

From: [REDACTED]
To: [LocalPlan \(GC\)](#)
Subject: Comment on HELAA Site Assessment- Land at Two Mill Field (Site Ref. 40419)
Date: 09 December 2021 16:57:40
Attachments: [image896272.png](#)
[image966307.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]. There are two sites, both in Cottenham, for the same client. A separate email deals with the second site.

HELAA Site Assessment- Land at Two Mill Field (Site Ref. 40419)

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

- **Landscape and Townscape:** The recommendation in the assessment that landscaping is required for any development at this edge of village location is agreed. The promoted development would provide strategic landscaping at the boundaries to mitigate the impact on views from the surrounding area.
- **Biodiversity and Geodiversity:** An ecological assessment would need to be undertaken. The promoted development would retain and protect any ecological features and habitats on the site and provide ecological enhancements. There is sufficient land available within site for green infrastructure to be provided as part of the promoted 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.
- **Site Access:** There is an existing farm track that provides access to the field. A suitable access would need to be provided to accommodate the promoted development. It is noted that the neighbouring parcel of land to the west has also been promoted to the call for sites process, which may be an opportunity to provide a comprehensive upgrade the existing access arrangements.
- **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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