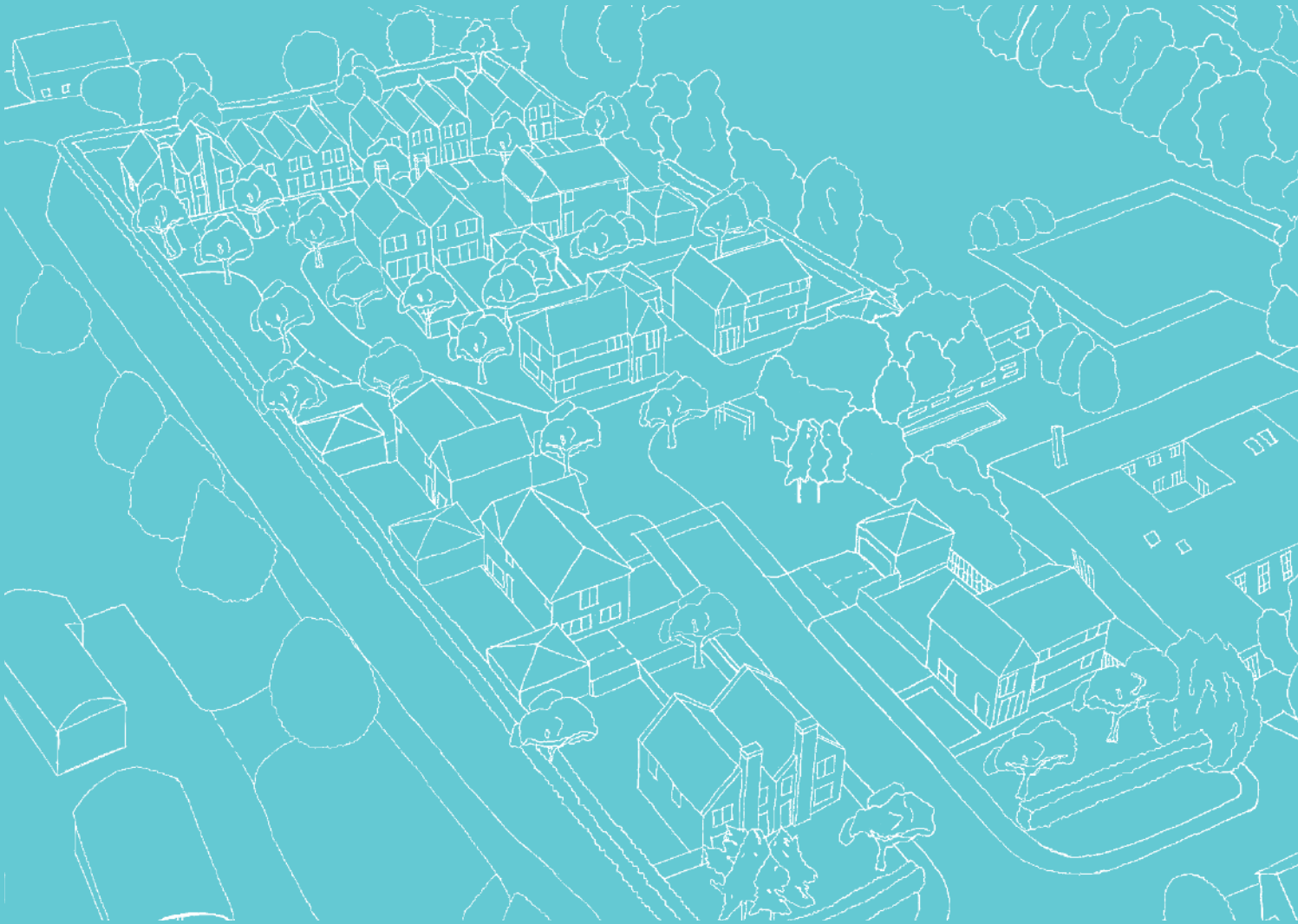




St John's College
University of Cambridge



Vision Document

February 2020

Land North of Whitwell Way and West
of Coton Primary School, Coton



St John's College
University of Cambridge

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Produced by Savills Urban Design Studio
for St John's College



Savills (UK) Ltd
33 Margaret St,
Marylebone,
London
W1G 0JD

For further information contact
e: ADowding@savills.com
t: 020 7016 3878
m: 07807 999 184



WHITWELL WAY

SILVERDALE AVE

ST PETER'S RD



CAMBRIDGE ROAD

BROOKLANE

01. INTRODUCTION

1.1 Background

This document has been prepared by Savills Planning & Urban Design Studio on behalf of St. John's College, Cambridge.

The purpose of this document is to support the submission of representations to inform the joint Local Plan for South Cambridgeshire District Council (SCDC) and Cambridge City Council, for the delivery of a residential development on Land North of Whitwell Way and West of Coton Primary School, Coton.

The Site totals approximately 0.81 hectares (2.001 acres).

It has been estimated that the Site has the potential to deliver up to 20 new homes, although this is subject to further, more detailed technical analysis and consultation.

The new scheme would promote active lifestyles and a sense of wellbeing through the provision of new public open space, which will create an attractive setting for the new homes.



South Cambridgeshire District

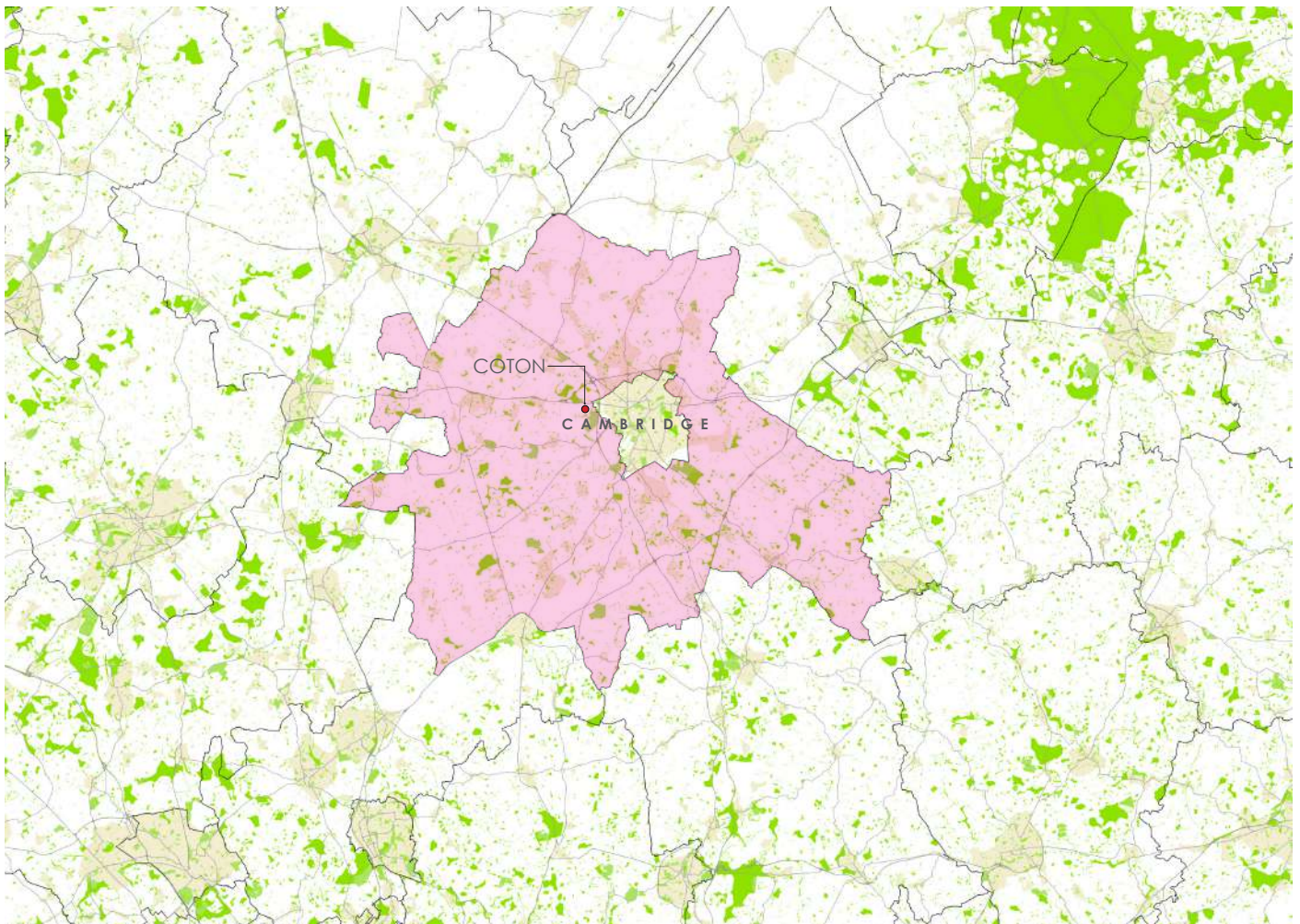


Figure 1.1: South Cambridgeshire District boundary.



02. PLANNING CONSIDERATIONS

2.1 Planning policy context

Coton is defined as a Group Village in the existing adopted South Cambridgeshire Local Plan 2018 in recognition of its level of services, facilities and employment. In the context of future development potential and the need to reassess development strategy given the new Local Plan, it is considered that the village's sustainability credentials will be enhanced as part of the Cambourne to Cambridge Better Public Transport Project and Comberton Greenway Project, including improved cycling and walking facilities. Further details of these projects are included later in this Vision Document.

As part of a new blended housing strategy including developments of varying scales, a review of the existing Green Belt boundary to help sustain services and facilities in the village, to take advantage of improved sustainable transport options, and to deliver much needed affordable housing to help meet local needs, Coton has a role to play in ensuring that the housing need for the Greater Cambridge area can be met in a sustainable manner.

The Site has existing development along the southern boundary and large parts of the eastern and western boundaries, and is bounded by a covered storage reservoir Site to the north. It is not within a conservation area. The nearest listed buildings are beyond Church End to the east. The Site is all within Flood Zone 1 in terms of fluvial flood risk. Part of the Site is at low risk of surface water flooding with the remainder being at very low risk. There are opportunities to enhance biodiversity within the Site.

The southern part of the Site is outside the Green Belt, although the northern part of the Site is currently within the Green Belt.

The Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In considering this Site in relation to these purposes, development of this Site would result in 'encroachment' into the countryside (i.e. beyond the existing village boundary as identified in the 2018 Local Plan). The Site already has some development on all four of its sides. This also limits the extent to which it would lead to 'sprawl', the degree to which neighbouring settlements would merge into one another if this development was permitted, and its impact on the setting and special character of Coton and Cambridge. This development could form part of a blended strategy to meet the identified housing needs and need not prejudice urban regeneration.

The Site's location adjacent to the existing school also provides the opportunity for a dialogue to ensure that the education needs arising from this Site and for the village as a whole can be met.

A new Local Plan will include development on land that was previously protected from development, and this development would provide social, economic and environmental benefits to outweigh this harm.

03. ASSESSMENT

3.1 Wider context

Coton is a village within the administrative area of South Cambridgeshire District Council.

It lies about 2.3 miles (3.7 km) to the west of Cambridge, with the M11 lies approximately 0.7 mile (1.12 km) to the east of the centre of the village. The A1303 (Madingley Road) runs approximately 0.5 mile (0.8 km) to the north of the Site.

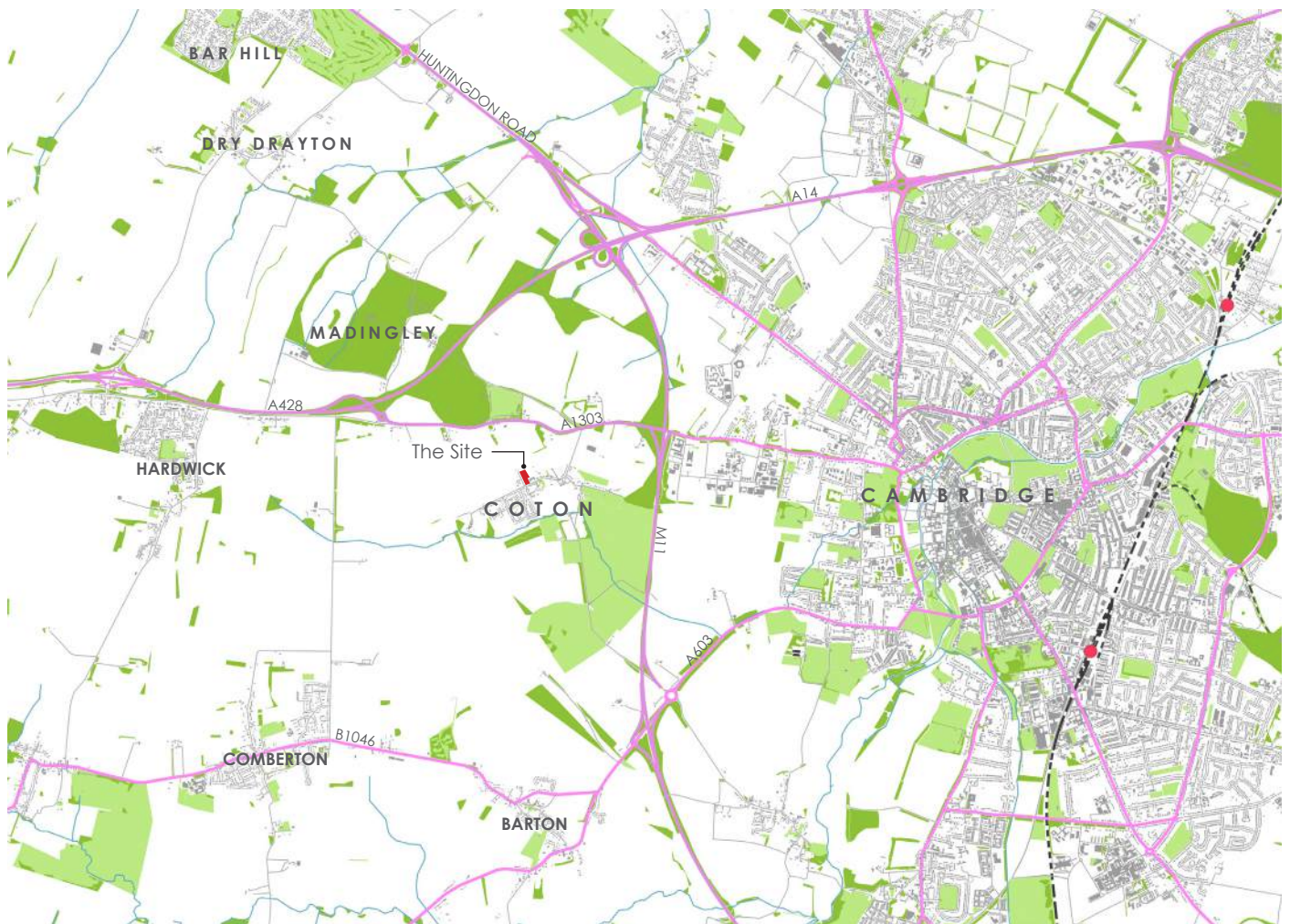


Figure 3.1: Wider context plan.



3.2 The Site

The Site totals approximately 0.810 hectares (2.001 acres) and occupies the land parcel to the north of Whitwell Way adjacent to Coton Church of England Primary School to the east.

The eastern boundary of the Site is defined by the existing mature vegetation and a post and wire fence, which separates the Site from the adjoining school to the east. An existing public footpath runs within the Site along the eastern boundary.

Whitwell Way delineates the southern boundary of the Site. Low level vegetation together with two mature trees define the western boundary of the Site.

The Site is bound to the north by the existing mature trees which separate the Site from the adjoining land to the north which is occupied by water storage reservoir/booster station.

 Site boundary: **0.810 ha**



Figure 3.2: Aerial photograph showing Site parcel.



3.3 Architectural context

Coton has originally developed along High Street to the east of the Site. Examples of how the combination of architecture, streets and public and private spaces create places can be found along the historical core. A rich palette of architectural detailing, materials, colours and variation in buildings types, scale and height all combine to create sense of character and place.

As we move away from the historical core towards the west, the pattern and form of development changes.

We have considered the character of several of the village's residential areas in more detail, in order to inform the layout and design of the development proposals.



Figure 3.3: Coton figure ground plan.

Character area A: High Street/ Historic Core



Buildings are mostly 2 storey in height, and they are traditionally set back from the pavement with small front gardens. Painted brick is the predominant building material, with the presence of buff brick at some buildings. More traditional architectural features include sliding windows, pitched roofs, thatched roofs and plain dark roof tiles are evident in most of the buildings along High Street.

Roofscape is rhythmically animated by chimneys of varying heights and, occasionally, dormer windows.

Character area B: Whitwell Way



Predominantly 2 storey semi-detached dwellings which are constructed from red brick. Dwellings are set back behind deep front gardens and on-plot parking.

Roofs are generally pitched, with hipped roofs at some key buildings, with red or brown pantiles and chimneys of varying heights.

Architectural features include white uPVC windows and front doors simple canopies. Boundaries generally marked by low brick walls or timber fences with some vegetation present.

Character area C: Silverdale Avenue



Predominantly 2 storey terraces which are constructed from buff or red brick. Front gardens are deep providing the opportunity for plants and hedgerow planting to mark boundaries between properties.

Roofs are generally pitched with brown pantiles and chimneys of similar heights.

Architectural features include white uPVC windows and front door canopies.

3.4 Community facilities & services

The Site's location means that new sustainable development can be created that is able to take full advantage of the local services and facilities that are already available. The proposal will look to maximise the opportunities these services offer to create a sustainable development.

Coton benefits from a number of local services and facilities including church, public house and a Village Hall.

Coton Church of England Primary School is located immediately to the east of the proposed Site. Harvest View Bed & Breakfast is located to the west, together with the Coton Orchard Garden Centre which is located to the east of the Site, within a 5 - 10 minute walk.

Key services and facilities are highlighted on Figure 3.4 opposite.



The Plough is located to the east of the Site, within a 5 - 10 minute walk.



Coton Orchard Garden Centre is located to the east of the Site, within a 5 - 10 minute walk.



Saint Peter's Church is located along Whitwell Way to the east of the Site, within a 5 minute walk.



Cambridge American Cemetery And Memorial is located to the north of the Site, within a 10 minute walk.

 Site boundary

 Harvest View Bed & Breakfast

 Whitwell Cottage Farm

 The Plough

 Coton Orchard Garden Centre

 Coton Church of England Primary School

 Saint Peter's Church

 Coton Village Hall

 Cambridge American Cemetery And Memorial

 Coton Cricket Club


 Existing allotments site



Figure 3.4: Coton key services and facilities.



3.5 Movement

Highway network

Coton is located to the west of the M11 which provides the main highway route north south. The A1303 (Madingley Road) runs approximately 0.5 mile (0.8 km) to the north of the Site and provides a direct access to Cambridge City Centre to the east and the A428 to the west.

The proposed Site is currently accessed off Whitwell Way to the south, with links to High Street and Cambridge Road beyond.

Walking & cycling accessibility

In addition to the existing adopted pavements which run along the main vehicular routes throughout the village, there are a number of dedicated Public Rights of Way around the village providing access to the wider countryside.

The closest Public Rights of Way run within the Site along the eastern boundary leading to a wider network of public footpaths. Improved cycling routes through to Cambridge are proposed as part of the Comberton Greenway Project.



Figure 3.5: Existing bus routes, bus stops and Public Rights of Way.



Accessibility to public transport

The public transport accessibility of the Site is linked to the existing Whippet No 8 bus service, which links Coton with Cambridge. This has 3 services each day, stopping on High Street within a 5 minute walk (400m) of the Site. The Site's public transport accessibility will potentially be further enhanced through the Greater Cambridge Partnership's (GCP's) "Cambourne to Cambridge Better Public Transport" project, which is intended to provide reliable and sustainable services bypassing general traffic congestion. We understand that the project

remains under scrutiny in terms of delivery but it is the case that if implemented it will assist in the Site's accessibility credentials. Cambridge train station is located approximately 3.5miles (5.6km) to the south east of Coton and provides regular services to London Kings Cross, London Liverpool Street, Brighton, Norwich, Stansted Airport, Peterborough and Birmingham New Street.

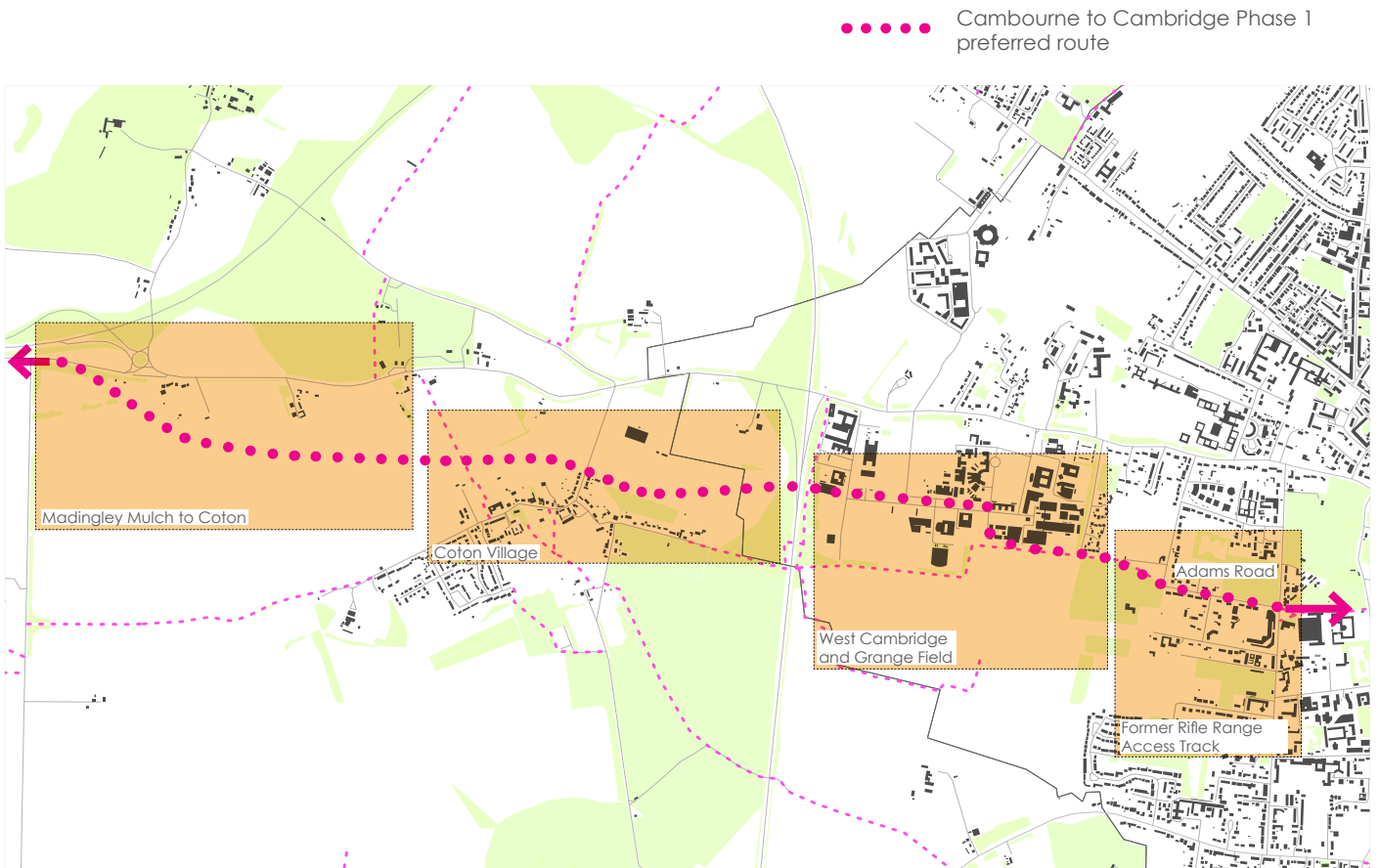


Figure 3.6: Cambourne to Cambridge Phase 1 Preferred Option -
 Greater Cambridge Partnership Joint Assembly - January 2020.

3.6 Cambourne to Cambridge Better Public Transport Project & Comberton Greenway Project

Whilst appreciating the project is still under review, the Phase 1 route for the Cambourne to Cambridge Better Public Transport Proposals involves an off-road alignment between Madingley Mulch and the city centre via Coton as indicated on Figure 2.4 below. It therefore provides potential access to key employment areas in West Cambridge and the city centre, allowing interchange with other public transport services providing access to key employment areas in North East Cambridge and Cambridge Biomedical Campus.

The detailed design has not yet been finalised, but potentially there could be bus stops where the proposed route crosses Cambridge Road, immediately to the north east of the village. These would be within a 10 minute walk of the Site (up to 800m), which, given the large number of high quality, frequent bus services intended to be provided, is considered a reasonable walking distance.

The Cambourne to Cambridge Better Public Transport project will also provide a shared footway/cycleway alongside the route. This will enhance the already good cycle connectivity that Coton has with Cambridge, via a car-free cycle route over the M11 into the West Cambridge Site.

Most of Cambridge City Centre is within 3 miles from the Site, and the University's key employment location at West Cambridge and the North West Cambridge ("Eddington") development are less than 2 miles from the Site. The Cambridge Biomedical Campus and the North East Cambridge (NEC) (including the Cambridge Science Park, Cambridge Business Park and St John's Innovation Park) are within 5 miles of the Site. These are easy cycling distances, based on Department for Transport guidance which notes that, for commuter journeys, cycling distances up to 5 miles are not uncommon.

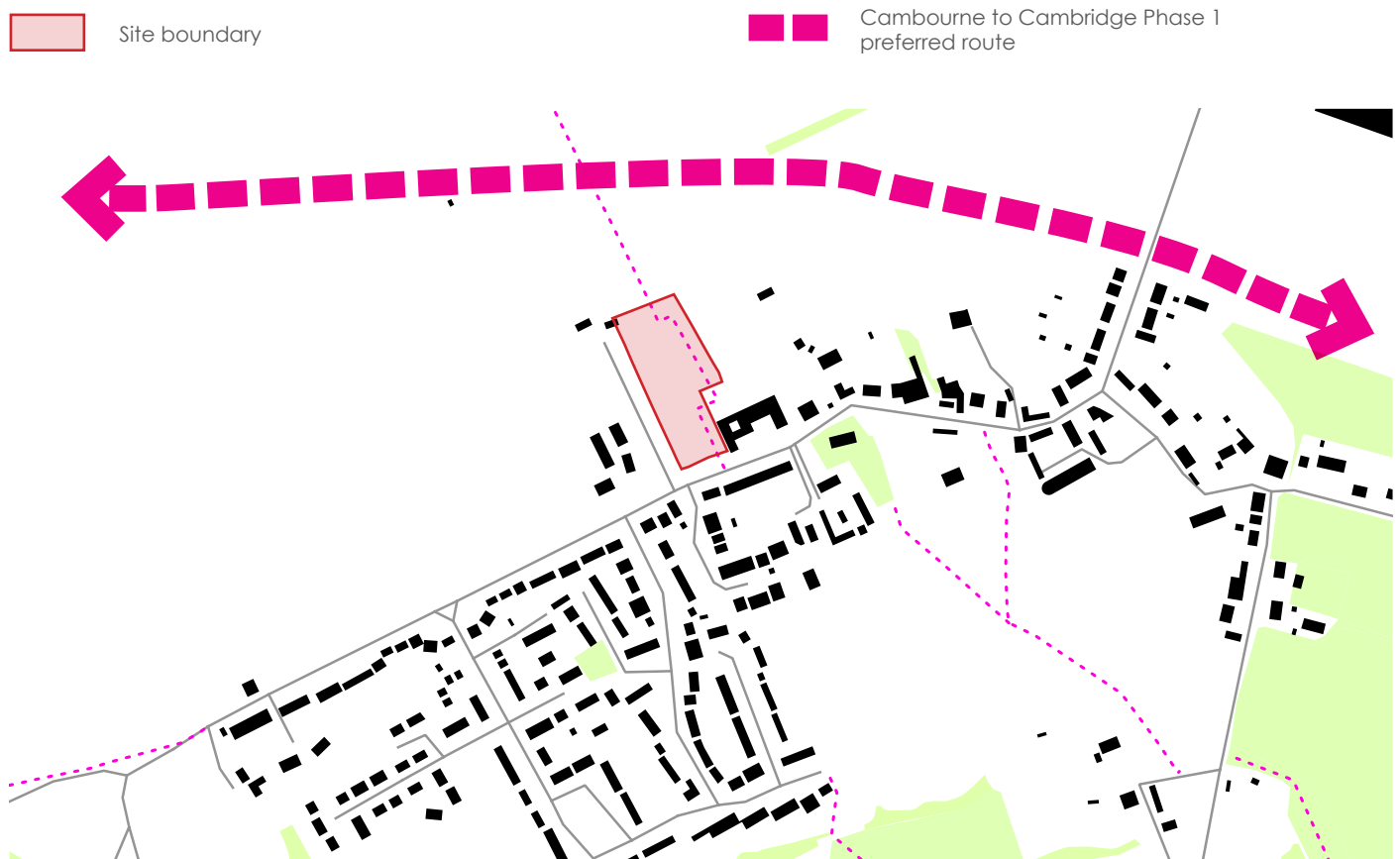


Figure 3.7: Cambourne to Cambridge Phase 1 Preferred route - Coton Village context.



Overall, the Site has good potential to meet several key national and local transport objectives. These are enhanced by the GCP's Cambourne to Cambridge Better Public Transport project, which remains under review.

Subject to further assessments, the Site has the potential to:

- Reduce the need to travel, particularly by private car;
- Provide vehicular access directly onto the local road network; and
- Promote a cycling and public transport strategy focussed on providing high quality connections with nearby Cambridge via the currently proposed Camberton Greenway and Cambourne to Cambridge Better Public Transport projects, helping to reduce the potential vehicular impact associated with the development.

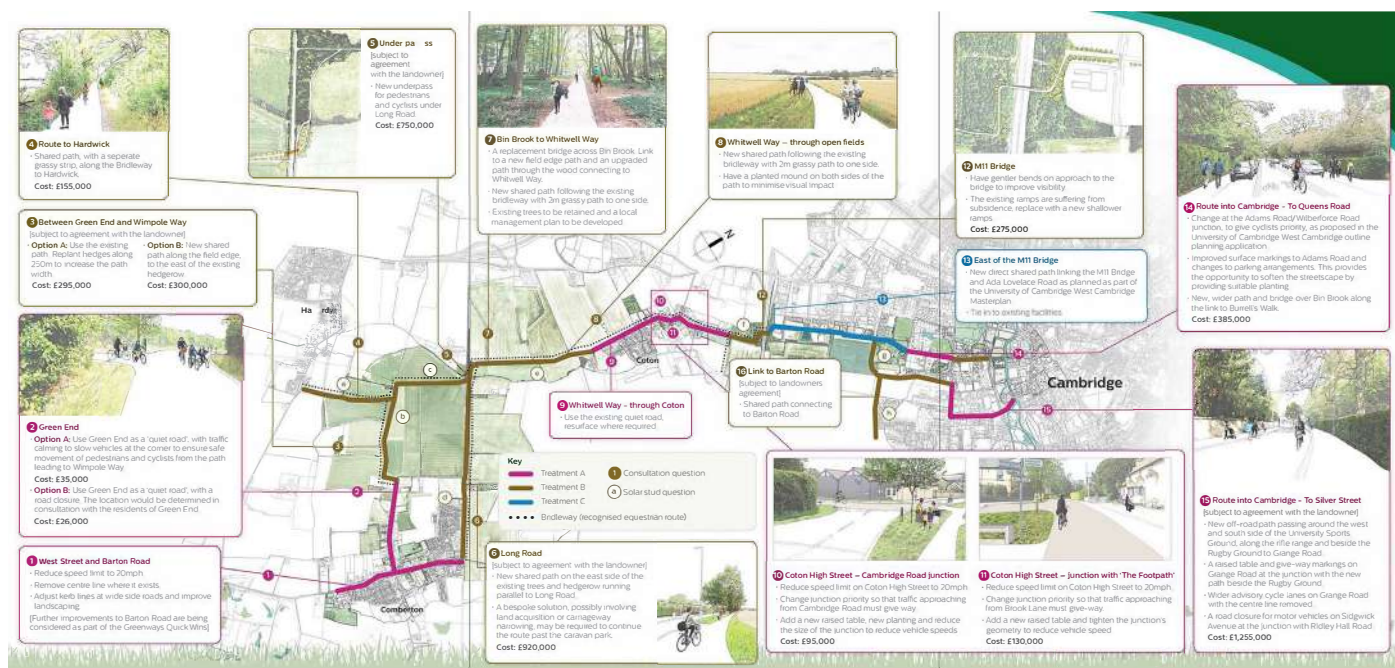


Figure 3.8: Comberton Greenway Consultation - Greater Cambridge Partnership.

04. EVALUATION

4.1 Baseline Site analysis

The opportunities and influences associated with the proposed development have been identified following the assessment of the Site and its surroundings.

These are listed below and illustrated on Figure 4.1 opposite. This assessment of the Site and its surroundings has informed the design proposals.

Opportunities

- Provision of high quality, sustainable, and sensitively designed new housing, with the Site able to accommodate up to 20 new homes with associated public open space.
- Create a carefully planned new residential led development that is well-related to the existing settlement of Coton.
- The opportunity exists to incorporate the existing public footpath, which runs along the eastern boundary of the Site, within the design of the new layout.
- Provision for new vehicular access point from Whitwell Way. A new cycle and pedestrian link will be provided at the south eastern corner of the Site to connect to the retained public footpath.
- To provide new children's play area which will form an attractive focal point for new and existing residents.

Influences

- Existing boundaries vegetations to be retained as an integral part of the development proposals.
- New tree and hedgerow planting should be provided along the southern and western boundaries of the Site to filter views of the proposed development from Whitwell Way to the south and the adjoining land to the west.
- New dwellings should be set back from the northern boundary of the Site to provide deeper rear gardens. The existing vegetation along this boundary of the Site should be strengthened with new landscaping and tree planting to filter views of development from the adjoining countryside to the north.



View along Whiwell Way looking north east towards the existing public footpath along the eastern boundary of the Site.

Site boundary

Opportunities

- Vehicular access point
- Opportunity for new pedestrian and cycle link
- Existing bus route
- Existing public footpath
- Opportunity to strengthen existing boundary vegetation
- Potential location for children's play area within public open space
- Existing vegetation

Influences

- New dwellings should front onto Whitwell Way
- New dwellings should be set back to allow for deeper rear gardens
- New boundary vegetation should be provided
- Low risk of surface water flooding
- Medium risk of surface water flooding



Figure 4.1: The opportunities and influences plan.



05. DEVELOPMENT PROPOSALS

5.1 Vision - Place making approach

The vision for the scheme is to create a sustainable new living environment, based around a fully integrated development with new homes and open spaces that are accessible to everyone, an inclusive place which makes everyone feel comfortable, safe and secure, a place where people want to live, which promotes an active lifestyle and sense of wellbeing, a place that future residents are proud to call home. The scheme will provide ready access to essential facilities including open space, leisure, landscape and amenity areas. It will deliver a wide range of choice of new, sustainable, high quality housing, including affordable housing.

The proposed development will deliver a high standard of design across all elements of the scheme including housing, irrespective of price and tenure. The scheme will focus on establishing a strong sense of identity, with accessibility to jobs and community facilities.

The masterplan will seek to maximise the integration between the buildings and the streets and spaces between them, encouraging social interaction

and a sense of belonging.

The key aims and objectives are:

- Greater diversity of activity and use of the street by residents;
- Encourage social integration of people;
- Reduce traffic speeds within the scheme;
- Increase the opportunity for active and creative recreation and play for children and teenagers;
- Encourage people to walk and cycle to nearby destinations;
- Increase the use of informal surveillance;
- Safe and secure environment;
- A permeable Site which allows for clear routes and ease of movement for all - children, older people, and disabled people.



5.2 The development framework plan

The development framework plan has been produced to help illustrate the potential for development with appropriate green infrastructure, public open space and children's play provision. The concept is based upon the analysis of the Site and local surroundings.

The Development framework plan shows the Site boundary, the means of access into the Site, the areas of retained and new landscaping and the location and extent of the proposed land uses, including the amount of built development.

A number of design principles have influenced the development proposals for the Site, including:

- Provide up to 20 dwellings, offering a range of dwelling types, sizes and tenures.
- Creation of a high quality, sustainable new neighbourhood that integrates successfully with the existing settlement edge.
- Creation of a place that is accessible to everyone, which makes everyone feel comfortable, safe and secure and a place where people want to live.
- To promote active lifestyles and a sense of wellbeing through the provision of new public open space that includes new landscaping and a new Local Area for Play (LAP).
- Create a 'place' which will become a destination in its own right with the provision of open space facilities that will encourage existing residents to visit the Site.



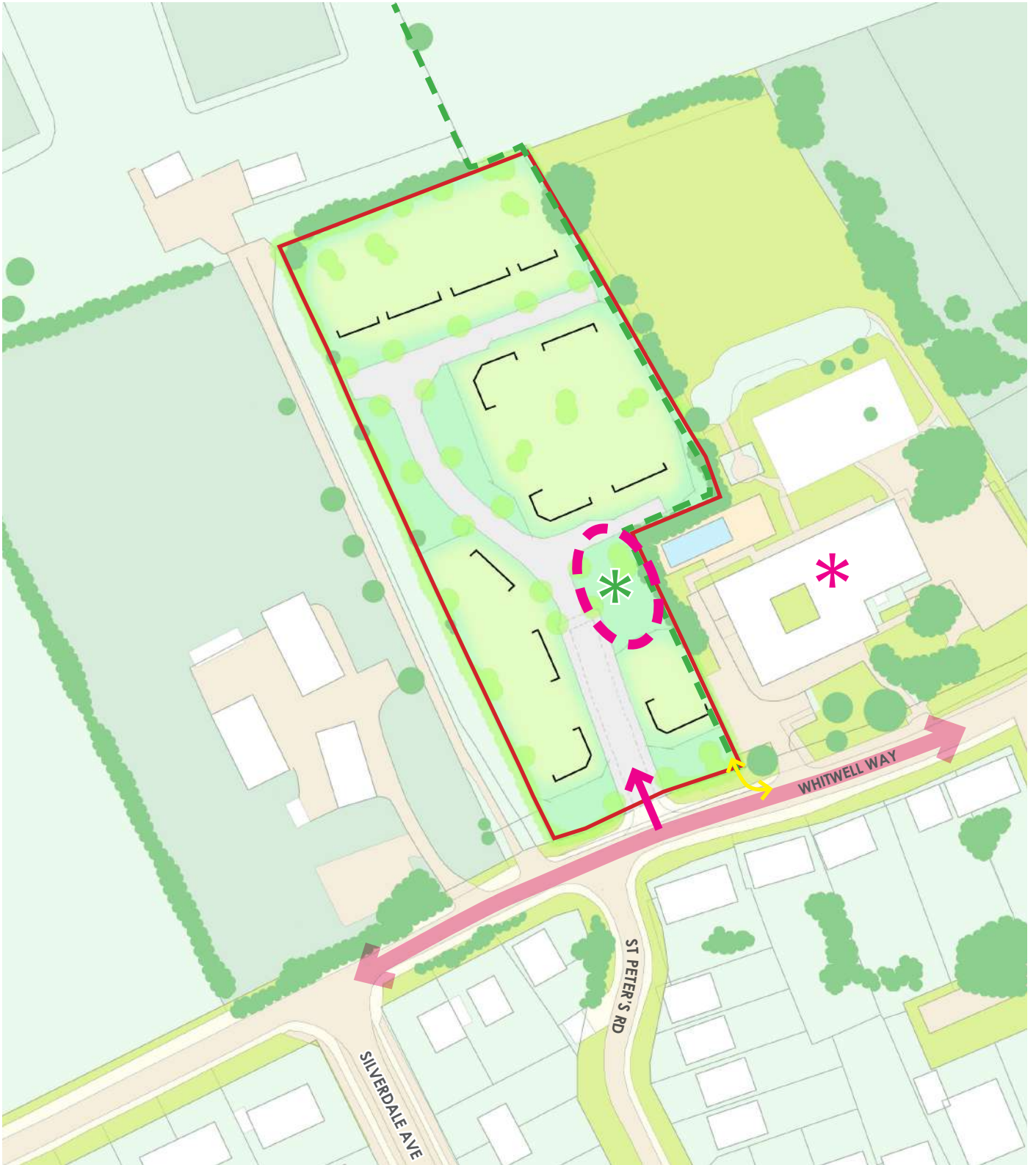


Figure 5.1: The development framework plan.



5.3 The concept masterplan

The initial concept masterplan provides a vision for how the design principles could be realised to create a sustainable, high quality and distinctive new neighbourhood that fits with the existing community. The initial concept masterplan shows how the proposed primary street through the new development will connect to Whitwell Way to create a development that will form an integrated and highly accessible part of the wider Coton village.

It is envisaged that the new homes will overlook the proposed primary street to provide overlooking and attractive aspects along the road. An area of public open space with tree, thicket, and meadow planting along the eastern boundary of the Site will be provided to include a new Local Area for Play (LAP), together with areas for informal recreation.



A flexible green space for informal recreation and leisure.

-  Site boundary
-  Proposed residential area
-  Proposed informal and amenity green space
-  Proposed vehicular access
-  Proposed primary street through development
-  Opportunity for new pedestrian and cycle link
-  Existing public footpath to be retained
-  Existing vegetation
-  Proposed location for Local Area for Play (LAP)
-  Coton Church of England Primary School



Figure 5.2: The concept masterplan.



5.4 Access strategy

The Site has frontage with Whitwell Way which is a single carriageway road subject to a 30mph speed limit. An appropriate Site access junction from Whitwell Way into the Site can be delivered in the form of a simple priority T-junction, and a preliminary layout has been prepared to demonstrate that this would meet highways design standards.

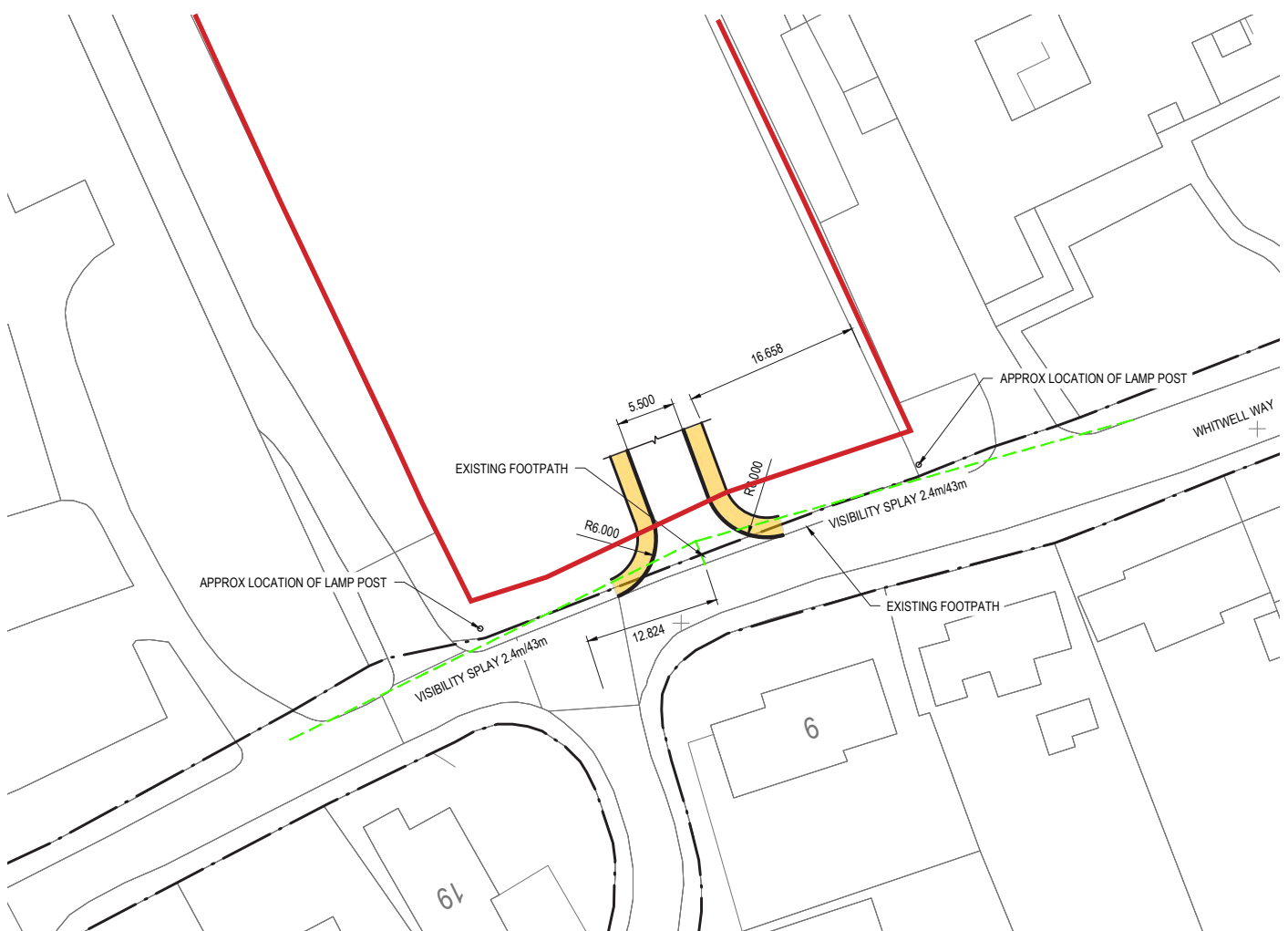


Figure 5.3: Potential Site access arrangement.



Proposed Site access
junction from Whitwell
Way into the Site

Coton Church of
England Primary School



5.5 Land uses and density

The Site covers an area of 0.810 hectares. The proposals within the Site encompass the following uses:

Residential Development Area - up to 20 dwellings (0.68 hectares)

The development accommodates a residential development area measuring approximately 0.68 hectares, providing for up to 20 dwellings. The average net density for the development area is 29.5 dwellings per hectare (dph).

The housing mix will include a range of house types, sizes and tenures.

40% of the homes will be affordable and these will be fully integrated within the market housing, and be of a type and size that meets local needs.





-  Site boundary: **0.810 ha**
-  Proposed residential area: **0.68 ha**
-  Proposed public open space: **0.13 ha**
-  Proposed location for Local Area for Play (LAP)



Figure 5.4: The land use plan.



5.6 Public open space - 0.13 hectares

As shown on the land use plan (Figure 5.4), the proposals for the Site include different areas of public open space which will have a range of functions and provide a range of benefits, including:

- **Landscape:** The proposals include new native hedgerow and tree planting along the Site boundaries, to respect the amenity of the existing adjoining homes and to provide an attractive green buffer to the south of the Site along Whitwell Way, to filter views of the development.
- **Recreation and play:** New public open space will allow for informal recreation, and link to the retained public footpath which runs along the eastern boundary of the Site. This open space will accommodate a new Local Area for Play (LAP) for young people.



New public open space for informal recreation.



06. DELIVERY

6.1 Delivery

The land North of Whitwell Way, Coton has the potential to deliver up to 20 new homes together with associated public open space and a shared vehicular and pedestrian/cycle access off Whitwell Way. An additional pedestrian/cycle link is proposed at the south eastern corner of the Site and will link to the retained public footpath within the Site.

6.2 Next Steps

St. John's College is committed to undertaking consultation and engagement with the Councils, other key stakeholders and the general public prior to submission of any planning application.



07. CONCLUSION

7.1 Summary

In conclusion, there are no overriding technical constraints which would prevent the development of the Site. Clearly part of the Site lies within the Green Belt requiring a comprehensive review of such boundaries in the context of ongoing work as it relates to the new Local Plan.

This is a high level early stage visioning document. Early assessments have informed our thinking and the next stages would allow for more detailed assessment, analysis and design.

The document has illustrated an indicative framework through the initial concept masterplan which could form the basis of future development proposals.

This has been built up in response to an appreciation of the context of the local area, demonstrating a credible and compelling opportunity to develop the Site.

This work can be the starting point of refinement and detailing, based on further assessment of potential constraints and technical feasibility.

We invite the Councils and other key stakeholders to consider the clear merits of this development opportunity.



