

Land off Branch Road and Long Road Comberton Cambridgeshire

South Cambridgeshire District Council

CALL FOR SITES

March 2019



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ENDURANCE
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STRATEGIC LAND

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1 Station Road
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Aerial view of Comberton and proposed site



Aerial view of proposed site.



01. Introduction

Background

This document has been prepared by Endurance Estates on behalf of the landowners.

The purpose of this document is to support the submission of representations to South Cambridgeshire District Council 'Call for Sites' for residential development on land off Branch Road and Long Road, Comberton. This document begins to set out an initial design concept for a new, sustainable residential development in Comberton.

The site totals approximately 20 hectares (49.5 acres).

The early concept within this document looks to explore initial ideas for the development structure, and are to be the basis of future, on-going discussions and engagement with key stakeholders and the community.



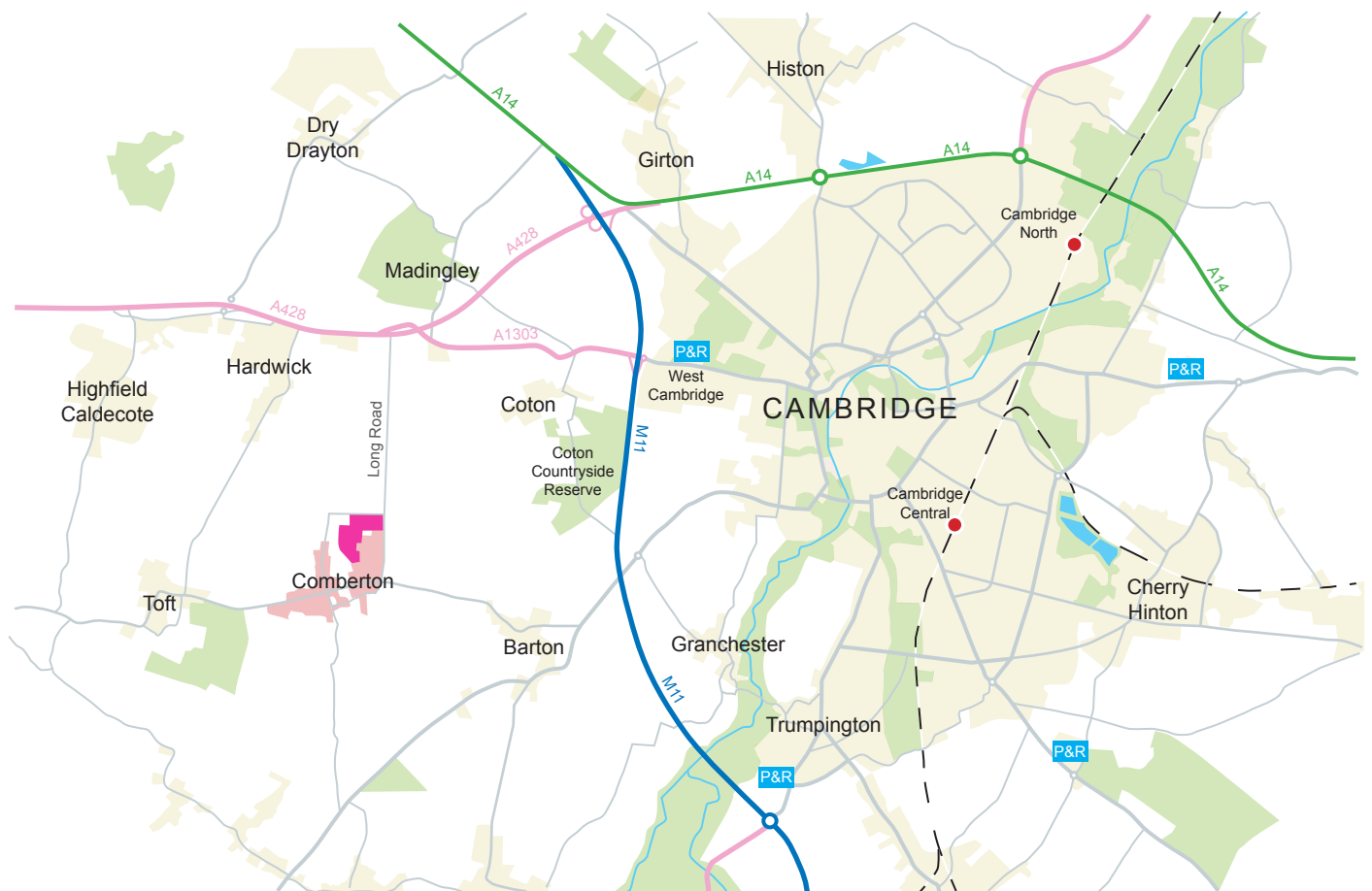
Looking south across the site from Branch Road.

02. Context & analysis

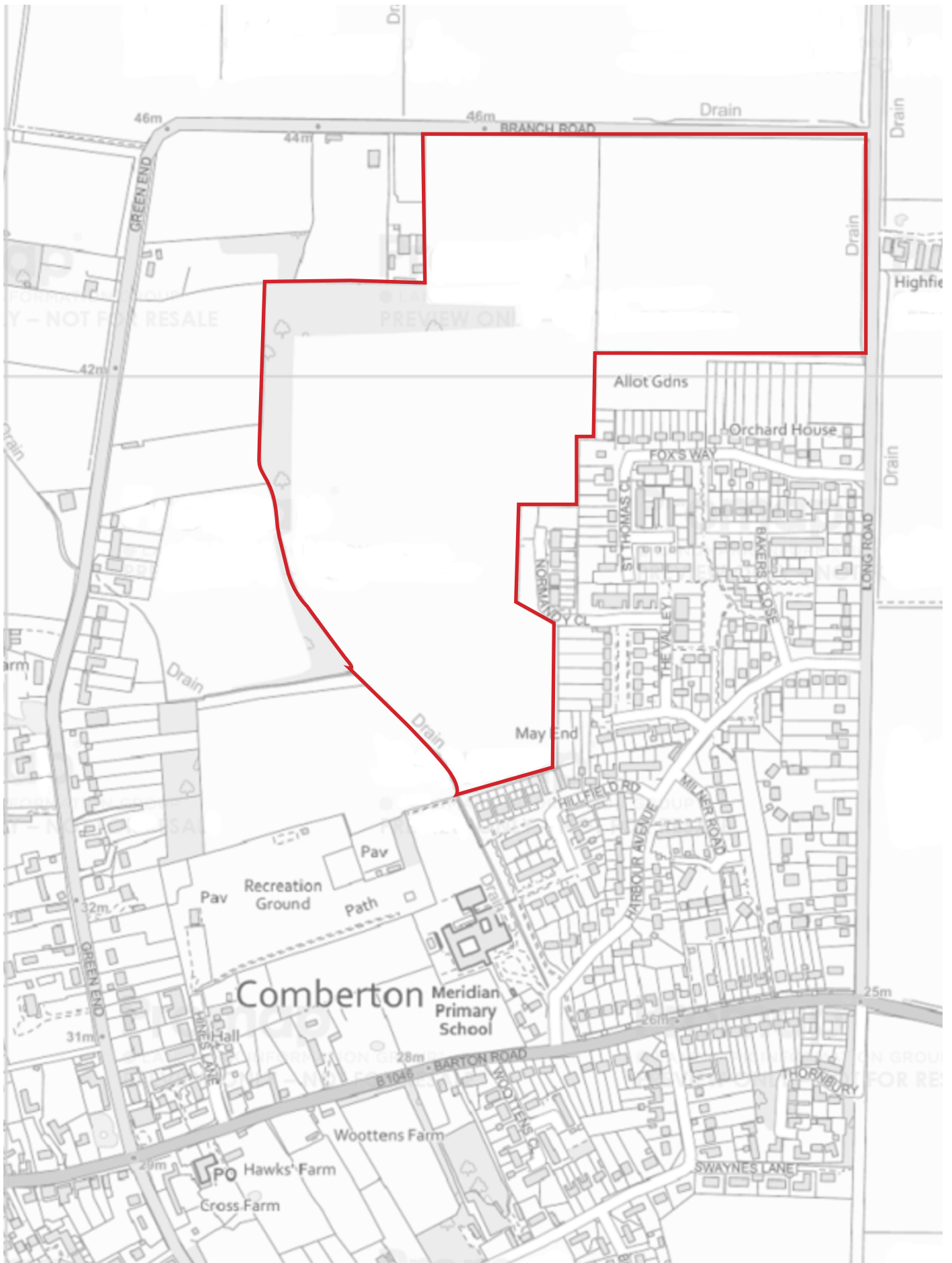
Wider context

Comberton is located towards the southern edge of Cambridgeshire, within South Cambridgeshire district. Cambridge is situated to the east of the village, with the city centre just 6 miles (9.6 km) away. Neighbouring villages include Barton, Toft, Coton and Hardwick. The population of Comberton is approximately 2,400 according to the 2011 Census.

The main road running east west through the village is the B1046, providing links to Cambridge to the east and Cambourne to the west. Long Road connects to the A428 and A1303 in turn linking through to the M11 and A14 and the wider transport network.



Site location plan - Wider context.



Site plan - Village context.





Community services and facilities.



A sustainable place

Services and facilities

For new development to be both sustainable and successful it is important that it has access to local services and facilities. Comberton benefits from a wealth of local services and facilities including a post office, village store, pub and importantly a primary school, Village College and doctors surgery.

A new development in this location would also support the rural economy, through increased expenditure in the village shops and use of services and facilities.

In addition, the village also has a library, sports centre, large recreation ground and children's play space, allotments and youth club and all within easy walking or cycling distance of the proposed site.



2 Village College



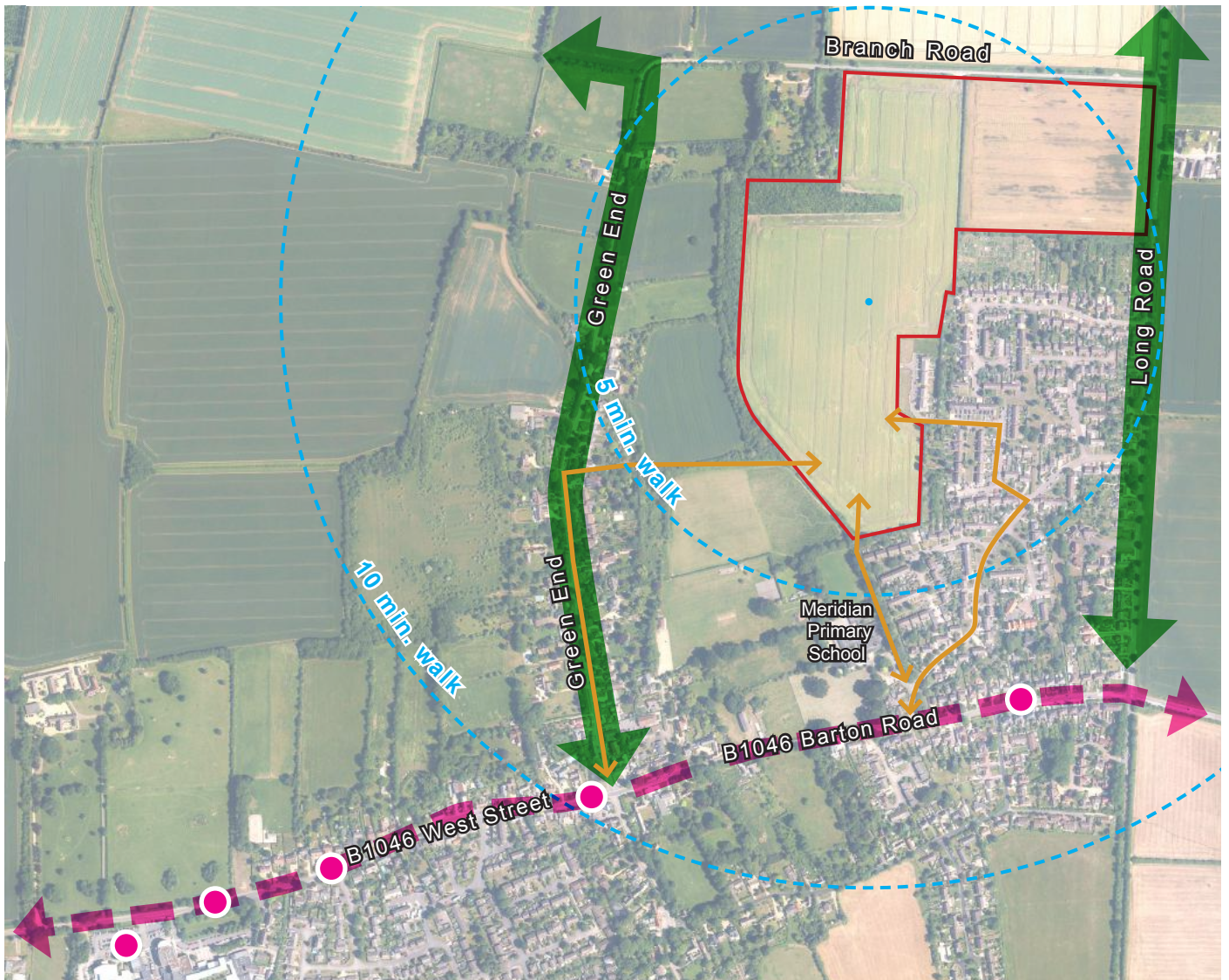
3 Recreation children's play ground



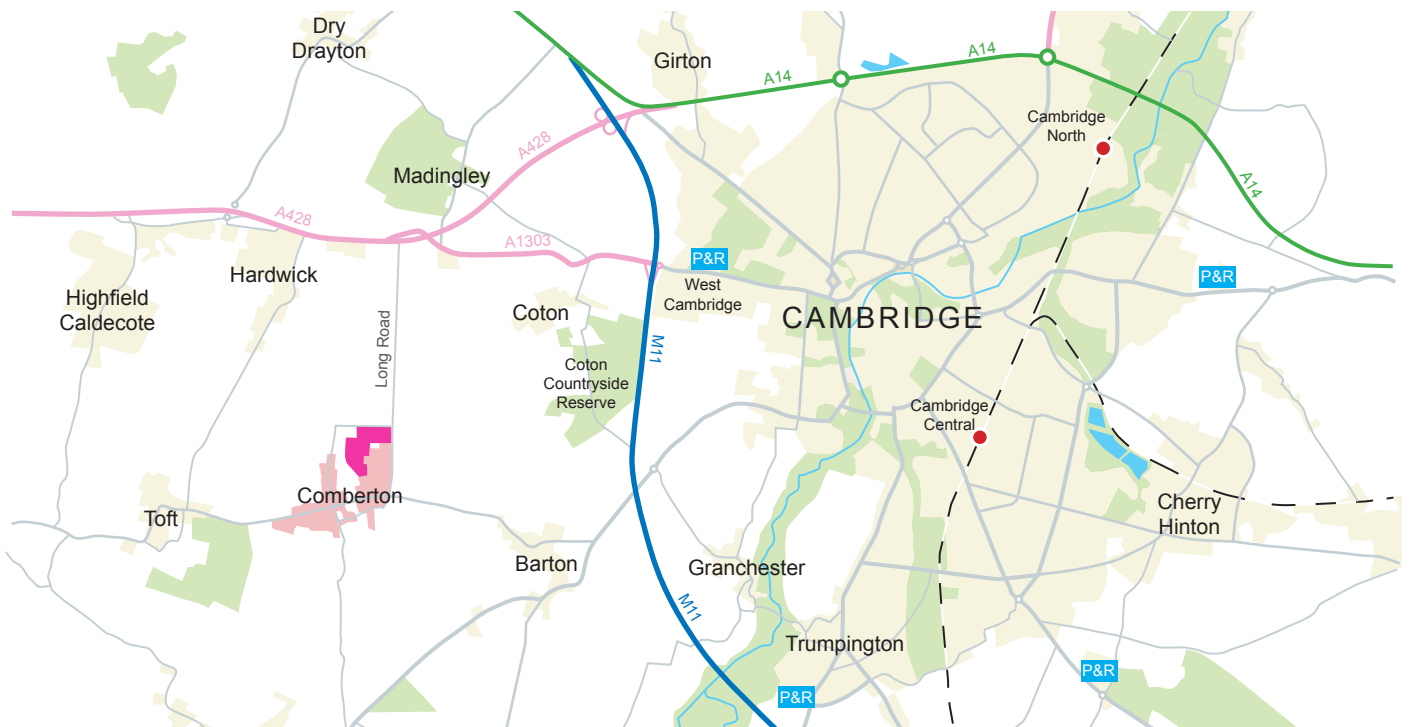
8 Sports centre



11 Three Horseshoes Pub








Existing bus route, bus stops and pedestrian links.



Wider transport network.



Key

-  Proposed site
-  Existing bus route
-  Existing bus stops
-  Emerging Comberton Greenway route
-  Pedestrian routes and links

Movement and connectivity

Road

The B1046 passes east west through the village providing links east through Barton and Granchester and on to Trumpington and Cambridge and west through Toft and Bourne and on to Cambourne. Long Road heads north out of the village linking to the A428 and A1303 and east to the M11 and A14.

Pedestrian / cycle

In addition to standard footpath routes there are also a number of dedicated Public Rights of Way around the village, including the Diamond Jubilee Walk. Created to commemorate the Diamond Jubilee of Queen Elizabeth II, this is a circular walk around the village linking various features or areas created to commemorate Royal events or activities.

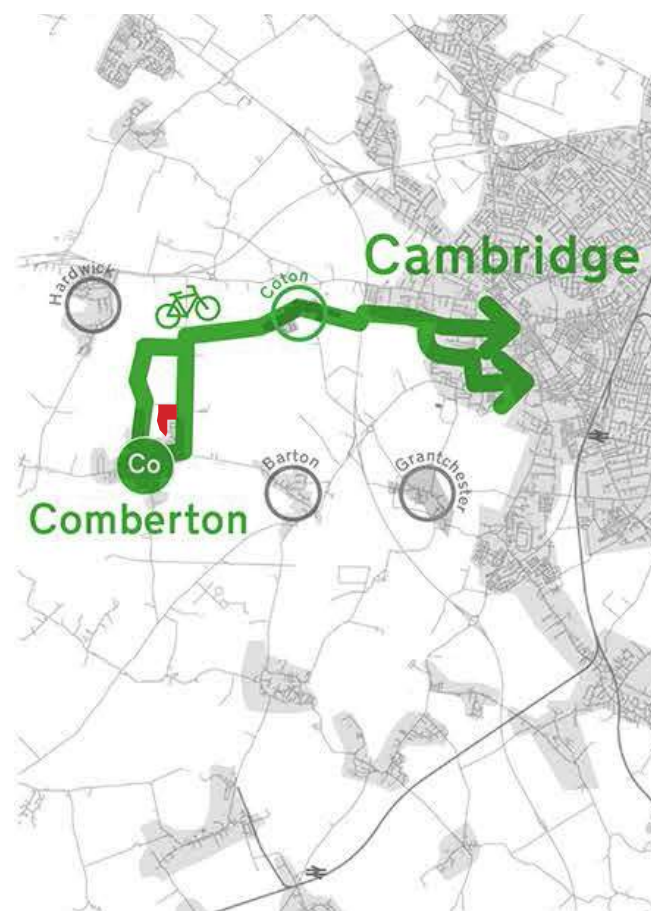
Comberton also benefits from one of the 12 routes which forms the Greater Cambridge Greenways. These are a series of walking, cycling and equestrian travel networks that will link local villages and Cambridge.

The Comberton route will pass along Long Road and Green End before heading towards Coton and on to Cambridge and the city centre. The emerging route is shown on the accompanying plans.



Buses

The village is served by the No. 18 bus services between Cambourne and Cambridge City Centre, providing a regular half hour service throughout the day. Existing bus stops along B1046 Barton Road mean that residents are within safe and convenient 5 to 10 minute walking distance of public transport.



The emerging 'Comberton Greenway' route with proposed site highlighted.



03. Design

Place-making approach

A place-making approach has been adopted to ensure that the development responds positively to the context and opportunities of the surrounding area and the site. Building on this, a strong vision will be developed which brings new site-specific ideas into play, as well as drawing on best practice.

The concept is driven by the objective of creating a high quality, cohesive development with a strong connection and sense of place within the existing community of Comberton.

The vision for the scheme is to create a sustainable new living environment, based around a fully integrated development with new homes and open space 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 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.**
- **Support local services, facilities and businesses ensuring the future vitality and viability of Comberton.**



Illustrative concept masterplan



Illustrative concept masterplan


The illustrative concept masterplan opposite has been produced to provide an idea of how the site could be developed, delivering new homes and open space having regard to the issues, opportunities presented by the site.


The new high quality homes would be a mix of sizes and types, from one and two bed properties through to larger family homes. The development will also provide a proportion of affordable housing. A traditional approach to the layout is proposed, providing sufficient parking for all homes, and gardens which are of an adequate size.










Some of the key features and characteristics are described in points 1 - 9.

 Proposed site

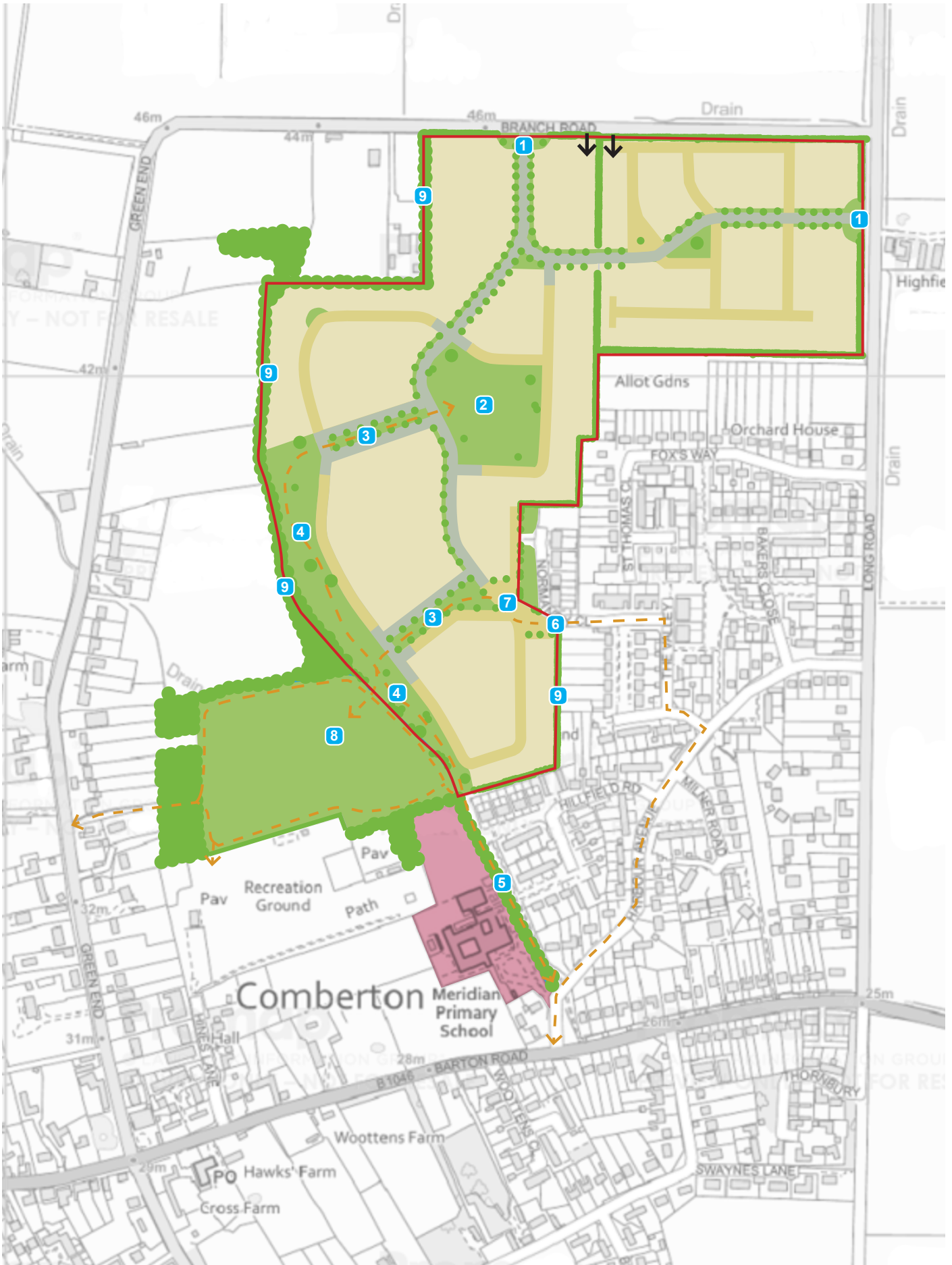
 Residential development

 Meridian Primary School

 Pedestrian routes / links

-  New access from Branch Road & Long Road.
-  Central focal area of green open space.
-  Semi-formal green corridors.
-  Informal green corridor running along the western boundary linking through to existing area of public open space.
-  Connection to existing pedestrian link providing safe and convenient access to Meridian Primary School.
-  Emergency/pedestrian and cycle only link to Normandy Close.
-  New area of public realm/square.
-  Links to existing area of public open space and to Diamond Jubilee Walk.
-  Existing boundary planting to be retained.

The landscape strategy for the development will play its part in encouraging a more active and sustainable lifestyle, and is also one which is healthy for the environment. Open spaces and recreation will be integrated and interconnected through the development, providing the opportunity for a healthy more active lifestyle for all ages and abilities.



Illustrative concept masterplan

















04. Delivery & conclusion

Comberton, a Minor Rural Settlement in the current adopted hierarchy, is a sustainable location for new development being closely located to the centre of Cambridge, having access to infrastructure facilitating sustainable modes of transport and benefiting from a range of service and facilities within the Village itself.

A development of approximately 250 dwellings in this location will support the rural economy through increased use of local shops, services and facilities, whilst increased demand will also help support local bus services and schools.

Development on this site would seek to employ sustainable building practices through the construction of thermally efficient buildings and incorporation of renewable energy generation. Within onsite drainage networks and open space opportunities will be taken to increase biodiversity and create new and varied habitats.

Endurance Estates are committed to the promotion of this site through the local plan. Should the Site be allocated and released from the Green Belt then a planning application would be brought forward at the earliest opportunity.

-  Proposed site
-  Meridian Primary School
-  Residential development
-  Existing field accesses
-  Pedestrian routes / links
-  New access from Branch Road & Long Road.
-  Central focal area of green open space.
-  Semi-formal green corridors.
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