
Land at
Silverdale Close,
Coton

VISION DOCUMENT

MARCH 2019

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VISION STATEMENT

The vision is to provide an attractive and logical extension to the existing settlement at Coton, Cambridgeshire. The proposal will integrate and compliment the adjacent housing, whilst redefine the village's boundary and the surrounding context.

The development comprises of residential units that respond sensitively to the surrounding countryside. The new homes will consist of a variety of housing types, sizes and tenures that will enable the development to contribute positively to the local housing needs. Residents will benefit from well-connected access to adjacent development as well as open space and other existing local facilities, including a primary school and a public house.

The design aims to utilise and enhance existing woodland and vegetation along the western and southern boundary to provide enclosure and reinforce the development edge. An accessible public open space area is provided within the development consisting of a public park and an outdoor children's play area with formal and informal landscape, which will promote social interaction and well-being for both new and existing residents of Coton.

The site is well-connected to the City of Cambridge, located just 2 miles to the east, and provides a unique opportunity to develop a site in such proximity.



FIGURE 1: AERIAL IMAGE OF THE SITE AND ITS SURROUNDING

INTRODUCTION

BACKGROUND

This Vision Document has been prepared by Barton Willmore on behalf of [REDACTED] in order to support a development proposal on land south of Silverdale Close, Coton in Cambridgeshire for the provision of housing and open space.

This document sets out a vision for the site, explaining the design principles and concept, showing how it can sensitively compliment the existing village of Coton while maintaining the purposes of the Green Belt. Design decisions are based upon an understanding of the site context through careful preliminary analysis and assessment of site opportunities and constraints as set out in this document.

Key aims and objectives of this document area:

- To review the site in the context of current Planning and Green Belt Policy;
- To present an initial understanding of the site and its local context;
- To explain how the vision and initial site analysis has informed the design principles;
- To present the proposed illustrative concept masterplan within existing urban context.

The structure of the document is as follows:

- **Site Context** - Planning Policy, Local Context and Local Services and Facilities
- **Site Analysis** - Constraints and Opportunities
- **Design Proposal** - Design Principles and Illustrative Masterplan
- **Summary**

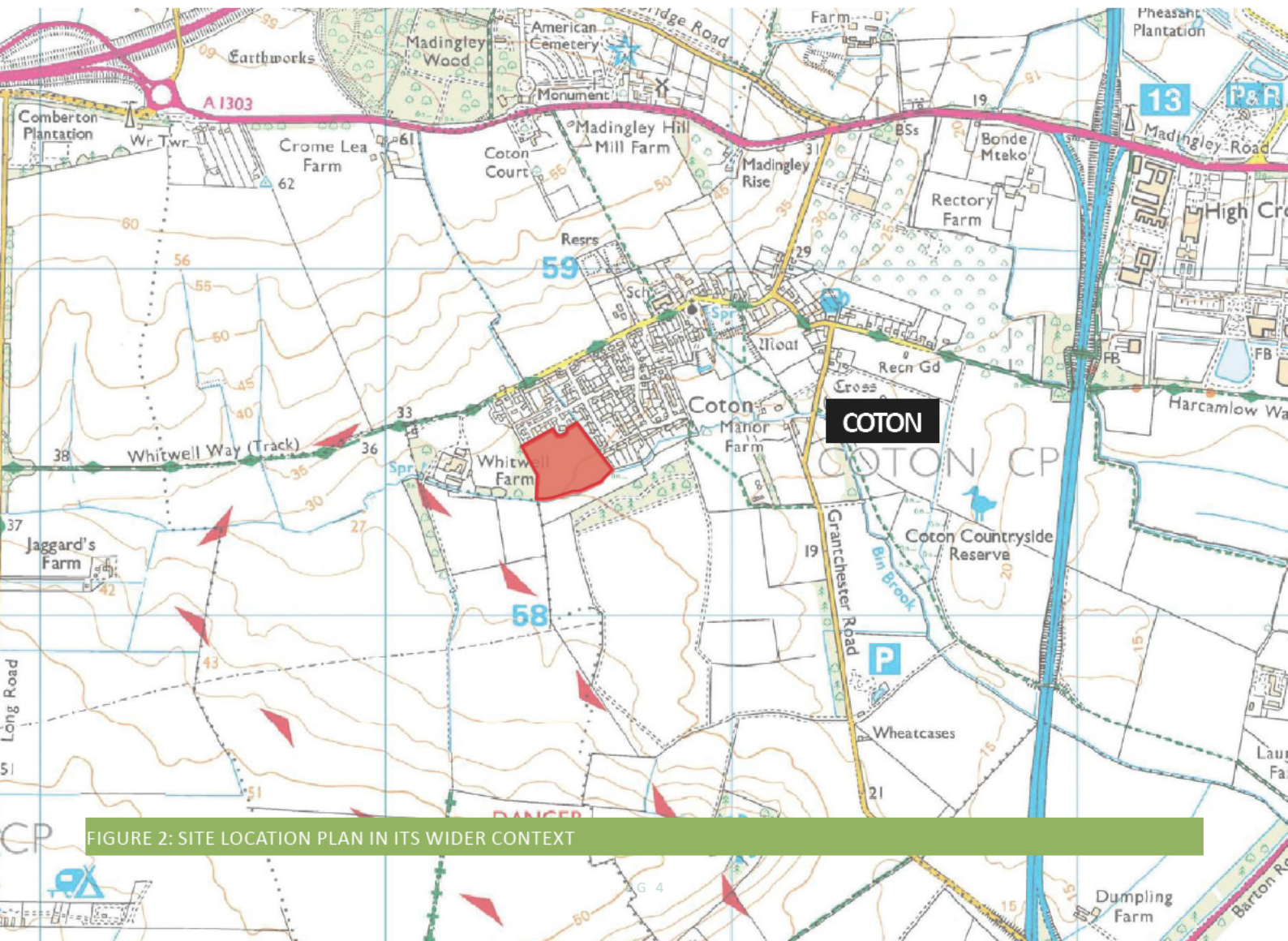


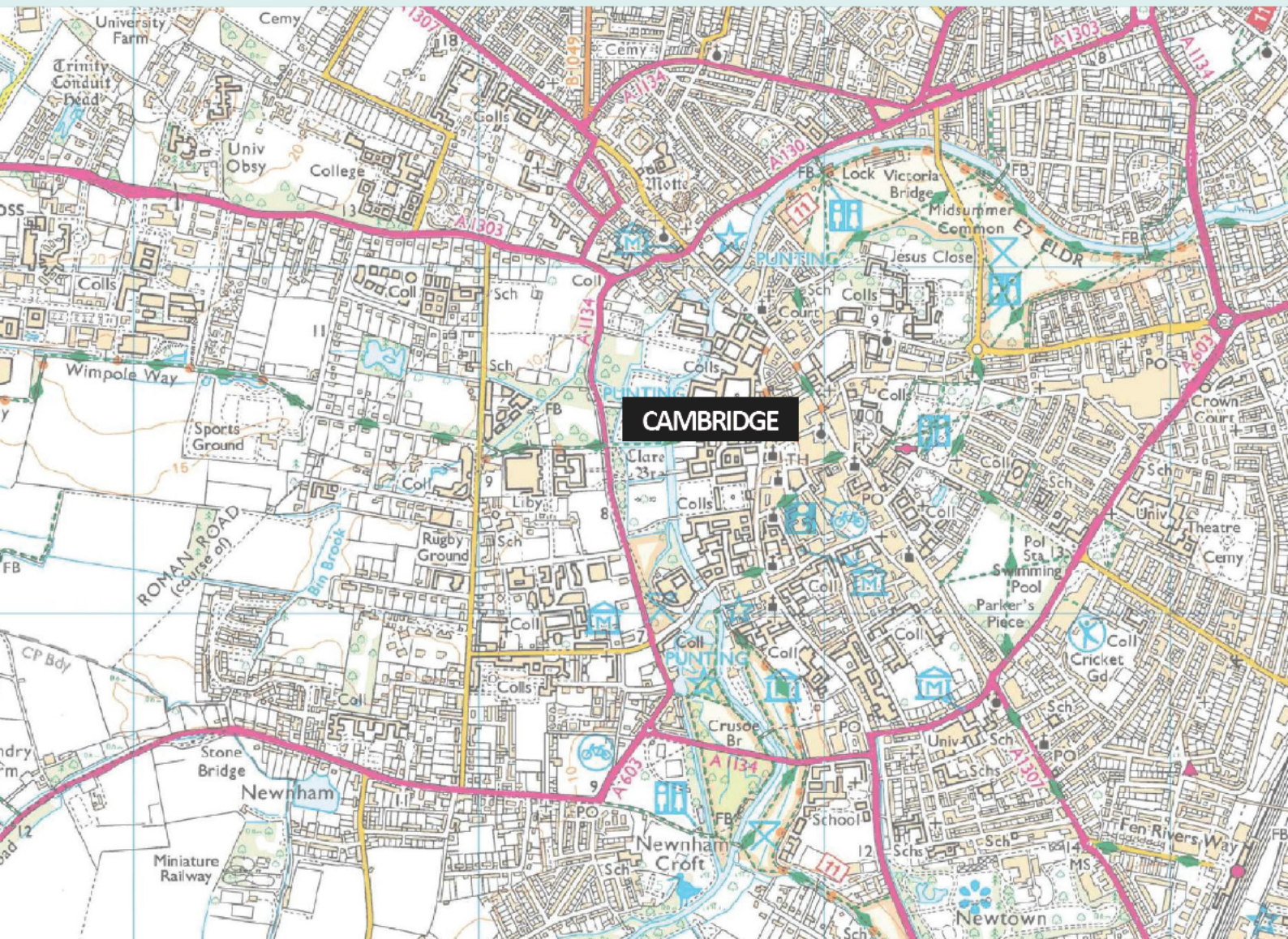
FIGURE 2: SITE LOCATION PLAN IN ITS WIDER CONTEXT



Detached houses on High Street



St. Peter's Church



PLANNING POLICY

PLANNING POLICY

With a growing and ageing population, the need for housing remains high. The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies and how these are expected to be applied. Paragraph 7 confirms 'the purpose of the planning system is to contribute to the achievement of sustainable development'. This is defined by the three overarching objectives, those being economic, social and environmental objectives. Paragraph 10 confirms that the 'heart of the framework is a presumption in favour of sustainable development'.

The South Cambridgeshire District Council Local Plan was adopted in September 2018. This document shows the level of residential and employment required in the District within the plan period to 2031. This includes the need to provide 19,500 new dwellings, which equates to 975 dwellings per annum. Policy S/12 of the adopted Plan confirms the Council's commitment to review housing land supply and allocation should strategic policies not achieve their targets. The NPPF also requires reviews of Local Plans every five years.

In February 2019, the Ministry of Housing, Communities and Local Government confirmed that emerging Local Plans will be assessed against the standardised methodology for calculating housing need,

and this would utilise the 2014-based household projections, with the aim of building 300,000 dwellings a year in England. The standardised methodology in South Cambridgeshire would increase housing need to 1,167 dwellings per annum. This shows an upward trend in a District that is reliant upon the provision of large scale schemes to meet its need.

Coton is located within the Cambridge-Milton Keynes-Oxford development arc, where 1 million new dwellings are proposed by 2050. Cambridge itself is restricted by its Green Belt and therefore development is being pushed out to the City. Following a Green Belt review, the site provides an opportunity to provide dwellings closer to the City of Cambridge.

South Cambridgeshire District Council are now working with Cambridge City Council in the production of a joint Local Plan. The first stage of that exercise is to undertake a Call for Sites exercise, inviting the submission of details of potential development sites across the Greater Cambridge area. This Vision Document accompanies the Call for Sites document, and highlights the opportunities and constraints at the site, concluding the land would form an appropriate site for allocation within the joint Local Plan.

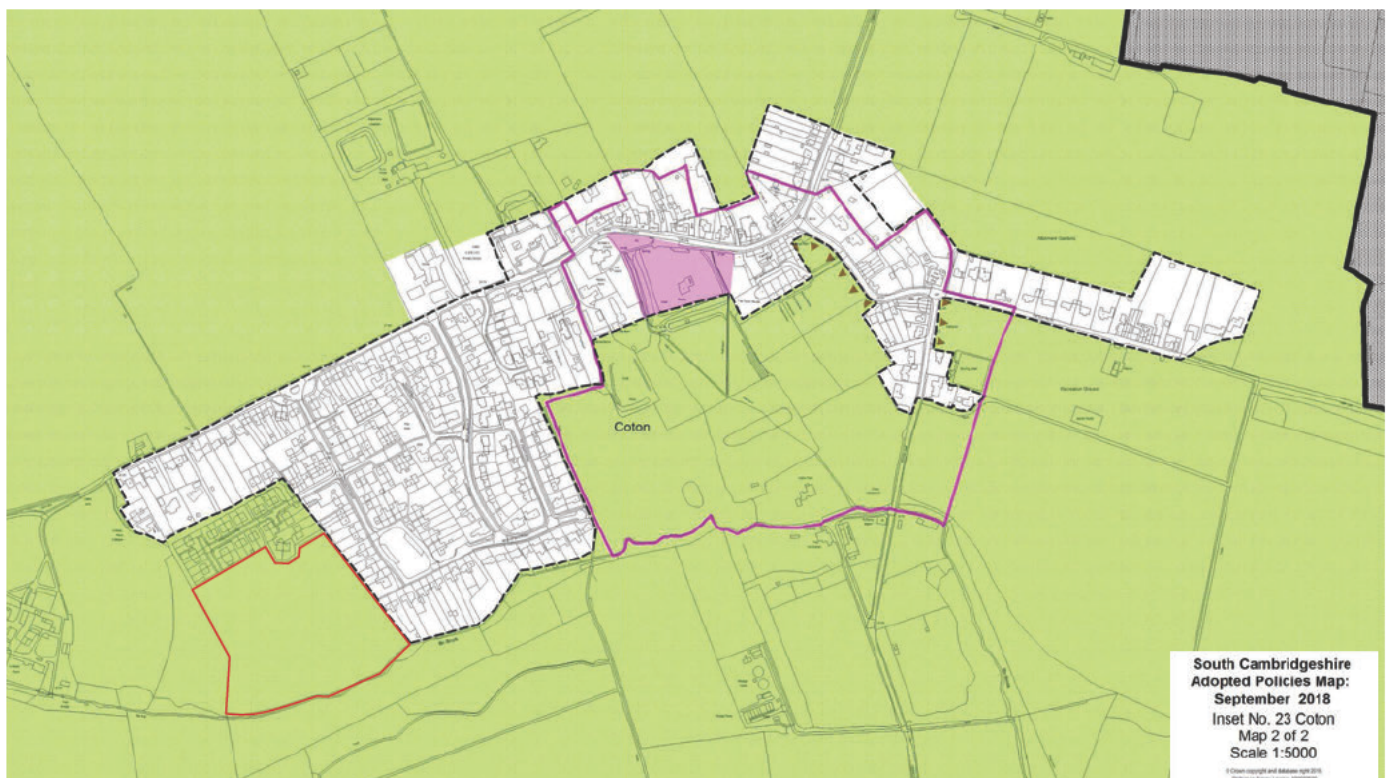


FIGURE 3: SOUTH CAMBRIDGESHIRE ADOPTED POLICIES MAP OF COTON (SEPTEMBER 2018)

GREEN BELT ASSESSMENT

EDP, an independent environmental planning consultancy, has undertaken an in depth appraisal of the extent to which the site performs against the purposes of the tests within the NPPF. In undertaking the assessment, EDP has reviewed the relevant policy context and evidence base supporting the Council’s recent releases of land from the Green Belt, and evaluated the site against four

of the five tests (the fifth not being relevant to the site), underpinned by a detailed site assessment.

The results show that the site provides a **low contribution to the Green Belt purposes**. The table below notes the NPPF test, demonstrates the criteria used as part of the assessment, before demonstrating the site’s performance:

GREEN BELT Purpose (NPPF)	EDP Methodology Criteria	Site Performance
Purpose 1 To check the unrestricted sprawl of large built-up areas.	Does the site form a contiguous open area between the existing settlement edge and the wider countryside and/or large built-up area?	Low contribution
	Does the site have a defensible boundary which can prevent sprawl?	No contribution
Purpose 2 To prevent neighbouring towns merging into one another.	To what extent is the site associated with the existing settlement edge(s)?	Low contribution
	Given the distance between the whole of the site and next nearest settlement edge, what is the effect of the perceived and actual intervisibility or potential for coalescence?	Low contribution
Purpose 3 To assist in safeguarding the countryside from encroachment.	To what extent does the site represent the key characteristics of the countryside?	Low contribution
	To what extent is the site urbanised, either by on-site or off-site features?	Low contribution
Purpose 4 To preserve the setting and special character of historic towns.	To what extent does the site represent the special characteristics of the setting to the historic town?	No contribution
	To what extent is there intervisibility between the site and historic landmarks?	No contribution
Purpose 5 To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	Not tested.	N/A
Overall Weighting		Low Contribution

FIGURE 4: SUMMARY OF SITE-SPECIFIC GREEN BELT ASSESSMENT BY EDP

SITE DESCRIPTION

THE SITE AND ITS CONTEXT

The site is situated on the south-western edge of Coton, a small village that is approximately 2 miles (3km) west of Cambridge, within the administrative boundary of South Cambridgeshire District Council (SCDC) and is set within the Cambridge Greenbelt. According to 2011 census, the total population of Coton was recorded 910 people.

It benefits from a well-connected road network to other neighbouring villages, namely Barton, Comberton and Hardwick, and Cambridge City. Coton is well within a commutable distance of Cambridge and is served by good public transport via Citi 4 and X3 bus routes. There is also a dedicated cycleway between Coton and Cambridge passing over the M11.

The site is located just off Pendrick Close and Silverdale Close respectively, with a total area of approximately 3.45ha that comprises of mostly agricultural land and an area of mature woodland located along the southern edge of the site.

The site boundaries are defined by the following features:

- Existing residential development to the north and east of the site, off Silverdale Close, has low trimmed hedgerows that form a ribbon of soft edges between the site and existing adjoining settlements;
- The southern boundary is bounded by mature trees and Bin Brook with open countryside beyond;
- A belt of mature trees forms the site's western edges forming an immediate permanent defensible boundary.

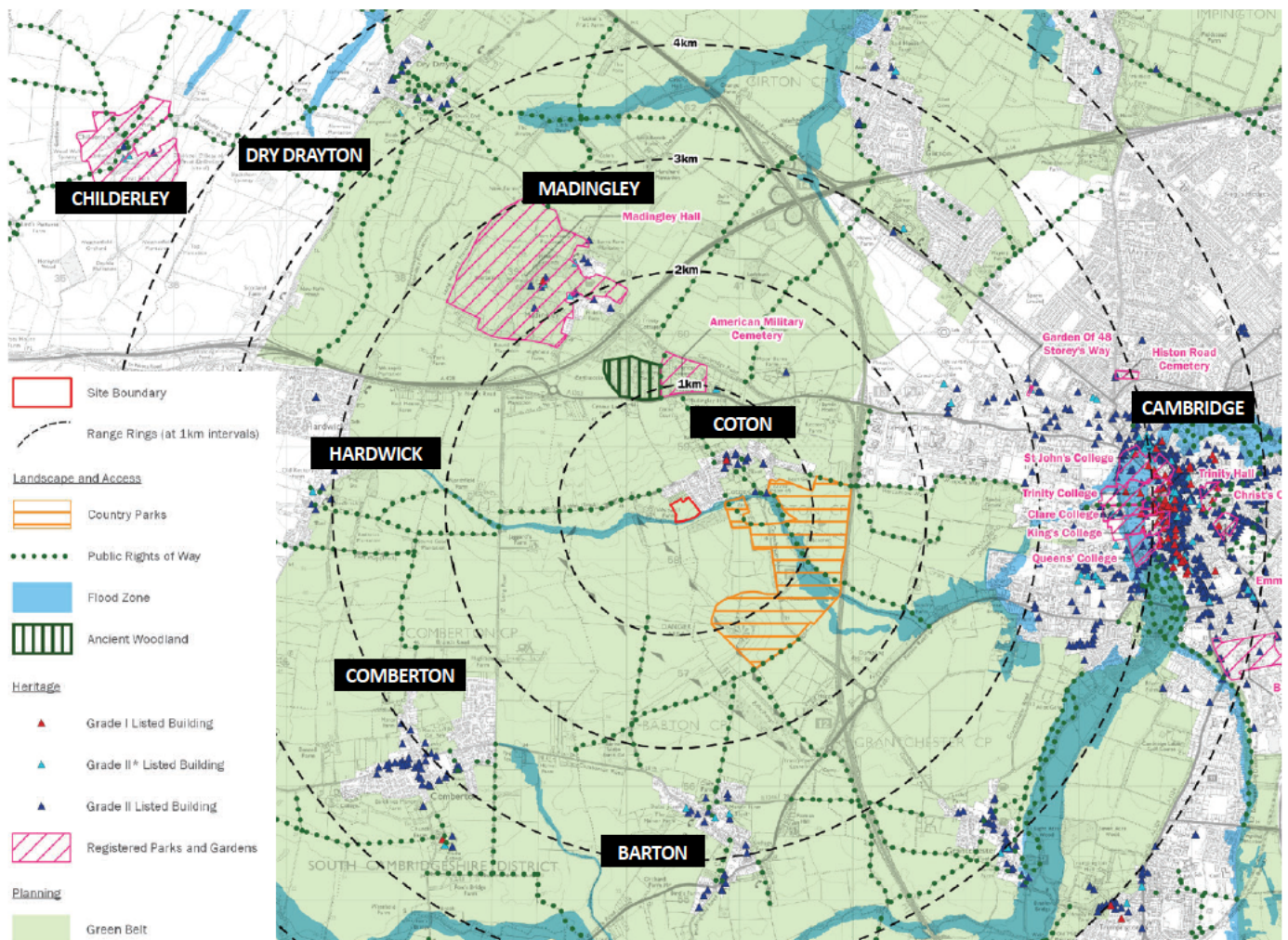


FIGURE 5: ENVIRONMENTAL PLANNING CONTEXT AND CONSIDERATIONS

LOCAL FACILITIES

Coton village currently offers a number of services and facilities, providing for the daily needs of residents, including a farm shop, post office, garden centre, a public house, a primary school and a village hall.

Public open spaces are provided in the forms of allotment gardens and a large area of recreational ground to the east of Coton that includes a children's play area and public parks. Other pocket parks

are located within the adjoining development to the east of the site.

Furthermore, with its close proximity to Cambridge City Centre, the site also benefits from additional public services and a wider range of shops which are easily accessible by public transport within 15 minutes via Citi 4 and X3 bus.

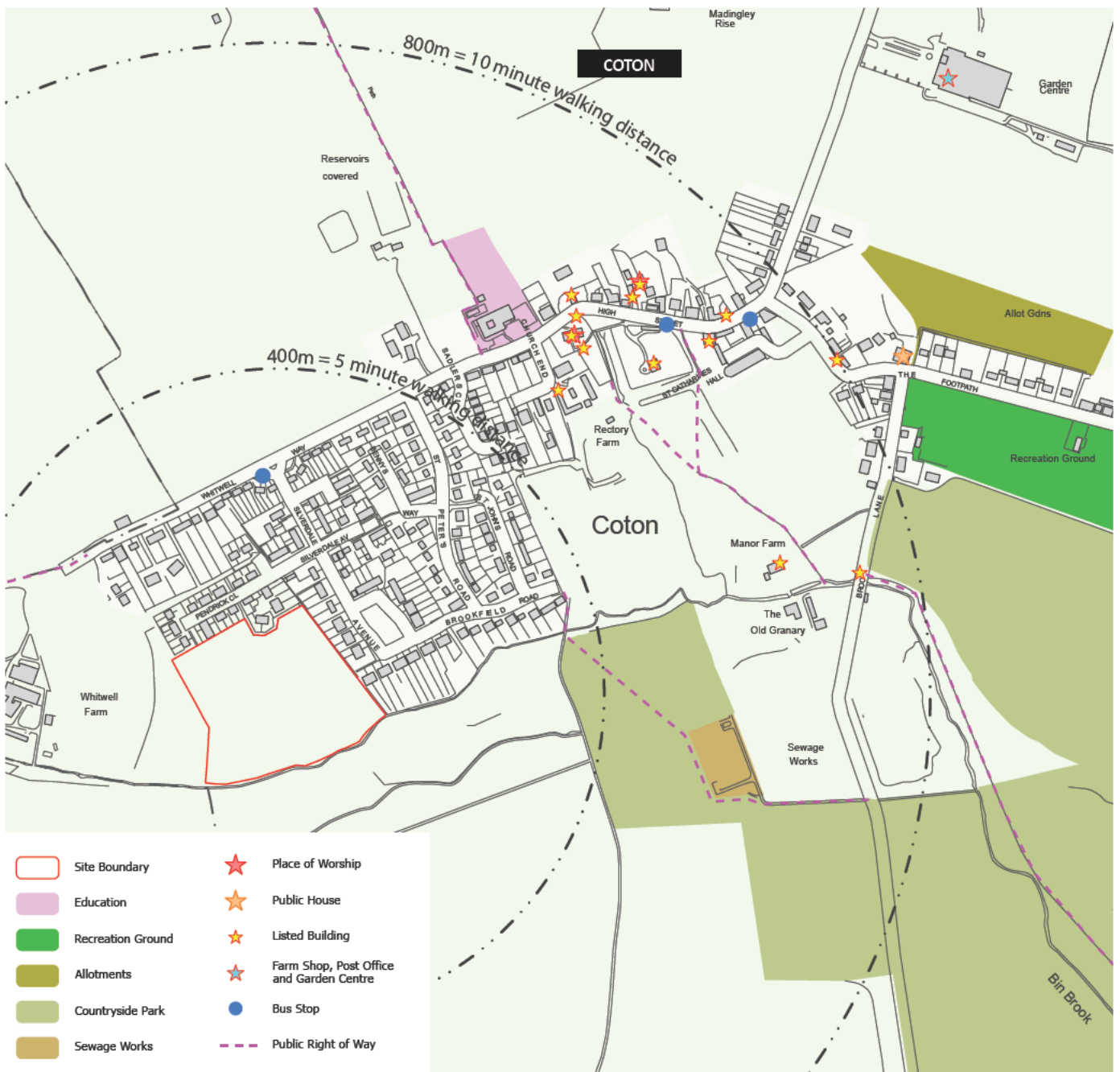


FIGURE 6: LOCAL FACILITIES & SERVICES PLAN

UNDERSTANDING THE SITE

TREES & HEDGEROWS

EDP has undertaken a Green Belt Assessment at the site, which describes the hedge to the east. This forms a soft boundary between the site and existing settlement and it has come under some pressure. Its quality is compromised to some degree from the adjacent development.

The mature woodland to the west of the site is in a triangular shape that lies off-site and spans the full length of the boundary. It measures up to 90 metres in width in the southern and central portions, then narrows to approximately 20 metres in the northern portion.

LANDSCAPE SETTING & LANDFORMS

The majority of the site comprises of agricultural land, which has a gentle roll, rising from a low point at about 23m AOD near the Bin Brook, across the site to its high point in the north of approximately 28m AOD.

A notable local characteristic that influences the character of the site is the mature woodland along the south and western boundary. It creates an abrupt change from an urbanised character with two storey residential development to an open countryside landscape setting. Therefore, this mature woodland assists greatly in containing this urbanising character and would continue to limit urbanisation of the wider Green Belt, if the site were to be removed and developed (EDP, 2019).

DRAINAGE & FLOODING

The southern edge of the site falls within the EA Flood zones 2 and 3. As a result, built form will be located outside this small area and within the much bigger portion not affected by flooding.

The design will incorporate an appropriate drainage strategy (SuDS) in accordance with planning policy, which will include an attenuation option at the lowest point of the site.

ACCESS & MOVEMENT

Vehicular access to the site will be provided by extending and upgrading the existing Pendrick Close that is located to the north of the site from adjoining development.

The site is also adjacent to the proposed Cambridge - Cambourne Public Transport Route. The proposed route will pass north of Coton, allowing a potential stop within walking distance of the site.

CONSTRAINTS & OPPORTUNITIES

- The proposal demonstrates that development is a logical extension of the existing built form within Coton. It has low contribution to Green Belt purpose and does not have a fundamental role in protecting the openness and permanence of the Green Belt (EDP, 2019).
- Residential development will be distributed across the site, while the low point adjacent to Bin Brook in the southern edge would provide opportunities for amenity open space for community use.
- Where possible, existing vegetation that includes large trees along the southern border and low trimmed hedgerows are desirable to be retained and enhanced within the development proposal and incorporated into public open space to compliment the landscape and visual character of the site.
- The proposed main entrance to the site is located along Pendrick Close, providing vehicular access to the site.
- There is an opportunity to address the backs of adjoining houses to the north. This will provide land-use efficiency and greater security by “closing off” the backs and maintaining continuity of frontage.













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|---|--|---|----------------------|
|  | Site Boundary - 3.46Ha / 8.55Ac |  | Contours |
|  | Existing Woodland/ Hedgerow |  | Public Rights of Way |
|  | Surface Water Flood Extents 1 in 100 years |  | Ecological Buffer |
|  | Floodzone 2 |  | Vehicular Access |
|  | Floodzone 3 | | |
|  | Watercourse | | |

FIGURE 7: CONSTRAINT & OPPORTUNITIES PLAN

DESIGN PROPOSAL

The illustrative masterplan shows how the design proposal has been informed by the vision and initial site analysis presented in this document. The plan seeks to ensure that the scheme will offer a high quality and attractive place to live, guided by the following design objectives and principles:

DESIGN OBJECTIVES:

- » Provision of up to 77 dwellings at 30dph;
- » Existing road in Pendrick Close will be upgraded and extended to provide the main vehicular access to the new development;
- » Provision of public open space to promote social interaction and enhance well-being of both existing and prospective residents; and
- » Development will be structured to ensure the provision of a permeable and legible place.



FIGURE 8: DESIGN PRINCIPLE DIAGRAM



Connect to the adjacent development by linking and upgrading Pendrick Close to create a permeable and legible internal network.



Maintain frontage continuity from adjoining development and **protect privacy of existing properties** by "closing off" their backs.



Retain vegetation along the southern edge, provide landscape buffers and incorporate it within the amenity public open space with development fronting onto the open countryside.



FIGURE 9: ILLUSTRATIVE MASTERPLAN

Conclusion

Our proposal for Land at Silverdale Close, Coton has been informed by the vision and preliminary site analysis as set out in this Vision Document. In summary, the key benefits of the development are:

- » The site has been assessed in terms of its contribution to the Cambridge Green Belt. The results confirm the site provides a low contribution to Green Belt purposes;
 - » The development is a logical and defensible extension to the south west of Coton, whilst reinforcing the permanence of the Green Belt;
 - » Provision of an attractive and high quality residential development, including affordable housing, that retains and enhances the existing landscape assets within the site and its surrounding context;
 - » Provision of a connected and accessible development with enhanced pedestrian/cycle connectivity to encourage sustainable use of public transport;
 - » Residential development with additional green infrastructure that provides areas for recreational activities and formal play area to foster community interaction, bringing benefits to both new and existing communities;
 - » With its location within easy walking distance to amenities and close proximity to Cambridge City Centre by public transport, the residential development would help support the existing facilities and services in both Coton and Cambridge;
 - » The site is therefore considered worthy of an allocation within the Greater Cambridge Plan.
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