

Chapter 4 Mixed Use Development



Station Road, Histon, South Cambridgeshire

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- 4.1. The Council has received proposals from Histon and Impington and from Cottenham Parish Councils as part of the proposal that the Local Plan includes community initiatives that local parish councils would otherwise have wished to put in neighbourhood plans.

Issue 4: Parish Council Proposal for ‘Station’, Histon and Impington

Histon and Impington Parish Council is seeking to proactively design a special area in Histon and Impington around the former station, which is now a stop on the Guided Busway. The proposal is to use this key area to make significant use of the Busway in order to encourage sensitive redevelopment of this area and to stimulate commercial activity and to encourage local employment which has recently declined. They call this proposal ‘Station’. It is ready for redevelopment. Their vision is that ‘Station’ will form a vibrant ‘gateway’ to the community and should be a mixed development of housing, businesses, private and public sector space and community amenities, with simple cafes and takeaways to more sophisticated restaurants and wine bars, along with open space and street art. They hope the area will be developed to form a vibrant ‘gateway’ to the community. The Parish Council will welcome early approaches from developers wishing to engage in the above development so that appropriate schemes can be developed before plans are submitted.

The Parish Council’s full proposal and a map of the area is contained at Appendix 2. This proposal is consistent with the Local Plan but called a PC proposal to highlight that it comes from the Parish Council.

Note: A promoter has put forward a proposal for housing on part of the ‘Station’ land. See also Site Option H2 in Chapter 2, Housing.

Option PC1: Parish Council’s regeneration proposal, ‘Station’, Histon and Impington is shown on the Village Map in Chapter 9.

Question 4:

Do you support or object to the proposal by Histon and Impington Parish Council for ‘Station’ in Histon and Impington and why?

Please provide any comments.

Issue 5: Parish Council proposal to reinvigorate Cottenham through a development of homes, jobs, shops, schools, community uses and possibly a bypass

Through the Local Plan, under the new approach of ‘localism’, Cottenham Parish Council would like to promote a project designed to reinvigorate the village by delivering new employment, potentially around 1,500 homes, schools, local shops, recreation open space and other supporting uses necessary to restore Cottenham’s status as a Rural Centre.

The Parish Council has identified land for this primarily to the east of the village. Three parcels of land are identified in this area totalling 100 hectares. The area is bounded to:

- the north by High Street and Twenty Pence Road,
- the west by Rooks Street/Coolidge Gardens,
- the south by Long Drove, and
- the east by Alboro Close Drove.

A fourth parcel of land to the west of the village at Rampton Road also forms part of the Parish Council’s proposal which is another 9.8 hectares in area.

The Parish Council suggests that this development could include the provision of a bypass linking Twenty Pence Road and Histon Road and this would be funded through the development.

This proposal is at a very early stage of development and the Parish Council will use the January / February consultation to gauge public support and to develop its proposals. This may include revisions to the area of land that the Parish Council considers necessary to reinvigorate Cottenham and secure the bypass. The consultation responses will help the Parish Council decide by May 2013 whether to ask the District Council to include the scheme in the draft Local Plan or whether instead to prepare its own Neighbourhood Development Plan. Inquiries about these proposals should be directed to Cottenham Parish Council.

Note: Assessments of some of the land within these areas were included in the District Council’s 2012 Strategic Housing Land Availability Assessment (SHLAA). These land parcels were not selected as site options for the 2012 Issues and Options consultation. They are now included in this consultation specifically as part of the Parish Council’s proposal to reinvigorate Cottenham. See SHLAA sites 128, 241 and 269 (www.scamb.gov.uk/ldf/shlaa).

Option PC2: Parish Council’s proposal to reinvigorate Cottenham is shown on the Village Map in Chapter 9.

Question 5:

Do you support or object to the developments proposed by Cottenham Parish Council, that are geared to provide jobs, satisfy affordable housing needs, provide recreational and shopping facilities, and fund a by-pass, and if so why?

Please provide any comments.

