

Land at Rampton Road, Cottenham

SITE LOCATION



- | | | | |
|---------------------|---|--------------------------------------|--|
| Site Boundary | 1 Broad Lane Industrial Estate | 9 Cottenham Village College | 17 The Centre School |
| Allotments | 2 Community Centre | 10 Dentist | 18 The Chequers Public House |
| Cemetery | 3 Cottenham Baptist Church | 11 High Street Shops/Services | 19 The Co-operative Food Store |
| Public Right of Way | 4 Cottenham Court Nursing Home | 12 Jolly Millers Public House | 20 The Cottenham Club |
| Employment | 5 Cottenham Library | 13 Ladybird Pre-school | 21 The Cottenham Surgery |
| Public Open Space | 6 Cottenham Methodist Church | 14 Playground | 22 The Hop Bind Public House |
| Recreation Fields | 7 Cottenham Primary School | 15 Sports Centre | 23 The Waggon & Horses Public House |
| Flood Zone 3 | 8 Cottenham Sports & Social Club | 16 Telegraph Street Surgery | |

Introduction

Cambridgeshire County Council (CCC) is, as part of its public engagement process, inviting comments from the local community in relation to a proposed outline planning application for 154 dwellings on County Farms land off Rampton Road, Cottenham.

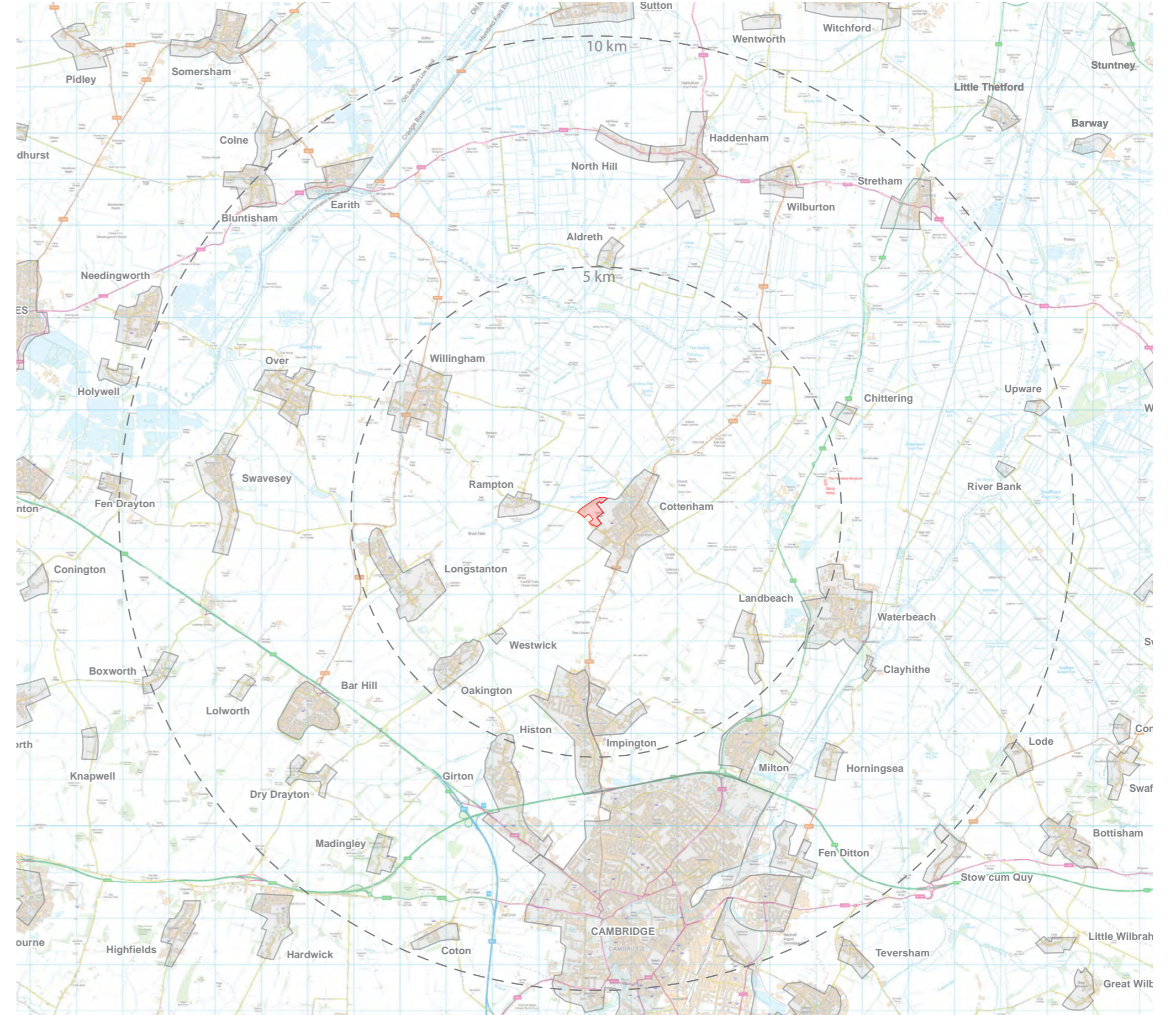
The purpose of this exhibition is to outline the draft proposals and seek comments from the local community. This is your opportunity to influence the thinking behind the development, identifying what you would like to see and what you may or may not agree with.

CCC is seeking to provide a sustainable development that helps meet identified housing need by boosting local housing supply balanced with the provision of affordable housing.

The outline application will establish the principle of residential development, as opposed to the detailed design of the proposed dwellings or layout. The design shown is therefore illustrative at this stage.

The detailed design would have regard to advice contained in the Cottenham Village Design Statement.

WIDER CONTEXT



Site Boundary

Strategic Context

Cottenham has a range of community services and facilities including Cottenham Primary School, Cottenham Village College, a 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.

It is identified as a rural centre in South Cambridgeshire District Council's emerging local plan, which identifies rural centres as being: 'the largest, most sustainable villages of the district with access to a range of services and facilities and good public transport links'.

Cottenham is a sustainable location for future growth. That is why a number of developers are promoting potential housing sites in the area. The County Council considers itself well placed to deliver much needed affordable housing for the local community. The scheme will also provide market housing (both for sale and to rent) and the affordable provision will provide for local occupancy criteria in line with South Cambridgeshire District Council's policy.

Location and Existing Site Appraisal

The site covers 18.9 hectares which is broken into three distinct areas as identified on the existing site analysis drawing opposite:

- 9.7 hectares Agricultural Land
- 3.4 hectares Recreation Land leased to Cottenham Parish Council
- 5.8 hectares Les King woodland/open space

The application site is 800 metres from the centre of Cottenham High Street and is 8km north of Cambridge City Centre.

The site relates well to the existing village framework and provides opportunities to integrate the development with the relocated recreation provision.

EXISTING SITE ANALYSIS PLAN



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ENVIRONMENTAL STUDIES

A number of environmental studies are being carried out on the Application site and will be submitted in support of the outline application.



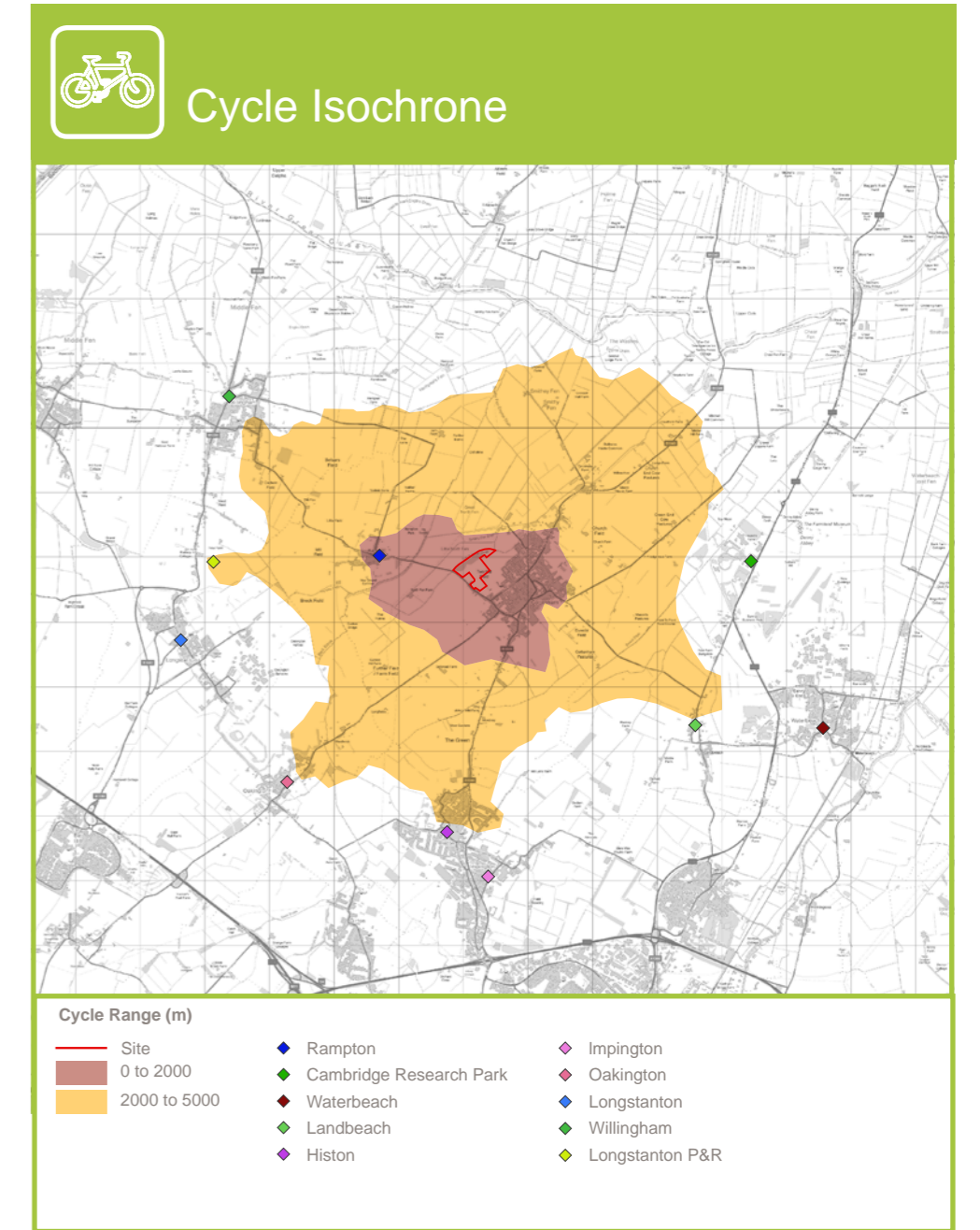
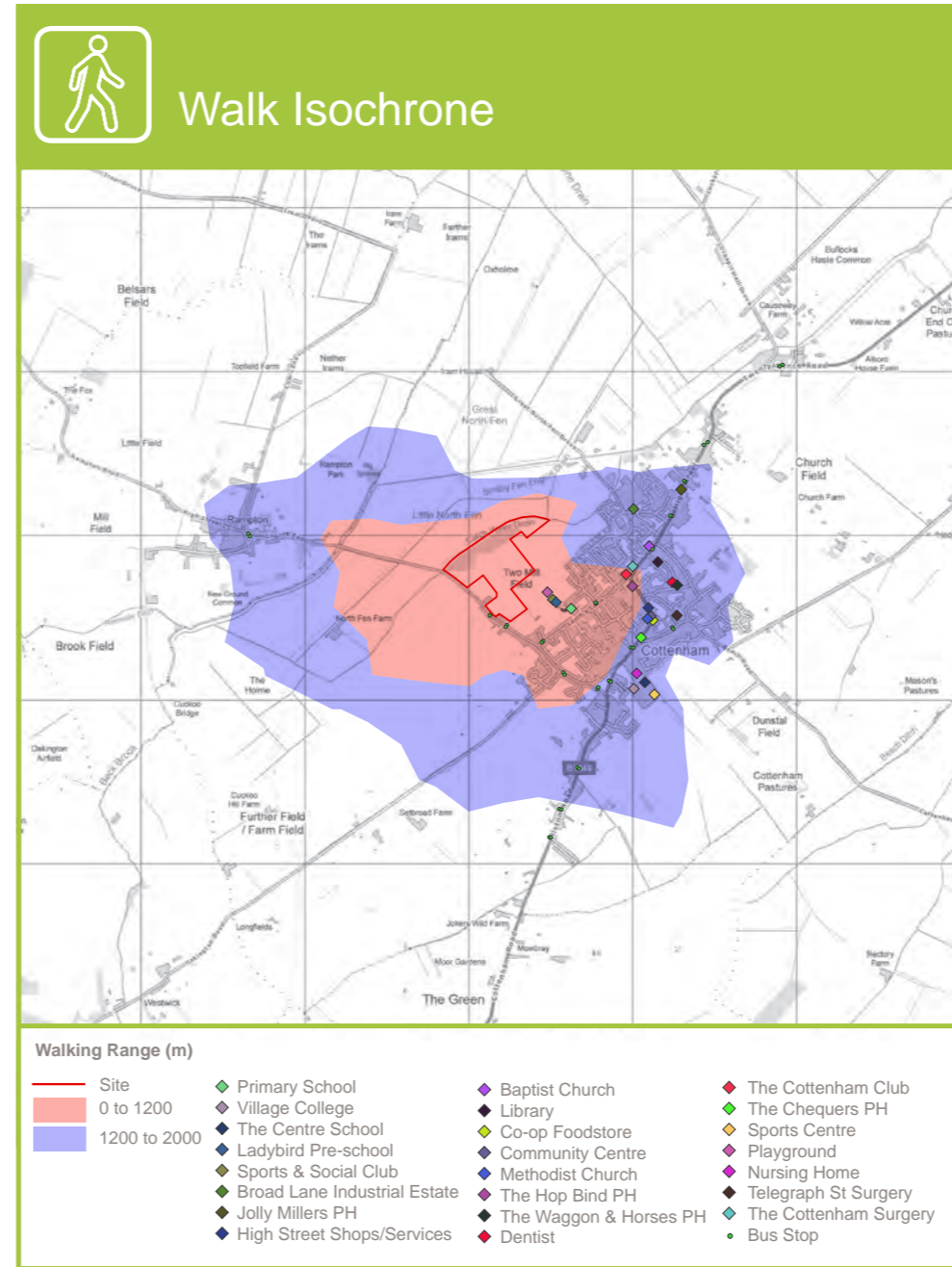
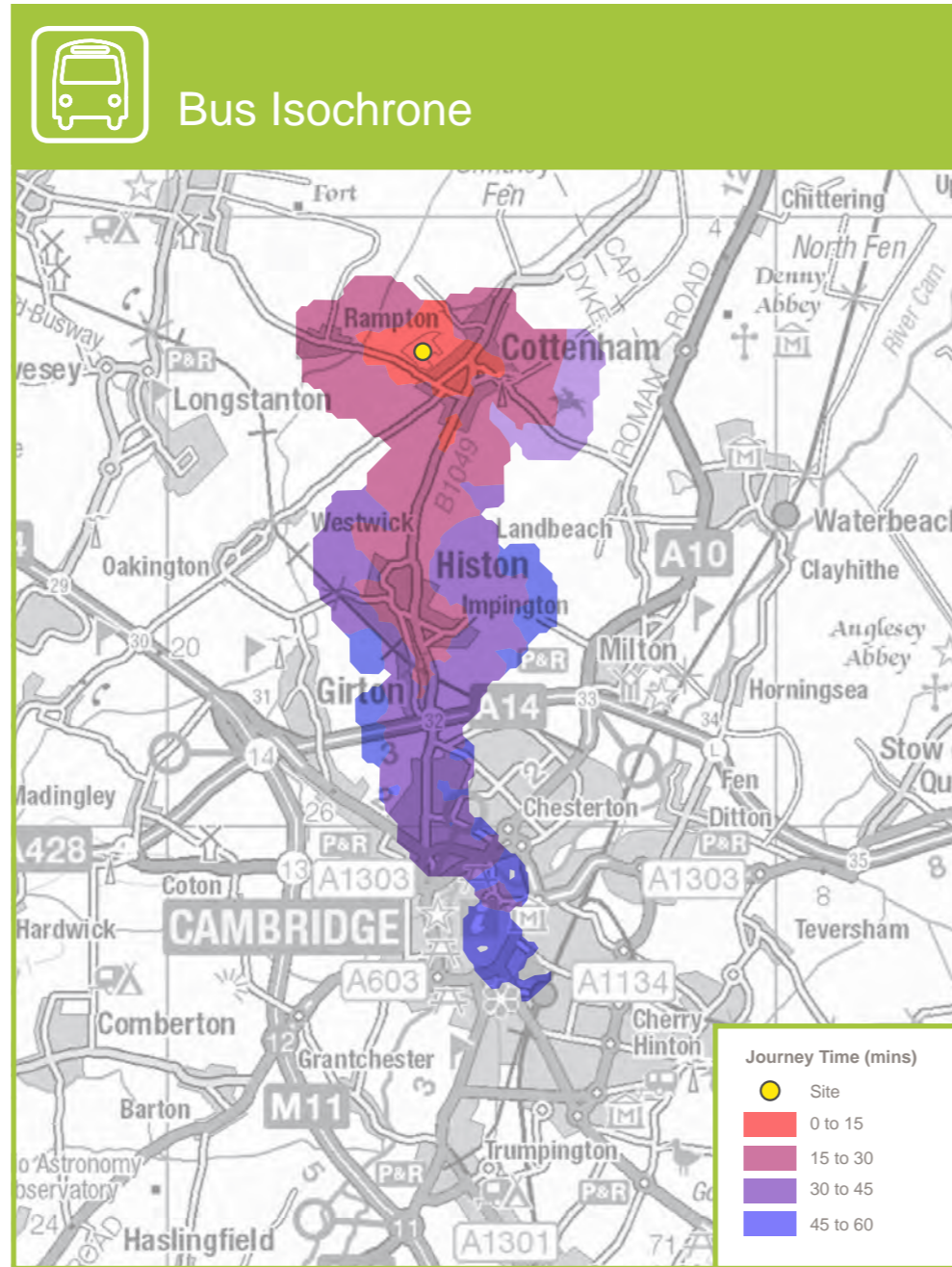
Viewpoint 3 View from recreation ground pavilion looking north over application site towards Les King Wood

Transport

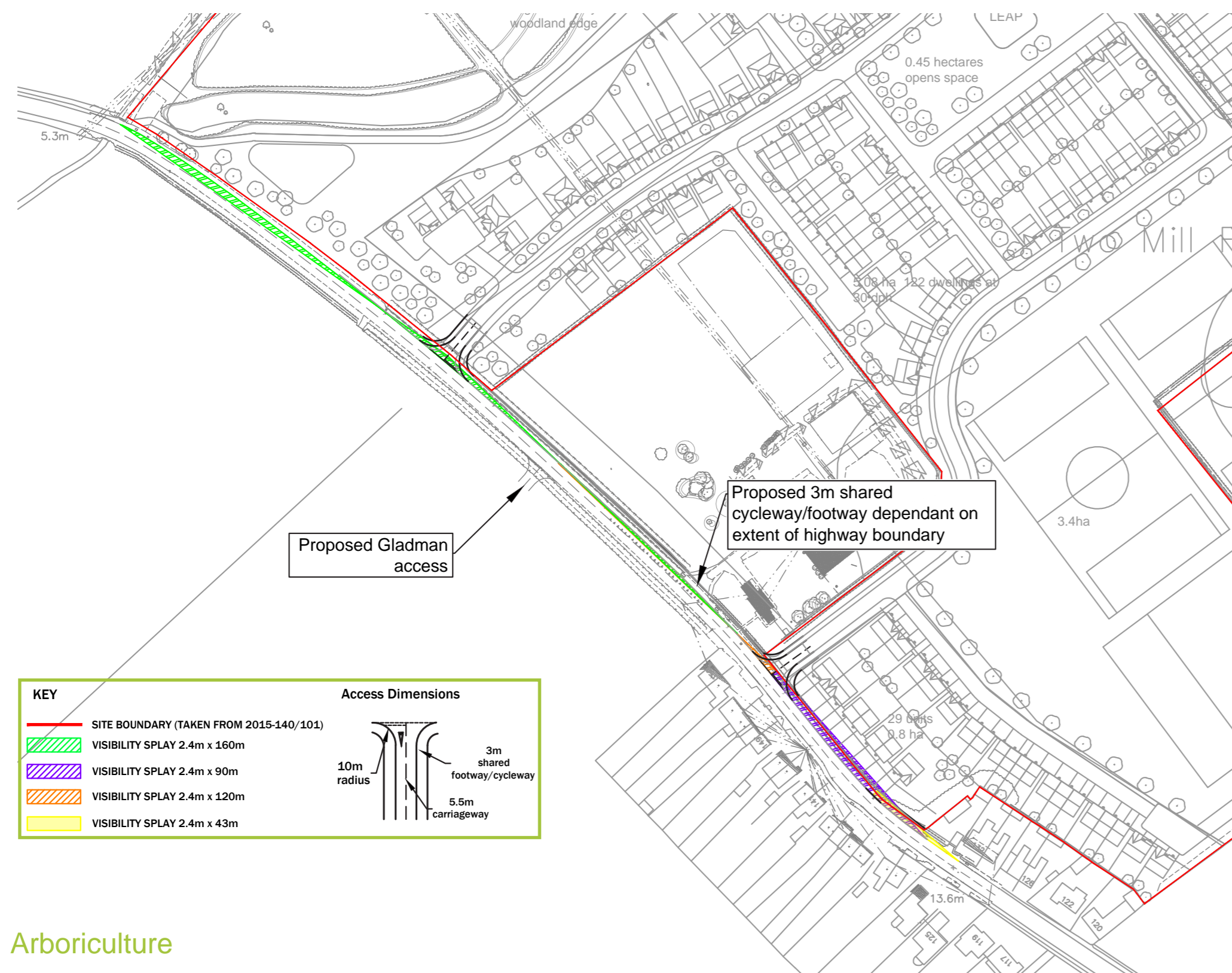
Specialist transport consultants are undertaking an assessment in liaison with the local Highway Authority to provide a safe and appropriate access scheme and to determine the impact of the proposed development on the local and wider highway network.

Surveys undertaken to date suggest that the traffic generated by the proposed development may have a minor effect on the local network capacity as a whole, however, mitigation at pinch points on the wider network is likely to be sought. Any impact of the proposed development upon the highway network will be mitigated for in consultation with the local highway authority.

As detailed on the access plan, the proposed site access design and layout will encourage the use of sustainable travel by providing excellent linkage to existing public transport, pedestrian and cycle routes. Footpaths and cycleways could link the immediate site to the surrounding community facilities, employment areas and formal and informal open spaces.



ACCESS DRAWING



Arboriculture

No trees are subject to Tree Preservation Orders or fall within a Conservation Area; there are no veteran trees and there is no ancient woodland.

The distribution of existing trees does not pose a significant obstacle to development. The majority of trees are confined to the perimeter and accordingly, it should be feasible to design around and incorporate the better quality trees within the scheme.

An Arboricultural Impact Assessment (AIA) will be required in support of any reserved matter/detailed application. This will identify, evaluate and seek to mitigate the impacts of developing the land in relation to the existing tree resource.

Heritage

An archaeological assessment is being undertaken in consultation with the County Council's independent archaeological advisor. There could be archaeology remains and further archaeological investigation is required in support of the outline application. The outcomes of these investigations will be detailed in the report accompanying the planning application.

Flood Risk

The site is located in Flood Zone 1 which is the least vulnerable zone and where development should seek to be located. The flood risk assessment determined that the likelihood of flooding from rivers, surface water and reservoirs is low.

An outline drainage scheme will also be submitted with the planning application to ensure the development does not increase flood risk to the surrounding area. An attenuation pond and Sustainable Urban Drainage Systems (SUDS) are included within the design to mitigate surface water drainage.

Ecology Assessment

An ecological assessment has been undertaken of the proposed development site. The site is mostly an arable field and amenity grassland, with an area of young broad-leaved woodland, hedgerows and scrub along stretches of the periphery.

The main features of ecological value are the established hedgerows and the area of plantation woodland around the periphery of the site, which will largely be retained within the development

There will be no direct or indirect impacts on any surrounding sites designated for their nature conservation value. Providing precautionary methods of working and habitat creation measures are implemented, the proposed development will be compliant with wildlife legislation and with the requirements of national and local policy in respect of biodiversity.



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LANDSCAPE AND VISUAL CONTEXT



Viewpoint 1 View from the car park at King George's Field looking north-west towards the application site beyond playing field

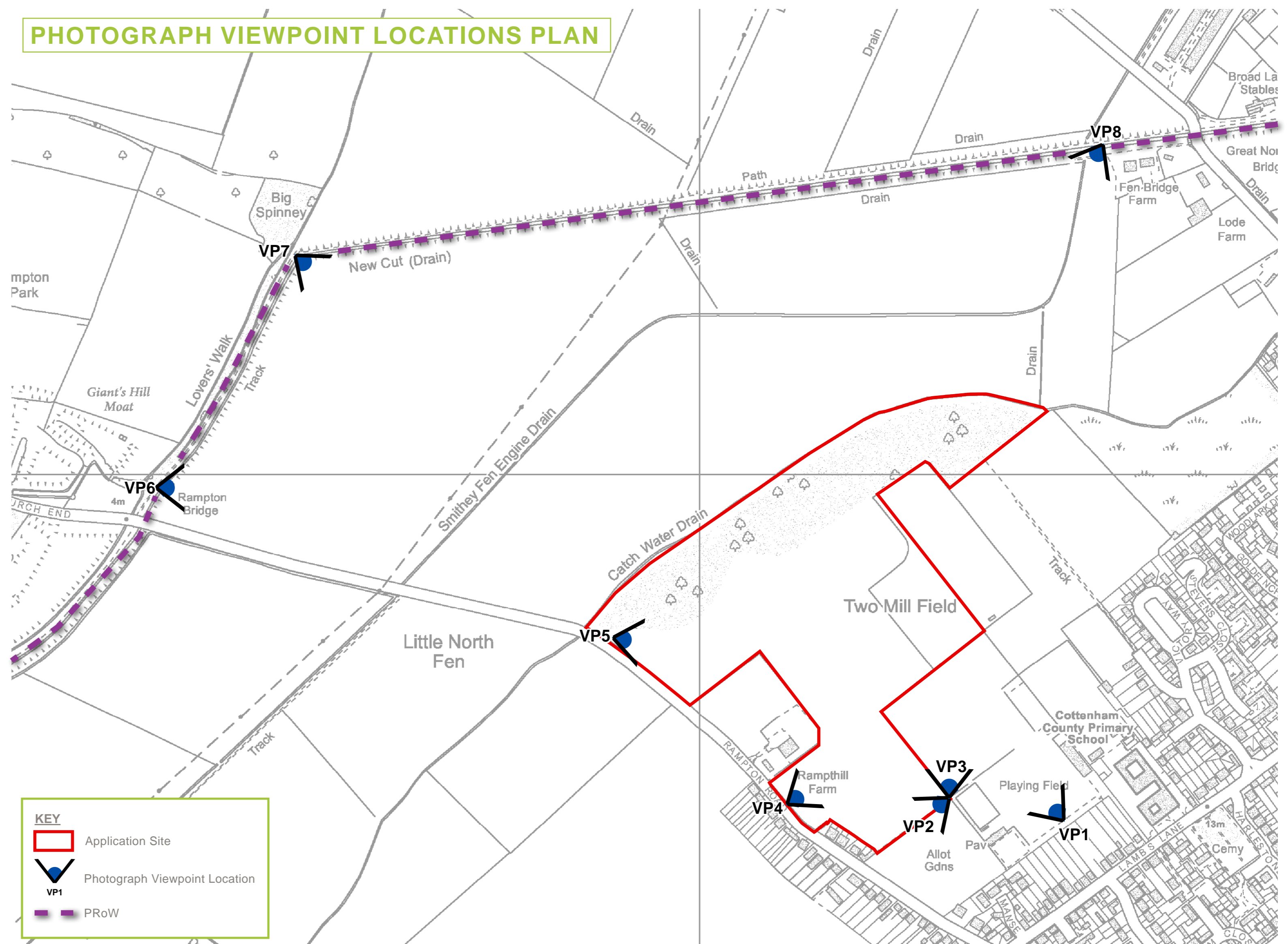
The Site and Surrounding Landscape

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, Ramphill 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.

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

Built Form

The Village Design Statement broadly describes the arrangement and vernacular of Cottenham's built form. Cottenham is a broadly linear village with no single centre or focal point. The High Street is alleged to be one of the longest in the country, with All Saints Church and the Village Green 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.



Views

The site is on the north-western edge of the settlement of Cottenham. From the north-west there are near and middle-distance views of the site. Wider views are characterised by the flat, open, drained landscape of the fens



Viewpoint 4 View from Rampton Road looking north-east across the application site



Viewpoint 5 View from Rampton Road, south of Catch Water Drain, looking east across the application site



Viewpoint 7 View from PRoW along Cottenham Lode ('New Cut' section), close to Big Spinney looking south-east towards the application site

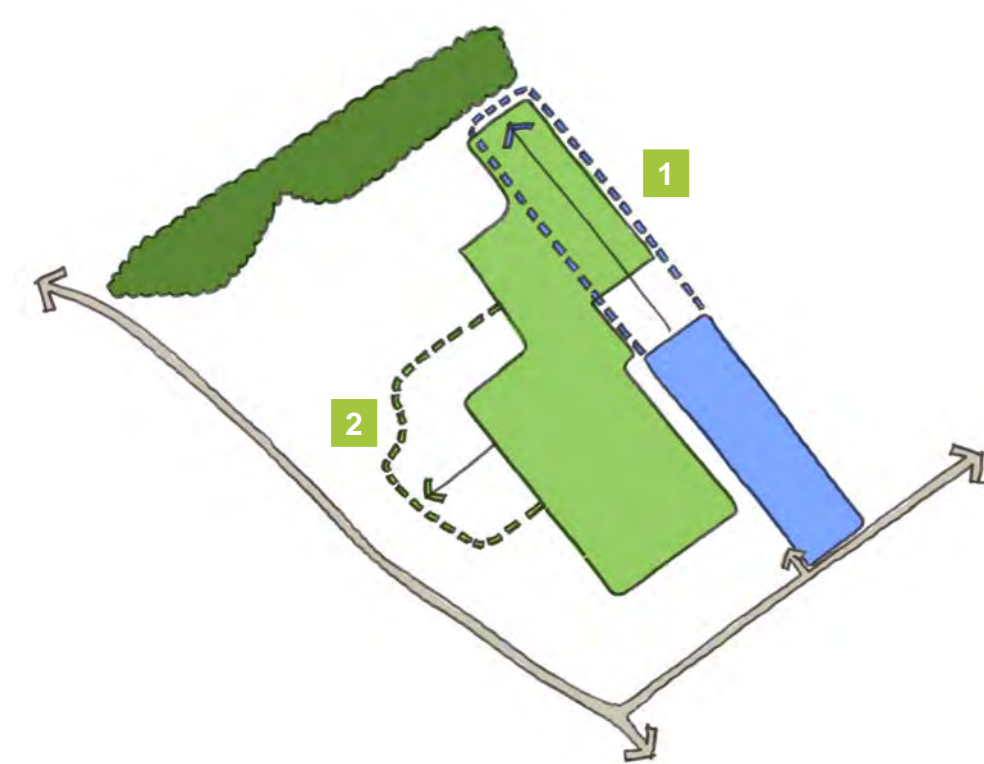
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DEVELOPMENT FRAMEWORK

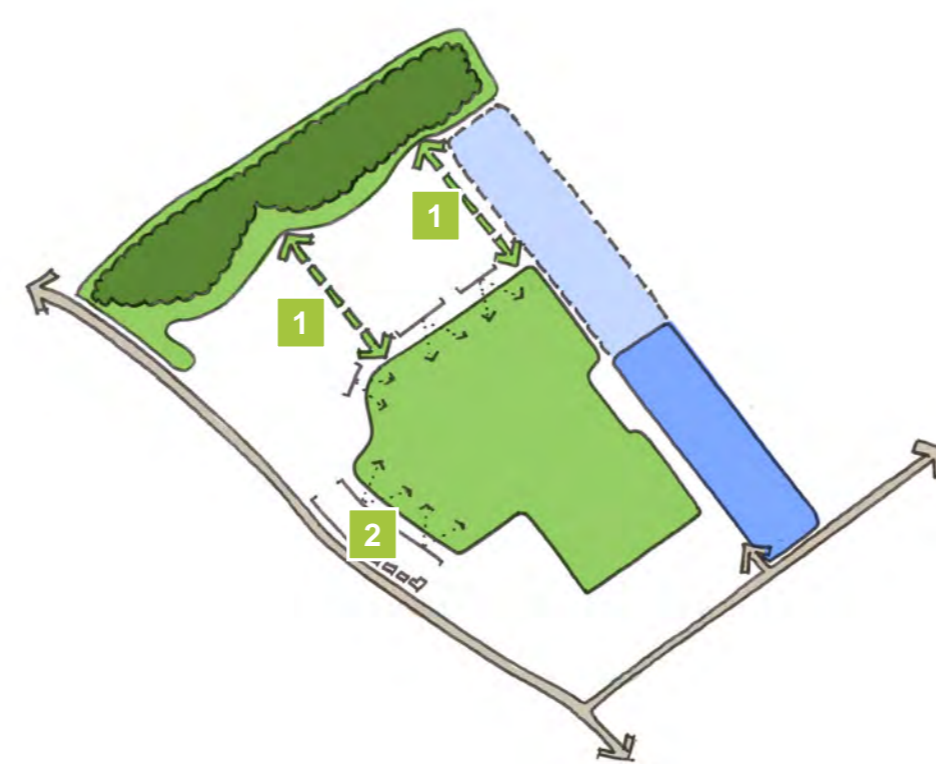


KEY	Potential site boundary	Community woodland	Primary building frontage	Primary streets	Informal footpaths	Potential locations for drainage attenuation
Residential development Area	Green open space	Play	Primary site access	Potential access to recreation ground	Landscape frontage to Rampton Road	Ramphill Farm land
Potential school extension	Playing fields		Green links			

OPPORTUNITIES SKETCHES



- Sketch 1**
- 1 Potential educational land extension
 - 2 Sports pitches reconfiguration to create more regular shape in central location.



- Sketch 2**
- 1 Green links connecting sports ground to Community Woodland.
 - 2 New development framing sports ground, creating definition and natural surveillance



- Sketch 3**
- 1 Connection to possible new education facilities from Rampton Road



- Sketch 4**
- 1 Connections to sports ground from Rampton Road.
 - 2 Footpath and cycleway connection to Lambs Lane
 - 3 Potential for new village hub

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KEY:

- 1** Access points from Rampton Road into development inclusive of 3m shared footway/cycleway.
- 2** Improved shared footway/cycleway on Rampton Road.
- 3** Dwellings fronting Rampton Road.
- 4** Potential road link to the recreation ground.
- 5** Relocated recreation provision (3.4 hectares) allowing for additional football pitch. Illustrative plan details 5 full size FA standard football pitches, 1 Rugby Pitch, Cricket Oval and Square.
- 6** Green Space and Potential Sustainable Urban Drainage System (SUDS).
- 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/footway link to Lambs Lane.
- 12** Potential future link to PRoW running alongside Cottenham Lode.
- 13** Improvement to existing boundary trees and hedgerow

Views and Feedback

You can view the proposals and feedback through the online planning exhibition provided at: www.tep.uk.com/cottenham

You can also provide feedback by completing the online form

Feedback should be received by: **Wednesday 28th September 2016**