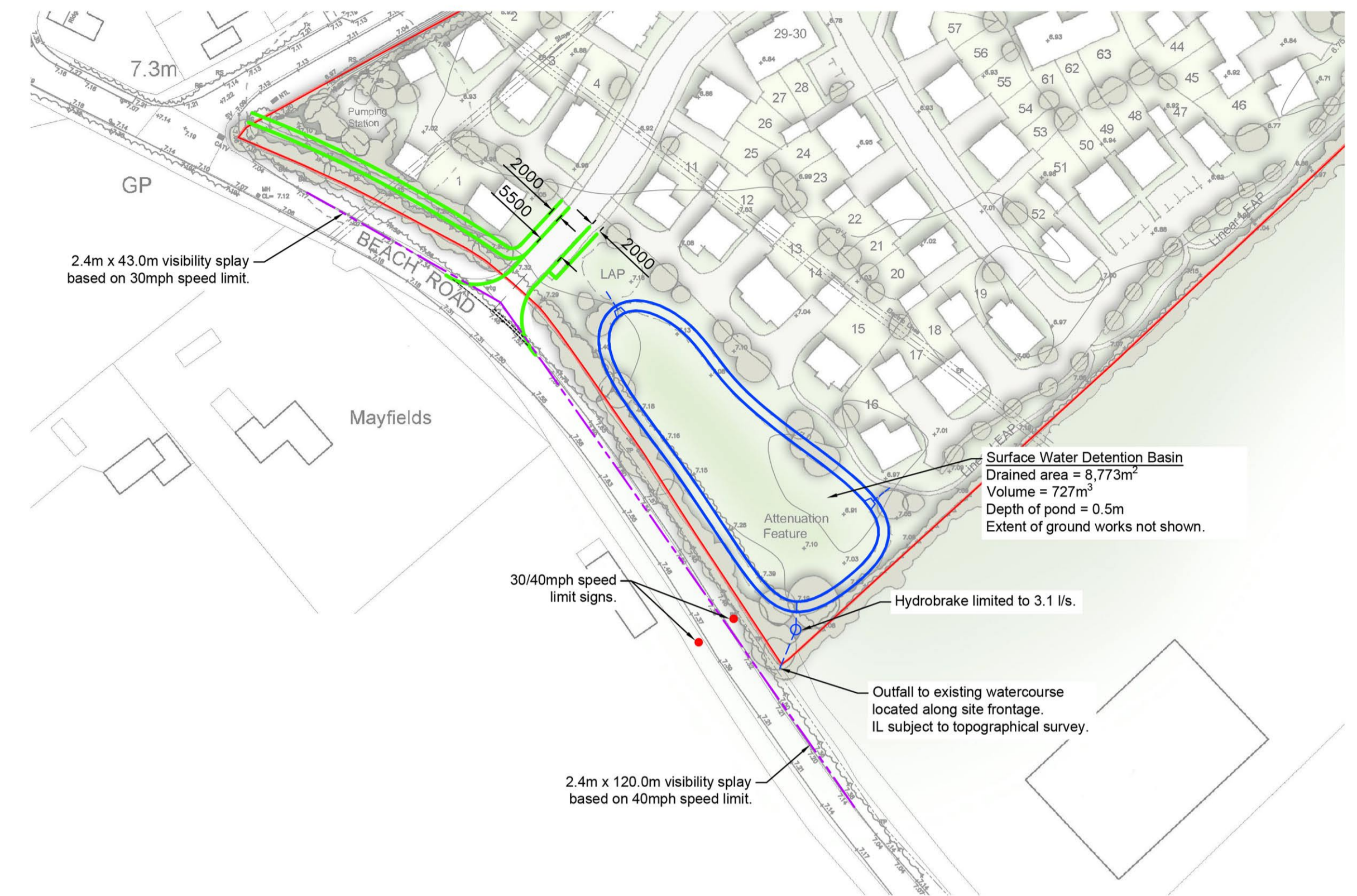
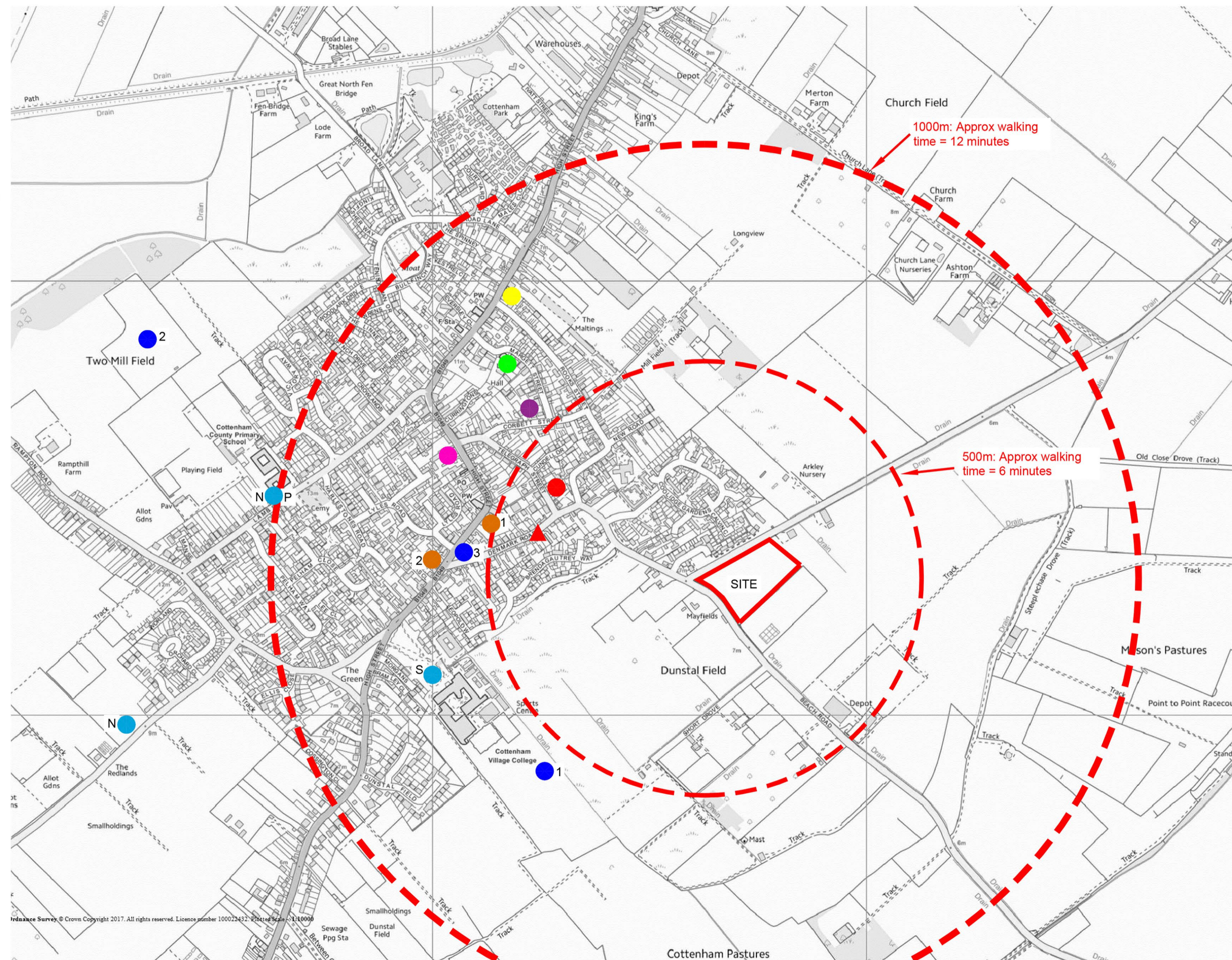


Cottenham is considered to be a sustainable village which benefits from a range of existing services and facilities including: primary school, secondary school, post office, sports and recreation facilities and employment opportunities.

There is an existing bus stop at Telegraph Street, Cottenham, approximately 485m to the north west of the proposed site access. This stop is served by buses providing regular links to and from Cambridge and Histon.

The proposed development is located in a sustainable location and is located within acceptable walking and cycling distance of local facilities, including the primary school.

The site can be accessed off Beach Road with a footway link via Long Drive. Visibility Splays, relevant to the speed limit, will be acknowledged and adhered to.



The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the existing highway network via Beach Road. A Transport Statement has been undertaken which shows that the proposed development will not have an adverse impact on the highway network.

Car and cycle parking for the development will be provided in line with guidance set out in the Cambridgeshire's Design Guide for Streets and Public Realm 2007.

The drainage for the site will be designed in line with current legislation.

Sustainable Urban Drainage Systems (SUDS) will be utilised on the site. Surface water will discharge to the existing watercourse located adjacent to Beach Road and will be attenuated to greenfield runoff rates using a detention basin. Foul water will discharge to Anglian Water's foul sewer network.

## 7. HIGHWAYS & DRAINAGE

BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT