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1.0 Introduction

1.1 Purpose of this Document

This Design and Access Statement has been prepared on behalf of Cambridgeshire County Council (“the Applicant”), in support of an outline planning application for residential development comprising 137 dwellings and details of access (“the Proposed Development”) on land at Rampton Road, Cottenham (“the Application Site”). All other matters are reserved and therefore illustrative design principles are provided.

The Design and Access Statement sets out the design and access principles for the Proposed Development within the context of relevant national and local planning policies. It identifies the thinking behind the outline planning application and how the Proposed Development has been informed through assessment, consultation, evaluation and design.

The application is a re-submission of application reference S/2876/16/OL (for 154 dwellings including matters of access all other matters reserved) which was refused at planning committee on 9th August 2017 against the officer recommendation for approval.

1.2 The Project

The Application Site

Cottenham is a village approximately 10km north of Cambridge city centre. The Application Site is approximately 15.5 hectares in size and is north east of Rampton Road on the western edge of Cottenham, bordering the existing village development framework. The site presently comprises agricultural land and woodland.

The Application Site boundaries are defined by the Catch Water Drain to the north, housing and farm buildings to the west, allotments and recreation land to the south. The eastern boundary of the site is formed by recreation land.

Cottenham borders the site to the east providing access to a wide range of local amenities and services.

Access to the site is currently limited to farm access points and permissive paths through Les King Wood. Existing accesses to the recreation ground are from Lambs Lane and Les King Wood.

The site is not subject to any statutory designations in respect of ecology, heritage and landscape assets or in any other regard.

Proposed Development

The Proposed Development seeks outline permission for residential development comprising up to 137 dwellings including matters of access with all other matters reserved.

The Proposed Development aims to create much needed housing that will sensitively integrate with the existing village. The proposals aim to reflect local character whilst taking advantage of the site’s location adjacent the existing recreation ground. The proposals show an increase in the recreation offering through an additional 2.8 hectares of land adjacent to the existing facilities. Providing housing around this recreation offer would provide natural surveillance and also provide future potential for a village hub to be created.

Given the low density of the proposals the detailed design can provide the housing and recreation balance in many forms.

1.3 Document Structure

The document aims to provide a framework to explain how the Proposed Development has considered the site, its setting and how it can be accessed by a range of prospective users. The document is structured around the four steps identified by CABE guidance ‘Design and Access Statements, How to write, read and use them’:

- Assessment
- Involvement
- Evaluation
- Design

Section 2 provides an assessment of the wider site context.

Section 3 focuses on the assessment of the Application Site and its surroundings.

Section 4 identifies the design evolution and the influence of community involvement and consultation.

Section 5 evaluates this in the development framework and illustrative masterplan supporting this outline planning application.
2.0 Strategic Context
2.0 Strategic Context

2.1 Appreciating Wider Context

The Application Site is in the parish of Cottenham, a Fen Edge village approximately 10km north of Cambridge City Centre. The Application site is well connected to the wider road network with the A14 7km to the south, providing a west–east access from the Midlands to East Anglia. The site is well linked by public transport, the Citi 8 bus service, runs every twenty minutes providing public transport between Cottenham and Cambridge City Centre providing connections to a wider range of public transport services. The two bus stops on Rampton Road are 400m from the centre of the Application Site.

Typical of the Fen Edge landscape the surroundings suffer from a lack of public rights of way and permissive footpaths links. The nearest public right of way is the footpath running alongside the New Cut Drain, north of the Application site. More immediately permissive access is provided within Les King Wood although a new public bridleway is being created between Rampton Road and Broad Lane wholly on land within the control of the applicant.

Fig 2.1 Site Location
Cottenham has a population of around 6,095 (Census, 2011) with significant post-war (1950s-1970s) growth experienced through County Council building in the late 1960s through expansion of housing estates in the centre and edge of the village. More recent development has occurred through smaller estate expansion to the north west and south eastern edge of the settlement.

Cottenham is identified in South Cambridgeshire District Council’s emerging local plan, as a rural centre, defined as, ‘the largest, most sustainable villages of the district with access to a range of services and facilities and good public transport links.’

This is further illuminated by the range of community services and facilities all within walking and cycling distance of the Application Site, including: Cottenham Primary School, Cottenham Village College, the Library, the Village Hall, the Recreation Ground, a Post Office, a Pharmacy, a Medical Practice, a Dental Practice, the Cambridge Building Society, Cottenham Baptist Church, the Co-Op food store, public houses, restaurants, a bakery, a butcher and a greengrocer.
The Cottenham Village Design Statement Supplementary Planning Document (SDP) broadly describes the arrangement and vernacular of the settlement from a historical context and is paraphrased below.

Cottenham is built on a fertile ridge of Lower Greensand, Jurassic clay and gravel belts rising above the 5m contour, is in essence a linear village with no single centre or focal point. All Saints Church, (located to the north eastern edge of Cottenham) and the Village Green (south western edge) are more than a mile apart.

The size of the village and continuing dominance of its settlement patterns is attributed to its agricultural past. The settlement is based on two identifiable historical patterns. The ‘Lanes’ (Telegraph, Rooks, Corbett and Margett Streets), with an irregular pattern of short rectangular plots at the centre of the village, (which formed the original Saxon nucleus), is the most densely settled, enclosed and informal area of the village.

Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. Farmhouses are concentrated within the village and line the street: there is little space at the front of plots, with access to hard standing and yards traditionally to the side and behind. Outbuildings run along the edge of plots, many of which follow the early farmstead boundaries.

These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside.

Individual late 19th century and 20th century houses are strung out along Lambs Lane, Rampton Road and Histon Road, with post-war estate developments sited on orchards and agricultural land within the village. The most modern developments in the village are at Tenison Manor to the north and Brenda Gautrey Way to the south.

Outline permission has recently been granted for 200 dwellings and apartments with care adjacent the Application Site west of Rampton Road, 126 dwellings on land north of Oakington Road and 50 dwellings on Oakington Road on the western fringe of the settlement, continuing the linear expansion of Cottenham.
2.2 Planning Policy Context

A Planning Statement (Document Reference 5586.01.001) has been produced in support of this application, which includes an assessment of relevant national and local planning policies. This assessment considers that the Proposed Development is in general accordance with the requirements set out in national and local planning policies. This Design and Access Statement summarises policies relevant to design and access aspects of the Proposed Development. Please refer to the Planning Statement for further policy analysis.

Material considerations in respect of the extant South Cambridgeshire District Local Development Framework housing supply policies indicate that the Proposed Development should be determined in accordance with National Planning Policy, specifically paragraph 14 of the National Planning Policy Framework (NPPF) in March 2012. The NPPF sets out a presumption in favour of sustainable development. The NPPF establishes the importance of achieving high quality design that has a positive effect on the environment. Paragraph 60 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local planning authorities should not refuse planning permission for building or infrastructure that promotes high levels of sustainability because of concerns about incompatibility with an existing townscape. Whilst the application is submitted in outline with all matters reserved apart from access, the illustrative masterplan has been developed to ensure the layout of the Proposed Development is of high quality that positively contributes to the local environment.

Paragraph 50 identifies that to deliver a wide choice of high quality homes increasing opportunities for home ownership and the creation of sustainable, inclusive mixed communities local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

Paragraph 54 identifies that in rural areas local authorities should consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Paragraph 55 states:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.”

Section 7 of the NPPF emphasises the importance of the design of the built environment, good design being a key aspect of sustainable development, contributing positively to making better place for people.

Paragraph 60 states:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

The application is outline with all matters reserved for determination apart from access. However, the illustrative masterplan provided details that the Proposed Development can be designed to the highest quality, optimising the natural topography of the site to provide much needed housing whilst balancing green space and enhancing connections.
POLICY

Development Control Policies DPD (July 2007)

<table>
<thead>
<tr>
<th>POLICY</th>
<th>ASSESSMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy DP/2 Design of New Development</td>
<td>Design concepts have been established for all elements of the development to ensure a comprehensive inclusive scheme that is appropriate to the scale and nature of surrounding land uses.</td>
</tr>
<tr>
<td>All new development must be of high quality design and, as appropriate to the scale and nature of the development, should:</td>
<td>It should however be noted, that this application is seeking outline consent with all other matters reserved except for access. As such, detailed design elements would form the next phase of the project and would be included as part of reserved matters.</td>
</tr>
<tr>
<td>■ Preserve or enhance the character of the local area;</td>
<td>The second part of Policy DP/2 sets out criteria to be included in Design and Access Statements. The accompanying Design and Access Statement covers all the criteria listed under Policy DP/2 and complies with the access requirements to achieve an inclusive environment that can be enjoyed by everyone.</td>
</tr>
<tr>
<td>■ Conserve or enhance important environmental assets of the site;</td>
<td></td>
</tr>
<tr>
<td>■ Include variety and interest within a coherent design, which is legible and provides a sense of place whilst also responding to the local context and respecting local distinctiveness;</td>
<td></td>
</tr>
<tr>
<td>■ Achieve legible development, which includes streets, squares and other public spaces with a defined sense of enclosure and interesting vistas, skylines, focal points and landmarks, with good interrelationship between buildings, routes and spaces both within the development and with the surrounding area;</td>
<td></td>
</tr>
<tr>
<td>■ Achieve a permeable development for all sectors of the community and all modes of transport, including links to existing footways, cycleways, bridleways, rights of way, green spaces and roads;</td>
<td></td>
</tr>
<tr>
<td>■ Be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;</td>
<td></td>
</tr>
<tr>
<td>■ In the case of residential development, provide higher residential densities, and a mix of housing types including smaller homes;</td>
<td></td>
</tr>
<tr>
<td>■ Provide high quality public spaces;</td>
<td></td>
</tr>
<tr>
<td>■ Provide an inclusive environment that is created for people, that is and feels safe, and that has a strong community focus; and</td>
<td></td>
</tr>
<tr>
<td>■ Include high quality landscaping compatible with the scale and character of the development and its surroundings</td>
<td></td>
</tr>
<tr>
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<td></td>
</tr>
</tbody>
</table>

Table 2.1
2.3 Landscape Context

The Application Site comprises predominantly agricultural land to the north-west of the village of Cottenham. Along the north-western boundary of the site, there is the substantial ‘Les King Wood’, a semi-mature woodland planted in 2000. The wood separates the site from the Catch Water Drain and Little North Fen beyond. The south-western boundary of the site is defined by Rampton Road, Rampthill Farm and residential dwellings at 120 to 132 Rampton Road. The south-eastern boundary of the site comprises a range of land uses including Allotment gardens, playing fields, play area and housing.

Views out of the site are determined by the woodland to the north west and the urban edge of the village to the south and east which gives the southern edge of the land a rural urban fringe character.

The landscape immediately adjacent to the south west, south and south east of the site is typical of a rural urban fringe location with land uses that reflect the proximity to the settlement edge. Land use parcels are predominantly of smaller scale than the fenland to the north and reflect village and domestic uses including recreation, allotments and small parcels of privately owned land including grassland/ paddocks.

Overall, the landscape is considered to be of local/community value.
3.0 Application Site Context
3.0 Application Site Context

3.1 The Application Site

The site assessed covers 19.1 hectares which is broken into three distinct areas as identified on the existing site features diagram opposite (Figure 3.1):

- 9.1 hectares Agricultural Land
- 5.1 hectares Les King woodland/open space
- 1.5 hectares Land North East of Les King Wood; and,
- 3.4 hectares Recreation Land leased to Cottenham Parish Council (known as ‘the Third Field’) which falls outside of the site

The Application boundary is 15.7ha as the 3.4ha of land leased to Cottenham Parish Council does not form part of this re-submitted application.

The land is bounded by the Catch Water Drain to the north, privately owned farm (Rampthill Farm), Rampton Road and built form to the west, allotments and recreation land to the south and recreation and education land to the east.

The site has irregularly shaped boundaries dependent upon existing adjacent land uses and the north western boundary is defined by the Catch Water Drain.

The south western site boundary adjoins Rampton Road to the south west of Les King Wood and follows the line of the road except where the boundary passes to the rear of existing residential properties. The boundary treatment comprises sections of hedgerow between the land and the pavement at the road edge. The section of road immediately to the south of Les King Wood is open and marked only by a shallow ditch and a single isolated tree, until the hedgeline commences to the north west of Rampthill Farm. Where the boundary passes to the rear of residential dwellings it is

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Fig 3.1 Diagram of site features and constraints
currently marked by a range of private garden enclosures, predominantly fencing and some garden vegetation.

The south eastern site boundary is determined by adjoining land uses including the Allotment Gardens, King George’s Field and an area of privately owned farm land. The boundary with the Allotment gardens is unfenced but identified by a strip of rough grass containing a shallow ditch line. The King George’s Field boundary is clearly defined with chain link style fencing supported by concrete posts where it faces the rear of properties on Rampton Road. There is a line of individual trees which give way to a maintained hedgerow further west along the boundary. Where the north eastern boundary of St George’s Field adjoins the site, the line of the hedgerow is intermittently broken.

The north eastern boundary of the site is determined by existing land ownership and is characterised by arable and pastoral land and a small orchard. Boundary treatments vary and include a mix of open boundaries, hedgerow, rough vegetation and ditches.

Access to the land within the site is currently limited to farm access points and permissive paths through Les King Wood. The Application Site relates well to the existing village framework and provides opportunities to integrate the development into the existing settlement fabric.

**Landform**

The site generally falls from the south of site to the north, adjacent to the Catch Water Drain as illustrated in Figure 3.2. A detailed topographic survey has been undertaken and is included within the Planning Statement Drawings. Upon review of the survey it can be stated that the levels onsite range between 13.06 metres Above Ordnance Datum (mAOD) on the south-eastern boundary to 4.85mAOD on the northern boundary.

**Connections**

There is informal access to Les King Wood via a gate in the north eastern corner of the recreation land. These permissive routes link to Rampton Road to the west and there is also a pedestrian desire line running over private agricultural land to the east of the site which links to Victory Way.

The agricultural land is fenced off with farm vehicle access available via Rampton Road.

The Application Site is south of the PRoW 56/4 which follows the line of the New Cut Drain linking Longstanton to the west and Ely/Soham to the east.

The Applicant is creating a new bridleway connection between Les King Wood and Broad Lane north east of the Application Site. This will provide access to the PRoW 56/4 and circular walk around Cottenham increasing access provision in an area severely lacking in footpath connections.
Fig 3.10 View from Cottenham Lode ('New Cut' section) close to Big Spinney looking south-east.

Fig 3.11 View from Rampton Road south of Catch Water Drain looking north.

Fig 3.12 View from car park at King George's Field looking north-west.
3.2 Local Character

The village of Cottenham is to the east of the Application Site is a linear village focused on its lengthy High Street which stretches for around 1 mile from All Saints Church in the North East to the Village Green in the South West.


The village is characterised by a mix of housing styles with no overriding distinct character.

Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. Farmhouses are concentrated within the village and line the street.

These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south.

Individual late 19th century and 20th century houses are strung out along Lambs Lane, Rampton Road and Histon Road, with post-war estate developments sited on orchards and agricultural land within the village. Modern development is frequent and is either larger estates on land between the main roads or small infill and is of varying ages.

There are a number of Grade II listed buildings within the village, the majority in the Conservation area following the High Street.
3.3 Arboricultural

The tree survey identified 13 Category B trees and 9 Category C trees and groups on the site. 6 hedges were also recorded.

At the time of the survey no trees within or immediately adjacent to the Application Site were subject to Tree Preservation Orders or within a Conservation Area.

The distribution of existing trees does not present a significant obstacle to development. The majority are confined to the perimeter and accordingly, it should be possible to design around and incorporate the better quality trees on the site.

The plan opposite identifies trees and hedges along with the necessary root protection area (RPA) required to successfully retain individual trees and avoid root/soil damage which could lead to the decline of the tree/hedge. These areas will need to be identified around trees selected for retention and should be excluded from all demolition and construction activity.

NOTE: This drawing should be read in conjunction with the respective Arboricultural Data Sheets (Appendix 1).

Fig. 3.14 Arboricultural survey
3.4 Ecology

An extended phase 1 habitat survey and protected species survey has been undertaken of the Application Site and the wider land holding.

The vast majority of the Application Site is dominated by an arable field and an area of amenity grassland, with an area of young broad-leaved plantation, hedgerows and scrub along stretches of the periphery. There were no records of protected species on the site and non-encountered during the survey.

The ecology assessment sets out the precautionary methods of working and habitat creation measures, these will be implemented and the Proposed Development will be compliant with wildlife legislation and with the requirements of national and local policy in respect of biodiversity.

3.5 Access and Movement

Vehicle

Local vehicular access is available from Rampton Road. Rampton Road forms the site’s south-west boundary, which provides access to the centre of Cottenham from its junction with High Street and continues north-west to Willingham via Rampton.

Public Transport

There are two bus stops on Rampton Road, both within 400m walking distance of the centre of the Application Site. This provides access to the number 8 and 110 services, the two main services to the village.

Frequency of Bus services are summarised in the table 3.1.

<table>
<thead>
<tr>
<th>Service</th>
<th>Route</th>
<th>Operator</th>
<th>Weekdays Periods</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Citi 8</td>
<td>Cambridge – Impington – Histon – Cottenham</td>
<td>Stagecoach</td>
<td>3/Hr</td>
<td>2-3/ Hr</td>
</tr>
<tr>
<td>110</td>
<td>Ely – Cottenham - Impington</td>
<td>A &amp; P Travel</td>
<td>1/ Day (Thursday only)</td>
<td>N/A</td>
</tr>
<tr>
<td>X8</td>
<td>Cam – Cottenham – Haddenham – Sutton - Chatteris</td>
<td>Stagecoach</td>
<td>1/ Day</td>
<td>1/ Day</td>
</tr>
</tbody>
</table>

Table 3.1 Summary of bus services

Walking

The site is located adjacent to existing residential areas and close to the centre of Cottenham. This location provides access to an existing shared cycleway/footway that can be found in the eastern (site side) verge of Rampton Road and a footway in the verge on the western side just to the south of the site.

Both the shared cycleway and footway continue to the centre of Cottenham although the shared cycleway becomes footway only at the allotments to the southeast of the site. These footways go on to provide a continuous route to the various facilities that exist in the centre of the village and beyond.

The Transport Assessment details that walking can be considered to be a realistic and viable method of travel indicating that the site’s location is accessible via this sustainable mode.

Cycling

It is widely recognised that cycling can offer an attractive alternative to short car trips, particularly those under 5km, but also as part of longer journeys by public transport.

While the National Cycle Network does not pass through Cottenham, connection can be made to National Route 51, which passes through Cambridgeshire, Oxfordshire, Buckinghamshire, Bedfordshire, Suffolk and Essex, at Rampton and Histon with connection to Regional Route 24 possible at Longstanton and Oakington. The local cycle network is shown in Image 5.1, this being an extract from the online Sustrans map. On-road routes are highlighted purple and traffic-free routes are highlighted green.

A cycling isochrone showing the site’s catchment has also been produced and is detailed in the image below. The figure illustrates 2000m and 5000m catchment ranges which equate to 10-minute and 25-minute journey times respectively which are based on the somewhat conservative or leisurely cycle speed of 12kph.

Fig 3.15 Sustrans Map, Source: http://www.sustrans.org.uk/ncn/map

Access

The proposed access strategy is shown in Figure 5.3.

This shows the two priority controlled accesses serving the site, this form of junction being the most commonly used to access residential developments. Providing two accesses will not only ensure that the site can be safely accessed whilst maximising permeability, but they will also provide a degree of ‘futureproofing’ in capacity terms should either or both accesses be used to access Cottenham Primary School should it be expanded.
3.6 Archaeology

Heritage Statements are provided in support of the Application.

There is a standalone heritage statement in relation to the off-site transport mitigation works and the likely effects on the Grade II listed Almshouses.

There are no known heritage assets within the development site, with the exception of a post-medieval find spot and linear earthworks of an uncertain date or character.

Through pre-application discussions with the County Archaeology team, an evaluation brief was provided stating that:

‘Due to the high archaeological potential of the site the applicant is advised to provide information concerning the potential impact of the proposal on archaeological remains. In order to provide this information an archaeological evaluation of the site is necessary.’

Field evaluation revealed the presence of an enclosed Roman farm. High status evidence was not found in the examined area nor were sufficient numbers of ceramic or other building materials recovered that would point to a formal building but such remains may be present in the area of denser archaeology. A planning condition would be appropriate to secure a programme of investigation to ensure the remains are protected.
3.7 Ground Investigation

A phase 1 ground investigation report was commissioned identifying that the land has only been recorded as agricultural land, with the absence of any other historical land usage. The report recommends intrusive investigation prior to any development being undertaken on site to:

- analyse the soils for potential contaminants;
- determine the surface ground conditions for foundations;
- provide a preliminary estimate of permeability for the design of soakaways prior to any development being undertaken on-site.

3.8 Utilities

An Anglian Water Foul rising sewer main runs across the Application Site from east to west between the recreation ground and the southern boundary of Rampton Hill Field. Gravity surface and foul sewers are located under Rampton Road to the west of the Application Site.

An overhead 11kV line runs across the north western corner of the application site from Rampton Hill Farm to the northern boundary of Les King Wood, adjacent the catch water drain. An 11kv underground cable enters the extreme western edge of the site on land that would remain as part of the recreation ground.

3.9 Flood Risk

The Application Site is in Flood Zone 1 and is considered to be at low risk from fluvial, tidal and surface water flooding. An outline drainage strategy is proposed to ensure the Proposed Development does not increase flood risk downstream or in the surrounding area. In terms of surface water drainage, further works will confirm the suitability of infiltration as part of the surface water drainage strategy.

The Old West Internal Drainage Board has identified that there is “no residual capacity to accept direct discharge from any new site” and therefore that any surface water discharge would be required to be limited to 1.1l/s/ha.
4.0 Design Evolution and Consultation
4.0 Design Evolution and Consultation

4.1 Design Evolution

The development proposals have evolved through technical assessment and consultation. The scheme has considered the existing land uses, expansion of the recreation ground and potential requirement for future education expansion.

The design evolution sketches illustrated at Figure 4.1 provide an overview of how the scheme has evolved and the key design aims taken forward in developing the illustrative masterplan layout presented in Figure 4.4. The starting point to the scheme development was a series of land use plans produced, as illustrated at Figure 4.2, which considered potential areas for residential development, additional recreation land and education expansion.

The main aim in developing the proposals was determining the best solution for providing residential development around an expanded recreation ground, thus providing increased provision with natural surveillance and the potential for a future community hub to be developed encompassing Cottenham Sports and Social Club. Comments provided by the landscape and urban design officer suggested providing recreation provision adjacent Les King Wood. However, we feel this would detach recreation from the main hub of the Sports Club and avoid natural surveillance. The Proposed Development is at such a low density that various schemes can be developed at the detailed design stage which can meet expectations of the community and extant planning policies.

The Proposed and Potential Future Connections sketch explores the potential for the recreation ground to be connected via the development access from Rampton Road centred on a new village hall including Village Hall. This could alleviate the issues faced by Cottenham Parish Council in developing a new Village Hall since the existing access from Lambs Lane was a contributory factor in the refusal of their recent application.

Discussion also took place with the owners of Rampthill Farm in respect of involving the land comprising Rampthill Farm as part of the development proposals. Two development framework plans were produced (Figure 4.3) which detailed two potential proposals. One including the land at Rampthill Farm and the second excluding it. These were further detailed into potential masterplan options, illustrated at Figure 4.4, to take to pre-application discussion with SCDC.

The top option including Rampthill Farm potentially provides 254 dwellings; and the option below excluding Rampthill Farm provides 200 dwellings. These options were based on policy compliant schemes delivering 30 dwellings per hectare (dph).

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4.2 Pre-application Discussion

Pre-application advice was sought from SCDC regarding the potential for both the 254 and 200 dwelling schemes on the site based on a policy compliant scheme at a density of 30dph.

The development advice received from SCDC was positive with a number of considerations provided which have helped in the evolution of the design. These comprise:

- reducing the applied density to 25 dph to ensure proposals are in keeping with the existing countryside character;
- increasing the buffer from proposed dwellings to Les King Wood;
- providing pedestrian and cycle links to the primary school and recreation ground; and
- ensuring parking provision for 2 vehicle spaces per dwelling can be accommodated.

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The top option including Rampthill Farm potentially provides 254 dwellings; and the option below excluding Rampthill Farm provides 200 dwellings. These options were based on policy compliant schemes delivering 30 dwellings per hectare (dph).
These matters were considered and following unsuccessful discussions with the owners of Rampthill Farm, the scheme was developed without that land. The illustrative proposals were amended to provide a smaller scale development of 154 dwellings at a density of 25dph. This proposal was then put forward for consultation with the local community.

This resubmission provides for 137 dwellings at 23 dwellings per hectare thereby retaining the principles of the advice and consultation comments received but adding increased recreation provision as a further positive social benefit to the community.
4.3 Community Consultation

Community consultation was undertaken to enable the residents of Cottenham to comment upon the draft proposals, which had evolved to the present the 154 dwelling scheme.

A consultation leaflet was delivered to 420 addresses within 500m of the Application Site and most affected by the development proposals seeking views on the proposed scheme, with a returnable freepost comments form provided.

The leaflet and information were also provided online with an online feedback form allowing further opportunity for engagement.

An exhibition was held at Cottenham Village Library on Wednesday 14th September 2016 from 3:00pm until 8:30pm allowing local people to come and discuss the proposals with the design team representatives from Cambridgeshire County Council and TEP. The event was publicised locally through an advert in the Cambridge News, local flyers and online through the Cambridgeshire County Council and Cottenham Parish Council websites.

The exhibition boards were also available to view online to allow people who couldn’t make the event an opportunity to view the proposal and provide feedback.

76 consultation responses were received that provided a broad range of comments including support and objection toward the Proposed Development. 24 responses were generally in support of the development, with the remaining 52 identifying concerns or objections.

A Statement of Community Involvement document was provided in support of the application (see report reference 5586.021). The document provides details of the feedback received from the local community and details the applicant’s responses. The document is still relevant in considering this resubmitted application.

The majority of comments identifying concerns did not raise anything that would require changes to the illustrative masterplan design at the outline stage. Concerns related to detailed design matters which would be dealt with at the reserved matters stage, subject to outline permission being granted.

Matters such as the detailed housing mix and tenure would be for consideration via consultation with SCDC at the reserved matters stage. Other concerns regarded accessibility to the recreation ground and potential alterations to the existing access at Lambs Lane are outside of the Applicants control and would require further engagement with Cottenham Parish Council.
5.0 Design
5.0 Design

5.1 Development Description and Approach

The Development Framework and Illustrative Masterplan for the site has been developed based on the baseline opportunities and constraints, pre-application advice and public consultation responses.

In order to develop a proposal which is sensitive and locally responsive, the following demonstrates how the development has taken shape, incorporating the technical considerations discussed in the previous chapters.

This develops a simple set of design aims which outline the approach and conclude with a number of development principles formed by opportunities and constraints that shape the Development Framework. This has been influenced by the SCDC District Design Guide, Cottenham Village Design Statement and Building for Life 12 (BfL12) guidance.

The design approach aims to:

- provide a residential development that is sensitive to the local village in terms of scale, mass and density;
- increase recreation provision;
- retain the urban fringe and woodland character of the site;
- enhance local village identity and characteristics;
- respect the existing settlement edge and properties to the south west;
- enhance connections with Les King Wood and the recreation ground, allowing a link to PRoW 56/4 to the north and also subject to Parish Council approval a potential link south through the recreation ground to Lambs Lane;
- create a strong network of public open space and green infrastructure providing a buffer to the settlement edge and enhancing connections; and
- retain existing trees and hedgerows where possible.

5.2 Development Framework

The analysis of the Application Site and planning policy context has set the principles for the Development Framework in order to inform the Illustrative Masterplan. The Development Framework identifies the principles of the development, which is what planning permission is sought for.

The following is a summary of key opportunities and constraints for the development:

Development Opportunities

The Proposed Development should take account of the following opportunities:

- provide new housing at approximately 26 dwellings per hectare;
- provide vehicular access from Rampton Road;
- create a new 3m wide footpath cycleway through the site creating connections to the recreation ground and Les King Wood;
- enhance the recreation ground;
- provide public open space and new planting to the development edge and along footpaths to provide a buffer and enhance connections;
- where possible provide sustainable drainage within proposed green space, with the use of swales and attenuation ponds;
- enhance habitats and biodiversity;
- provide a range of housing types and tenures to benefit the local community; and
- reflect the traditional architectural character of the local vernacular in Cottenham.

Development Constraints

The Proposed Development should take account of the following constraints:

- respect easements to the existing sewer main, the 11kV overhead line and 11kv underground cables that cross the site.

Use and Amount

The development will provide up to 137 new homes on 5.47 hectares of land at a density of 26 dwellings per hectare. A mix of dwelling types is proposed ranging from 2-5 bedroom units. The site is well located in respect of local amenities and footpaths, within walking distance of all local services, highlighting the sustainable nature of this particular location.

The design has been developed around a strong network of green infrastructure and public open space.

The Development Framework sets out the following land uses to be included on the site as follows:

<table>
<thead>
<tr>
<th>Land use</th>
<th>Area (ha)</th>
<th>Percentage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential development area to include up to 154 dwellings and associated access</td>
<td>6.02ha</td>
<td>38.3%</td>
</tr>
<tr>
<td>Open Space and green infrastructure including retained trees and new woodland, tree, shrub and hedgerow planting, along with sustainable drainage and access</td>
<td>6.88ha</td>
<td>43.8%</td>
</tr>
<tr>
<td>Additional Recreation land provision</td>
<td>2.8ha</td>
<td>17.9%</td>
</tr>
<tr>
<td>Total site area</td>
<td>15.7ha</td>
<td>100%</td>
</tr>
</tbody>
</table>

Table 5.1 Land Use Areas

Access

Vehicular access would be provided at the south west of the Application Site providing a link to Rampton Road. This would take the form of a priority controlled T-junction to ensure vehicular speeds on Rampton Road are controlled. Detailed access arrangements are shown at Figure 5.3 on the following page.

Further details of the access designs can be found in the Transport Assessment (see document P16021 Transport Assessment). Both access junctions and internal roads have been designed in accordance with national and local design standards.
NOTES

1. APPROPRIATE TACTILE PAVING TO BE USED AT DROPPED CROSSINGS, FOR 3m SHARED CYCLEWAY/FOOTWAY

Proposed 3m shared cycleway/footway dependant on extent of highway boundary

Existing 30mph speed limit change and gateway features to be extended north-west beyond bend.

Future link for potential primary school expansion
5.3 Illustrative Masterplan

The Illustrative Masterplan shown at Figure 5.4 provides an indication of what the development could look like and sets out the key principles that it will seek to adopt. It shows densities across the site, illustrating building scale and the appearance of the development both in terms of its architecture and landscaping.

The purpose of the Illustrative Masterplan is to provide a template for the detailed design stage of reserved matters applications. It sets out the key urban design principles that the development will seek to adopt.

The following plans and images explain the components of the Illustrative Masterplan.

KEY:
- Planning Application Boundary
- Proposed residential development
- Proposed landscaping
- Recreation land currently leased to Parish Council

1. Access points from Rampton Road into development inclusive of 3m footpath cycleway.
2. Improved shared footpath cycleway on Rampton Road.
3. Dwellings fronting Rampton Road.
4. Potential road link to the recreation ground.
5. Recreation provision (2.8 hectares) allowing for additional football pitch. Illustrative plan details 5 full size FA standard football pitches, 1 Rugby Pitch, Cricket Oval and Square.
7. Play Area, Locally Equipped Area for Play (LEAP).
8. Possible locations for drainage attenuation pond.
9. Footpath cycleway link between development and Les King Wood. Improved accessibility for all around Les King Wood.
10. Future proofed road, footway and cycle access to potential land for education expansion.
11. Potential for shared cycleway footpath link to Lambs Lane.
12. Potential future link to PRoW running alongside Cottenham Lode.
13. Improvement to existing boundary trees and hedgerow.

Fig. 5.4 Illustrative masterplan
Access

The proposed road system includes vehicle access from Rampton Road. This shows the two priority controlled accesses serving the site, this form of junction being the most commonly used to access residential developments. Providing two accesses will not only ensure that the site can be safely accessed whilst maximising permeability, but will also provide a degree of 'futureproofing' in capacity terms should either or both accesses be used to access Cottenham Primary School should it be expanded.

The proposed access will have 5.5m wide carriageway with 2m wide footway on the north side and 3m wide shared footpath cycleway on the south sides. A 10m corner radii is proposed at each access, these dimensions being compliant with the standards set out in CCC’s Design Guide. It is however acknowledged that the corner radii proposed are greater than the dimensions suggested in the guide due to the local distributor nature of Rampton Road. The above dimensions will ensure an allowance is made for the largest vehicles expected to regularly access the site, such as refuse collection vehicles, to do so in a safe manner without disruption to other road users and without over-designing (i.e. a wider carriageway or greater corner radii).

Footpath and Cycle Routes

A new footpath cycleway could connect the northwest corner of the site to Lambs Lane. The footpath cycleway could pass along the northern boundary, adjacent to and providing access to Les King Wood, and along the eastern site boundary. This possible 3m wide shared footpath cycleway could connect to the eastern boundary of the site, providing access to the land that might be needed for potential future expansion of primary capacity in the village. It could then follow the eastern boundary of the recreation ground within the Parish Council’s control to reach the Lambs Lane access to the Recreation Ground. The co-operation of the Parish Council would be necessary to deliver this proposal. The Applicant is willing to provide funding to upgrade the Parish Council’s control to reach the Lambs Lane access to the Recreation Ground. The co-operation of the Parish Council would be necessary to deliver this proposal. The above dimensions will ensure an allowance is made for the largest vehicles expected to regularly access the site, such as refuse collection vehicles, to do so in a safe manner without disruption to other road users and without over-designing (i.e. a wider carriageway or greater corner radii).

Mix, Density and Storey Heights

The illustrative proposals show an indicative mix of dwelling types at 26 dph comprising, 2, 3, 4 and 5 bedroom semi-detached and detached dwellings. Dwellings will mainly be 2 storeys high with some 2.5 storey dwellings providing a feature or highlight to key vistas and corner plots.

Layout

The layout of the Proposed Development is in keeping with SCDC Development Guidance and includes:

- a clearly defined and effective road hierarchy;
- provides links to open space, landscaping and footpath networks;
- larger dwellings sited on the Rampton Road frontages and entrance to the Proposed Development;
- smaller housing sited within the body of the Proposed Development;
- dwellings positioned and arranged to safeguard privacy, freedom from overlooking or visual dominance and adequate day lighting and sunlight;
- where the Proposed Development abuts existing rear gardens the back to back distance between houses is not less than 25 metres;
- where a principal window of a habitable room faces the blank wall of an adjacent dwelling, the distance between the dwellings is at least 12 metres;
- all dwellings are provided with a private garden area in accordance with the area requirements;
- private gardens will be screened from public areas by the erection of walls or close boarded fences at least 1.8 metres high;
- proposals take into account the need to accommodate changes in levels in relation to distances between buildings/boundaries; and
- where appropriate, the Proposed Development reflects existing informal groups of buildings and maintains existing building lines.

Appearance

Although matters of appearance are reserved the architecture of the Proposed Development would seek to be in keeping with the existing character and vernacular of Cottenham. The Cottenham Village Design Guide sets out building guidelines which identify the encouragement of high quality, contemporary architecture. Envisaging imaginative and original design being able to extend and renew the distinctive character and traditions of Cottenham’s built environment. In acknowledging this the building guidance details that new developments should acknowledge their Cottenham context and avoid pattern-book designs.

Open Space Strategy and Green Infrastructure

The open space and green infrastructure within the built development will sit as an integral part of the framework and is key in creating a high quality landscape setting. Existing trees and hedgerows will be retained and enhanced to improve the current offering which is of average quality. A landscape buffer will form the boundaries between the recreation ground and possible land reserved for primary education expansion protecting views and providing a robust green edge. Buffer planting and sensitive offsetting to existing dwellings will also ensure proposals are sensitively integrated with the surroundings.

The network of green infrastructure and public open space creates linear links to Les King Wood and the recreation ground, strengthening footpath and cycle access.

Drainage

The outline drainage scheme envisages a combination of Sustainable Drainage System (SuDS) measures and attenuation to deal with surface water run-off from the development. Attenuation ponds can be effectively integrated into the open space provision to provide biodiversity opportunities and link to informal footpath routes. Foul drainage would connect to the existing network under Rampton Road.
Fig 5.5 Access and Road Hierarchy
- Primary route
- Secondary and tertiary streets

Fig 5.6 Foot and cycle routes
- 3m wide foot and cycle ways
- Footpath routes

Fig 5.7 Open Space and Green Infrastructure
- Landscape buffer to community woodland
- Landscape screening to Ramton Road
- Green Links through the development
- Public Open Space
- Community Woodland
6.0 Conclusion

The design and access principles of the Proposed Development have been informed through consideration of the Application Site, its context and local character. The illustrative design principles have been informed by the supporting technical assessments which identify the Proposed Development would not give rise to any significant adverse material planning impact.

The majority of the design elements detailed in this statement are largely for illustrative purposes. The following parameters, as shown on the Development Framework and against which the proposals would be secured, are as follows:

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Planning Application Boundary
The Application Site area put forward is 15.7ha.

Use and Amount
The developable residential area put forward is approximately 6.02ha for residential development of up to 137 dwellings and associated access.

Access
Vehicular access would be provided at the west of the Application Site providing a link to Rampton Road through two priority controlled T-junctions to ensure vehicular speeds on Rampton Road are controlled.

The Illustrative Masterplan details internal street layouts serving groups of dwellings; these would be confirmed as part of the reserved matters design.

Pedestrian and cycle access would be provided via 3m shared access into the development.

The Illustrative Masterplan details internal street layouts serving groups of dwellings; these would be confirmed as part of the reserved matters design.

Layout, Scale and Appearance
The layout, scale and appearance of the Proposed Development are reserved matters.

Landscaping
Landscaping is a reserved matter. Mitigation in the form of tree and hedgerow planting, and enhancement of the existing site boundaries is proposed and the specific details of the location and species mix would be confirmed as part of the reserved matters.

Summary
The Proposed Development would be in keeping with the development principles of the surrounding area forming a natural extension to the existing settlement.

The Proposed Development is compliant with national and local planning policies relating to design.

The Proposed Development would deliver much needed market and affordable housing to meet the objectively assessed housing needs of South Cambridgeshire District, providing high quality homes to meet local needs in a manner that can achieve sustainable growth.

The Proposed Development represents sustainable development with the benefits (delivering needed housing, including affordable housing) outweighing any adverse effects assessed and identified within the supporting technical reports.