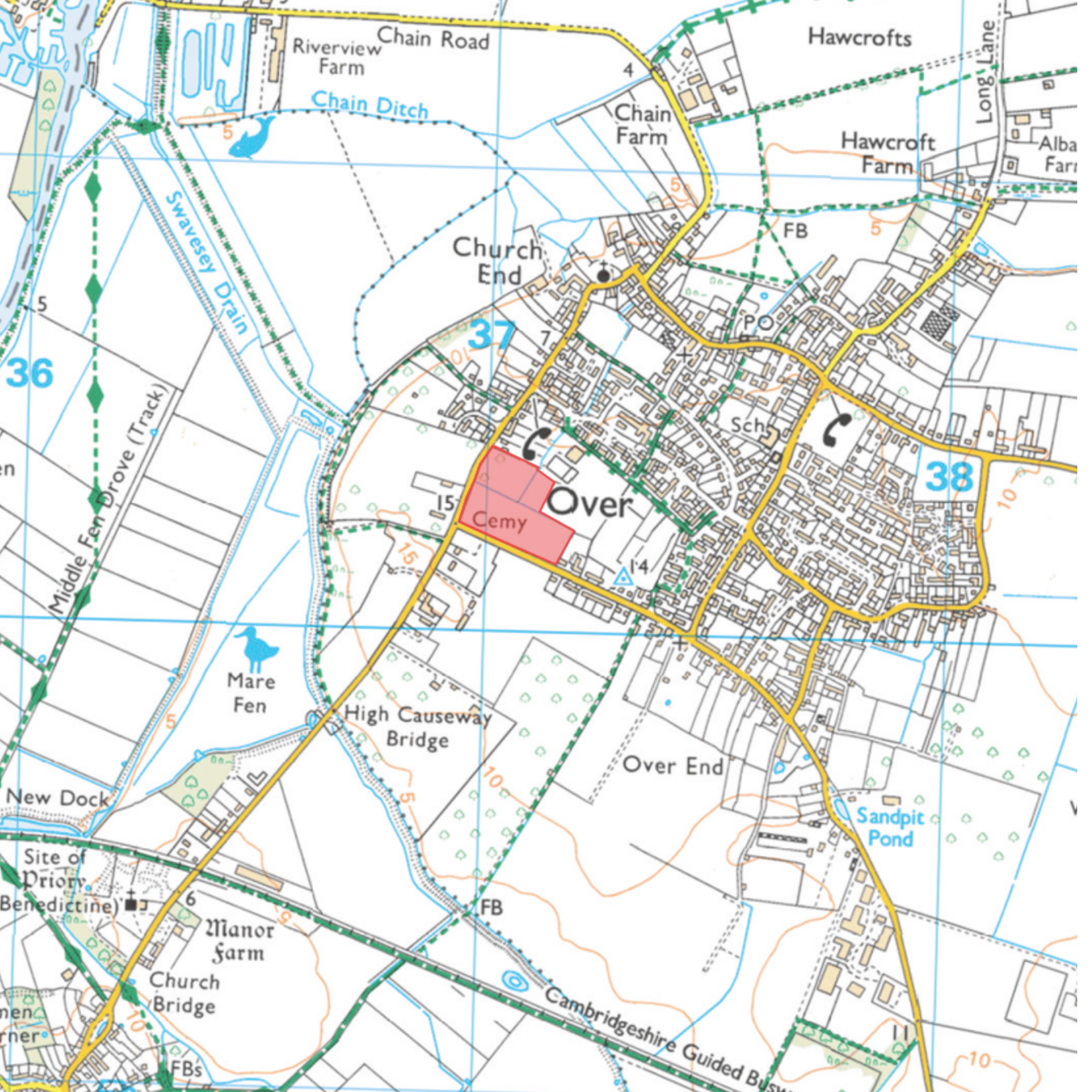


THE VISION FOR 65 NEW HOMES AND COMMUNITY BENEFITS



KODIAK LAND

STATION ROAD,
OVER



Kodiak specialises in the promotion of small to medium sites for residential development with an emphasis on community involvement, by working alongside the community to deliver bespoke, high quality, design-led schemes which meet local housing needs and deliver community benefits.

Kodiak wish to promote land at Station Road, Over for residential development. The site has the potential to deliver a mix of 2-5 bedroom homes, 40% of which would be affordable, as well as the potential for additional community benefits (subject to further consultation).



THE SITE

- Site size: 3.46 ha / 8.55 acres
- Development proposals: The site has the potential to deliver a residential development of approximately 65 new homes with public open space and play facilities. This site has also been subject to a planning application (reference S/4290/17/OL) for up to 65 dwellings.
- The development of the Station Road site also offers the opportunity to provide further benefits to the community. Kodiak are keen to work with the community to identify any such benefits which could be secured as part of any allocation.
- The site is one of the last undeveloped parts of the core of the village and is bounded by two roads, and built development/recreational space. It is situated within the core of the village, close to the guided busway, and is therefore a very sustainable location for development.







LAND OWNERSHIP & DELIVERY

- Land ownership: The site is owned by four landowners who wish to make the site available for new homes.
- Timescales for delivery: It is anticipated that the proposals would take approximately 2 years to complete.

THE SITE: SUITABILITY FOR DEVELOPMENT







Constraints and Opportunities Plan

Site Constraints










-  Site Boundary: **3.46ha**
-  Existing vegetation on-site should be retained where appropriate
-  Risk of surface water drainage (Source: www.gov.uk)
-  Existing ditches (8m easement required)
-  HV Electricity Cable (To be undergrounded)
-  Respect the privacy and amenity of existing properties overlooking the Site

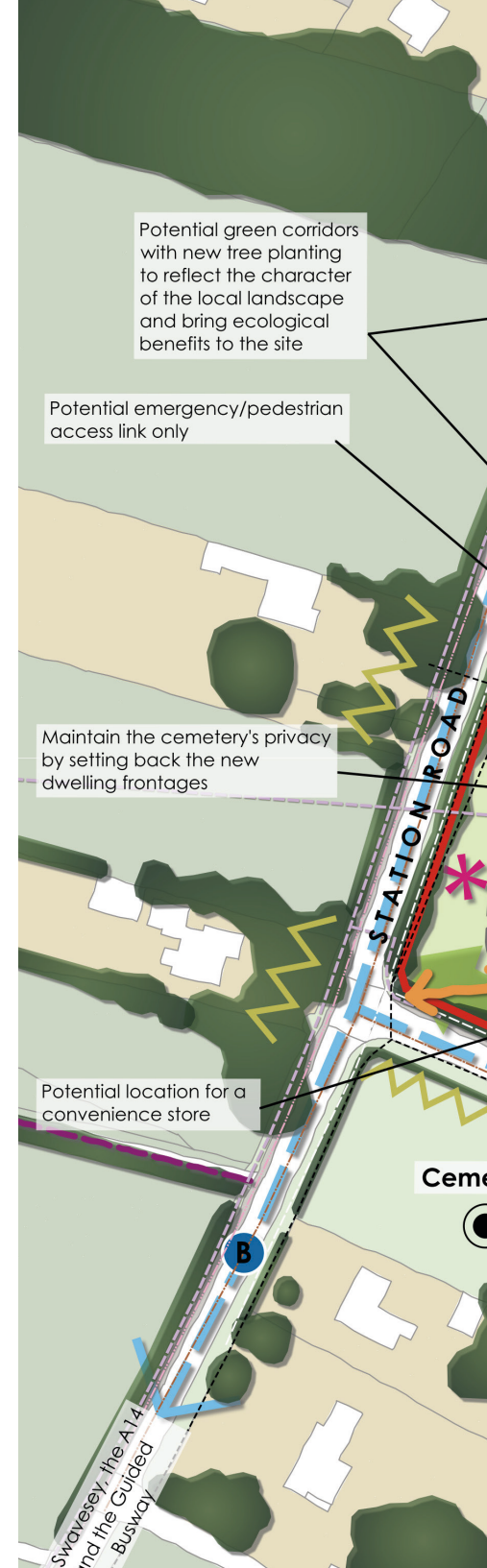
Site Opportunities

-  Potential vehicular and pedestrian access point
-  Potential area for residential development
-  Potential green corridors
-  Land to be gifted to the Parish Council
-  Potential pedestrian access points and connectivity
-  Potential location for trim trail play equipment area

-  Potential location for sustainable drainage feature (SuDS)
-  Maintain visual connection to existing recreation ground & St Mary's Over Church
-  New dwelling frontages set back to respect the existing building line along New Road and Station Road
-  New hedgerow & tree planting
-  Potential location for pump station
-  Potential location for convenience store

Site Context

- | | |
|---|---|
|  Existing facilities and services |  MP Gas Main |
|  Existing bus stop and bus services to St Ives, Willingham, Longstanton, Bar Hill, Cambridge and the Guided Busway |  Foul Sewer |
|  Existing traffic calming measure |  Watermain |
|  Byway open to all traffic |  BT Cable |
| |  Public footpath |





Potential impact from existing sport's facility floodlights and noise associated with the skate park (TBC)



Community Centre

Sports Facility

Children's Play Area

Recreation Ground

Skate Park

The north eastern part of the site retained as public open space to create a sensitive transition to the existing recreation ground. This space is to be gifted to the Parish Council to facilitate an extension to the recreation ground.

Cemetery

Potential vehicular access point

New dwelling frontages set back to respect the existing building line along New Road and Station Road

To High Street

To Longstanton / A1



Landscape Character



- The site is not subject to any national, local or other landscape designations.
- The site is not visible in the wider landscape setting.
- In response to the previous planning application, the council's Landscape Officer was satisfied that a number of proposed measures would mitigate any potential adverse impact of the scheme on the landscape and visual character.
- Measures would include:
 - The retention of mature existing landscape features, where possible;
 - Scattered trees along the frontage of the development;
 - New hedgerow and tree planting along the boundary with the recreation ground;
 - Green corridors between housing blocks; and
 - Public open space located in the north-eastern part of the site.

Biodiversity, Green Open Space & Local Wildlife



- The site is not designated for its biodiversity value and predominantly comprises poorly maintained scrubland.
- Any development of the site would aim to enhance the environment through the provision of green infrastructure and a range of biodiversity benefits.
- As confirmed through the previous application, and supported by the Council's Ecology Officer, subject to a sensitively designed scheme with appropriate mitigation measures, there would be no overriding ecological constraints to the future development of the site.
- Mitigation measures have been identified to avoid any adverse impacts on bats, badgers, reptiles and breeding birds on site.

Heritage



- There are no designated heritage assets within or immediately adjacent to the site.
- A built heritage assessment has been undertaken and found that as there is no direct intervisibility between the site and nearby heritage assets, the site makes no contribution to their significance. Accordingly, there will be no harmful effects on the significance of these heritage assets as a result of the development proposals.

Access and Highways



- The site could be served by via a single access point off New Road.

Design



- The proposals will follow a design-led approach, taking into account the setting of the site.

Flooding



- The site falls entirely within Environment Agency Flood Zone 1 i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding.

THE SITE: FRAMEWORK PLAN



Site Boundary: **3.46ha**

Proposed residential area: **2.04ha**
Up to **61 dwellings @ 30 dph**



Low to medium density



Medium density

New dwelling frontages will be set back to respect the existing building line along New Road and Station Road.



Land to be gifted to the Parish Council: **0.39ha**



Proposed location for convenience store: **0.10ha**



Proposed public open space to serve the development. (To include new landscaping, tree planting & SuDS feature. To reflect the character of the local landscape and bring ecological benefits.)



New trim trail play equipment



Proposed vehicular & pedestrian access point



Proposed spine street through the development



Proposed secondary streets/private lanes



Pedestrian priority and key focal spaces



Existing byway open to all traffic



Existing public footpath



Proposed pedestrian links



New footway along Station Road



Proposed recreational footways



Existing trees and hedgerows to be retained (Subject to Tree Survey)



Root Protection Area



Hedgerow to be removed to facilitate access to the development & retain clear visibility splays



Proposed sustainable drainage pond (SuDS)



Existing drains



Proposed location for pump station and 15m cordon sanitaire



Existing bus stop and bus services to St Ives, Willingham, Longstanton, Bar Hill, Cambridge and the Guided Busway

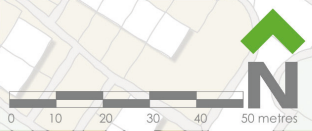


Existing traffic calming measures





Road. Trimmed and canopies



Community Centre

Sports Facility

Children's Play Area

Recreation Ground

Opportunity exists for the Parish Council to relocate the existing skate park and provide a new full sized 3G multi use court

Skate Park

Land to be gifted to the Parish Council as an expansion of the Recreation Ground

Cemetery

To High Street

STATION ROAD

NEW ROAD

To Longstanton / A14

WHAT COULD THE DEVELOPMENT DELIVER?

This illustrative masterplan shows one way in which the site could be developed. However, Kodiak are keen to work with the local community to shape the proposals to meet the vision for Over.

Recreation Green Space

The site offers the potential for pedestrian and cycle routes through the site, with new landscaping and open space for recreational activities.



 Site Boundary	 Proposed recreational routes
 Proposed new dwellings	 Proposed location for pump station
 Existing vegetation	 Proposed Sustainable Drainage pond (SuDS)
 New trim trial equipment	 Existing drains
 Proposed vehicle and pedestrian access point	 Existing traffic calming measures
 Proposed recreational routes	 Land to be gifted to the Parish Council

Extension to Recreation Ground

There is potential to gift land to the Parish Council to provide an extension to the recreation ground to help meet the identified local need.





New Homes

Approximately 65 new homes of a range of sizes.



Affordable Housing

If allocated, any development on the site would deliver 40% affordable housing, in line with South Cambridgeshire Local Plan policy.



Convenience Store

In response to community feedback, there is potential to provide land for an A1 convenience store with parking.



KODIAK LÄND

NEXT STEPS

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

Kodiak is keen to work with the local community to further develop our proposals to provide potential benefits to the village as part of any development and we would be keen to hear your views on this in particular

We will keep you informed of progress.

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