents an opportunity for a well-designed and deliverable residential development to be provided in a sustainable settlement whose services, strategic accessibility and future role have been understated. The Plan should be modified to:

- undertake an assessment of the site as a reasonable alternative within an addendum to the SA and HRA assessment of the Plan;
- allocate small and medium size sites in the Plan;
- make provision for growth in the Rural Areas and in particular in Cottenham which benefits from a range of services and facilities and which will benefit in the Plan period from its proximity to Northstowe and Water Beach
- restore Cottenham to its former Rural Centre tier acknowledging the existing services and facilities within Cottenham; its location within 2.5km of the Cambridgeshire Guided Busway providing rapid public transport connections throughout Cambridgeshire; recognising its strong role in the Rural area which will be strengthened further in the Plan period through the Plan Strategy with the strategic level of development committed to and coming forward at both Northstowe and Waterbeach;
- allocate the site as a housing allocation to deliver up to 34 dwellings;

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OS LOCATION PLAN 1:1250

C:\Users\Mark Bould\The Courtyard Dropbox\Mark Bould\PC\Documents\Cottenham, Histon Road\LSH CAD\Cotenham Site Layout Planning April 2026A.pln

Rev.	Description	Date
B	Red ine boundary amended to include access road bel mouth	21-11-24

LS LIVING SPACE
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For guidance only. Do not scale off this drawing

1:10	0	100mm	200mm	300mm	400mm	500mm	600mm	
1:100	0	1m	2m	3m	4m	5m	6m	
1:20	0	200mm	400mm	600mm	800mm	1000mm	1200mm	
1:200	0	2m	4m	6m	8m	10m	12m	
1:5	0	100mm		200mm		300mm		
1:50	0	1m		2m		3m		

Client	LIVING SPACE HOUSING				
Project	Land to the rear of 56 Histon Rd, Cottenham, Cambridge CB24 8UD				
Drawing Title	LOCATION PLAN (1:250)				
Status	PLANNING	Scales @ A3 1:1250	Date SEPT 2024	Drawn By MB	Checked By AJ/TH
Drawing Number	LS0061-P-101B	Rev B			

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Externals Legend

- 1.8m BW — 1837.5mm igh boundary wall n red eng neering brick 23 course w th blue eng neering brick o edge cop g
- 900mm high powder coated railings.
- 1.8m CBF — 1.8m close board timber fenc ng on concrete posts and min. 200mm deep concrete grave boards.
- 1.8m high close board loc able gate, min. 850 clear wide.
- 1200mm h gh t mber post and rail fencing
- Retaining wall
- Highway tarmac To highways spec f cation & detai s
- Private parking tarmac
- Car Parking Spaces finished with permeable block paving Brindle Colour TBC.
- Patios and Footpaths to fronts and rears to be concrete s abs Grey colour TBC. All footpaths to be min 900mm wide to.
- Shared Footpaths to be concrete slabs Grey colour TBC. All footpaths to be m n. 1200mm wide to
- Gravel footpath
- Grass
- Grasscrete / Grassroad or or simi ar
- hrub Plant ng
- Hedges planted as a minimum pot size of 3 litres, doub e staggered row at 300 ctrs Beech on corners, privet elsewhere on y one type per garden
- Mown grass path
- Existing hedge planting to be reta ned
- Proposed Large individual specimen trees 16 18cm girth to front gardens
- Existing Trees to be retained and protective fencing and how to nstall them in accordance with BS5837:2012 during construction if necessary.
- Existing trees to be removed
- Root protection area to retained category B & C trees.
- Electric vehicle charging point freestanding column
- Electric vehicle charging point wall mounted

Refuse Strategy.

Refuse Bins to be stored in rear gardens and presented to road s de for kerb collection
- 1 x 240 Litre Blue Wheel e Bi Dry mixed recyclables
- 1 x 240 L tre Black Wheelie Bin on recyclable waste.
- 1 x 240 Litre Green W eelie Bin Compostable & garde waste.

BCP — Bin col ection po nt for kerb side co lect on.

Cycle Storage

2 Cycle Shed — 2 bed houses, 2 cycle store 7`x 3` Pent Shed

3 Cycle Shed — 3 bed houses, 3 cycle stores 7`x 4 Pent Shed

4 Cycle Shed — 4 bed houses, 4 cycle stores 7`x5` Pent Shed

Parking

1 bed ho es 1 space
2 bed houses 2 spaces
3 bed houses 2 spaces
4 bed houses 4 space

Parki g pace 2 5m x 5m with 900mm wide footpath to one side.

Cycle Storage

1 bed houses 1 space
2 bed houses 2 spaces
3 bed houses 3 spaces
4 bed houses 3 spaces

2 Cycle Shed — 2 bed houses, 2 cycle store - 7`x 3` Pent Shed

3 Cycle Shed — 3 bed houses, 3 cycle tore 7 x 4 Pe t Shed

4 Cycle Shed — 4 bed houses, 4 cycle stores - 7`x5 Pent Shed

Land Areas	
Element	**Area (m2)**
Developable Area	10,297.30
H ghway Grass Verge	88.08
H ghway Shared Surface Road	303 91
Highway Tarma Footpath	1,140 40
Highway Tarmac Road	1,372.45
Houses P an Area	1,644.90
Public Open Space	5,078.65
Site Area	14,280.67
SUDs Pond / Bas n	475 88
SUDs Swale	77.10

ACCOMMODATION SCHEDULE

Tenure	House Type	Beds	Area (m2)	Qty
Affordable	E1-1B2P GF (M4(2) NDSS	1	50.32	4
Affordable	E1-1B2P FF (M4(1) NDSS	1	558.9	4
Affordable	B3 2B4P (M4(2_NDSS	2	79.6	13
Affordable	C4 3B5P (M4 2) NDSS	3	93.36	8
Affordable	C5 3B5P (M4(2) NDSS	3	94.40	3
Affordable	D3 4B6P M4 2) NDSS	4	106.54	2
Total				34

● Rendered P ot

SITE LAYOUT 1:500

Rev.	Description	Date
P	Shared surface road junction with main access road amended, plot 31 parking repositioned, 2m grass verge to access road changed to 2m footpath all in line w th engineers comments.	30 04 26
N	Shared surface road amended, pedestrian and internal road junction v s splays added, and Histon Road pedestrian crossing points and footpath added all in line with eng neers comments.	17 04 26
M	Parking to p ots 17 20, 27 & 28 amended	26 02 26
L	Layout redrawn in line w th planner & urban designs comments Road layout amended, POS, LAP,SUDs basin and houses repositioned.	1 10 5
K	Plots 1 3 changed to terrace, and plot 1 4b swapped with plot 27 3b house types	14 07 25
J	Layout redrawn, POS and SUD`s basin repositioned	24 06 25
H	Layout updated to 34 p ots.	11 04 25
G	Layout redrawn to address planners comments.	3 04 25
F	Plots 1 7 & 34 37 amended, footpath link added along western boundary landscape buffer	7 02 25
	House types changed to full occupancy ND road layout	31 01 5
	amended, alterations to POS and SUDs basin, parking areas amended to allow for planting, POS seating areas added.	
D	Red line boundary amended to include access road bellmouth	1 11 4
C	Plots 21 23 changed to rendered	6 11 24
B	Addit onal tree plant ng added to northern boundary. Hedge added to Eastern boundary.	1 10 4
A	Bin collection point for plots 27 33 & 39 41repositioned	2 10 24

For guidance only. Do not scale off this drawing

1:10	0	100mm	200mm	300mm	400mm	500mm	600mm	
1:100	0	1m	2m	3m	4m	5m	6m	
1:20	0	200mm	400mm	600mm	800mm	1000mm	1200mm	
1:200	0	2m	4m	6m	8m	10m	12m	
1:5	0	100mm			200mm		300mm	
1:50	0	1m			2m		3m	

Status
PLANNING

Living Space Housing
Hayfield House,
Arleston Way, Shirley, B90 4LH
T: 0121 752 3726
www.livingspacehousing.co.uk

Client
LIVING SPACE HOUSING

Project
Land to the rear of 56 Histon Rd, Cottenham, Cambridge CB24 8UD

Drawing Title
SITE LAYOUT (1:500)

Scales @ A1	Date	Drawn By	Checked By
1:500	MAY 2025	MB	AJ/TH

Drawing Number **LS0061-P-104-P** Rev **P**

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