

From: [LocalPlan \(GC\)](#)
To: [Flynn Brian](#)
Subject: RE: Comments on HELAA Site Assessment – Land r/o 113 Cottenham Road, Histon (Site Ref. 40526)
Date: 09 December 2021 17:31:48
Attachments: [image003.png](#)
[image004.png](#)

Dear Brian

Thank you for sending this, and we confirm receipt.

Kind regards

Maxine

Local Plan Team



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From: Flynn, Brian <Brian.Flynn@carterjonas.co.uk>
Sent: 09 December 2021 15:14
To: LocalPlan (GC) <localplan@greatercambridgeplanning.org>
Subject: Comments on HELAA Site Assessment – Land r/o 113 Cottenham Road, Histon (Site Ref. 40526)

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].

HELAA Site Assessment – Land r/o 113 Cottenham Road, Histon (Site Ref. 40526)

The site adjoins residential properties to the east and includes the garden and house at No.113 Cottenham Road. To the west of the site is an area of woodland, which would be retained as part of the promoted development. The land to the north is allocated as a new area of open space. To the south is allotments and a paddock. A small industrial estate is located to the south west of the site. The surrounding area to the north and west of the site is in agricultural use.

The site is currently located within the Green Belt. It is considered that exceptional circumstances exist to justify the release of land from the Green Belt, which are related to the need for housing and affordable housing in Cambridge and South Cambridgeshire, and there is an identified need for affordable housing in Histon. It is also considered that development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages, and as such, the site makes a limited contribution to the purposes for including land within the Green Belt.

Figure 31 of the draft Histon & Impington Village Design Guide SPD seeks to identify the relationship between parts of the village and the countryside. The site at r/o 113 Cottenham Road is included within a 'key view over open countryside' designation in the vicinity of Cottenham Road (between Alstead Road and Normanton Way), and within a 'fields with sensitive visual relationship with the village' designation. It is considered that neither of

these designations are correct for the site because it is not visible from this part of Cottenham Road or from the public footpath along Gun's Lane, and since it is not visible from any public vantage point it cannot have a sensitive visual relationship with the village. The area of woodland to the west of the site would be unaffected by the promoted development, and would be retained. The other trees at the edge of the site could be retained, and additional planting could take place to address any landscape impacts that might arise as a result the promoted development.

It is noted that the existing housing allocation in Histon within the adopted South Cambridgeshire Local Plan – Site Ref. H/1 (d): Land north of Impington Lane, Histon – includes a policy requirement to provide a landscape buffer to provide a soft green edge to village. A similar policy requirement could be applied to the site if it were allocated in emerging GCLP, although the existing woodland to the west and the existing trees at the site boundary would be retained as part of the promoted development to provide the green edge to the village.

█ comments and suggested amendments to the site assessment are as follows:

- **Landscape and Townscape:** The promoted development would not encroach into the countryside. The proposed dwellings would not extend beyond the existing access track, and would be no further north than the existing dwellings on Cottenham Road. The existing woodland to the west and the existing trees at the northern site boundary would be retained, and would contain development at the site. The land to the north of the site is allocated in the adopted South Cambridgeshire Local Plan for open space (Site Ref. Land known as Bypass Farm, west of Cottenham Road, Histon - 3.5ha), which will change the character of the edge of the village in this location. As set out above, the 'key view over open countryside' and 'fields with sensitive visual relationship with the village' designations in the draft Village Design Guide do not apply to the site and are an inaccurate description of the site character. The site makes no contribution to the wider landscape.
- **Biodiversity and Geodiversity:** An ecological assessment would need to be undertaken. The existing trees and hedgerows at the site boundary would be retained. The promoted development would retain any ecological interest on the site and deliver ecological enhancements.
- **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:** The assessment highlights the good accessibility from the site to the services and facilities within Histon. A new primary school (Histon and Impington Park Primary School) has opened off Glebe Way and close to the site, The distance from the site to the primary school referred to in the assessment is incorrect.
- **Site Access:** As indicated in the call for sites submission, No.113 Cottenham Road could be demolished to create an access for the promoted development. The existing track access to the site would be retained as a secondary access. It is requested that the score is amended to 'amber'.
- **Strategic Highways Impact:** Histon is connected to the Cambridgeshire Guided Busway, there are frequent bus services, and there are existing on and off-road cycle routes within the village. There are alternatives to the car for journeys from Histon to reduce impacts on the strategic highway network.
- **Green Belt:** The promoted development at the site would have no adverse impact on the compactness or setting of Cambridge and it would not lead to the merging of villages. The site is well contained and is surrounded by woodland, trees and dwellings, and makes limited contribution to openness. Therefore, it is considered that the site makes a limited contribution to the purposes for including land within the Green Belt. It is requested that the harm to the Green Belt from the promoted development is amended to 'low' harm.

It is requested that the assessment of the site is amended to reflect the above comments.

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

Regards

Brian

Carter Jonas

T: 01223 326823 x4391 | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA



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Carter Jonas LLP
Place of Registration: England and Wales
Registration Number: OC304417
Address of Registered Office: One Chapel Place, London, W1G 0BG.