



CLAREMONT

PLANNING CONSULTANCY

Call for Sites Consultation
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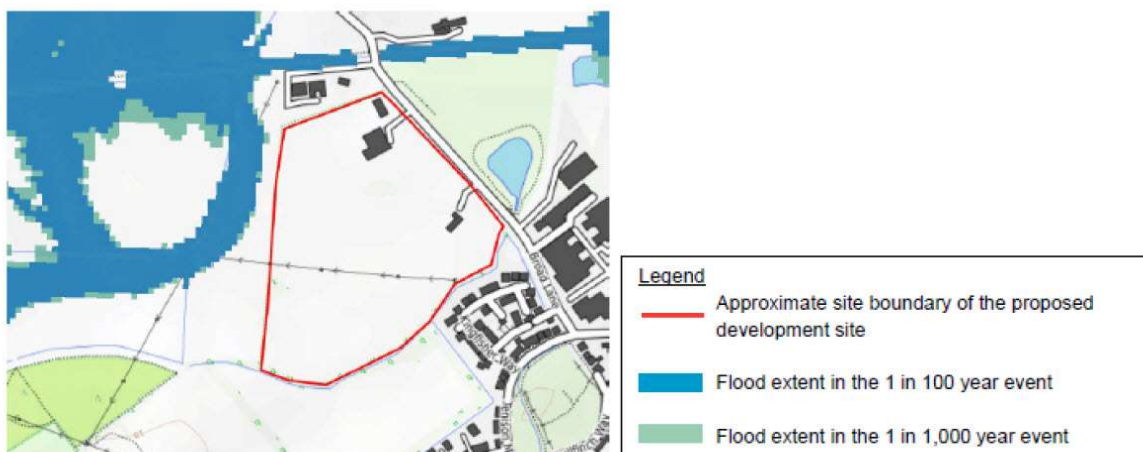
22 March 2019

Dear Sir or Madam,

SUBMISSION OF SITE NORTH OF KINGFISHER WAY COTTENHAM : GREATER CAMBRIDGE CALL FOR SITES 2019

On behalf of Southern & Regional Developments Ltd (S&R), Claremont Planning have been instructed to present their site off Kingfisher Way, Cottenham to the Local Planning Authority through the Greater Cambridge Call for Sites 2019 exercise. Claremont Planning are keen to establish that the site is available, suitable and viable for residential development and that it can robustly contribute towards the housing land supply of the District as it looks to review their Local Plan in 2019.

The site apparently falls within Protected Flood Zone 3, which benefits from strategic flood defences at the New Cut Drain and Cottenham Lode. This is based on a modelling exercise from 2003. The EA commissioned a model to more accurately represent the flood risk in the area, known as the Lower Ouse old west model 2015. The EA's preliminary results from this model indicate that the site is not identified to contain "functional floodplain, see attached extract below. The 2015 model is in the course of being validated by the Environment Agency.



S&R has commissioned WSP to work with the Environment Agency to assist them in

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assessing the flood risk in the vicinity of the site and in this validation process. Subsequently, WSP and the EA will examine the flood maps for this area with a view to appropriate amendment to remove the site from Flood Zone 3. This will take some time and we trust that in the meantime this site will not be adversely assessed. The site is a logical and appropriate location for additional growth at Cottenham and will capitalise on the village's services that enhances the settlement's position as a sustainable location to accommodate growth.

With the flooding considerations overcome the site is considered to be a suitable development opportunity at the edge of Cottenham. Given that the site falls outside the Green Belt designation and is well related to the serviced settlement, it is posed that the site is a preferable location to achieve additional residential development at the village. Its position to the north of the village can make use of the natural barrier in the north formed by the New Cut Drain and establish a new, strong northern settlement boundary for Cottenham.

The Land North of Kingfisher Way Site

The site occupies 14.9ha of land to the northeast of Cottenham and is currently laid to pasture. The site is bound to the east by Broad Lane, borders Lode farm to the north that is also within the control of Southern & Regional Developments, is open to fields in the west and adjacent to dwellings off Kingfisher Way to the south.

As mentioned previously, the entire site is influenced by Flood Zone 3 but benefitting from flood defences based on the New Cut Drain/Cottenham Lode. The flood defences here consist of man-made raised flood-bank on the right-hand bank – this is designed so that any possible over-topping of lower raised defences would flood the land to the north of Cottenham and away from the built up area of the village. However, through ongoing discussions with the Environment Agency the extent of the flood risk has been questioned and found to be exaggerated. Once this has been confirmed clarification of the finite flood extent will be provided to the Council. Otherwise, the site is unconstrained by any other environmental or statutory, or local, historic designations.

Access to the site could be achieved directly from Broad Lane, which also provides access to the flood defence at Cottenham Lode, a poultry farm on the Great North Fen Drove and Iram House on Greater North Fen. Access to the site would be achieved directly from Broad Lane, with an existing field access already in place. Broad Lane is currently at national speed limit and only becomes a 30mph limit as it enters the village further south of the site adjacent to the entrance of Cottenham Industrial Estate. The development of the site would extend the 30mph zone along the site frontage to ensure that highway safety and safe pedestrian access is achieved.

Local policy regards Cottenham as a Tier 1 settlement or "Rural Centre," with an established service base that meets local need and the surrounding smaller hamlets. Cottenham benefits from both a primary school and a village academy, a secondary school and also has a wide range of pubs, shops, a retirement home and a small industrial estate within close proximity to the appraisal site. The village centre is a 8 minute walk from the site, 0.4 miles and Cambridge city centre can be reached in 20-30 minutes by car (7.6 miles) and 45mins by bus from the village centre to Jesus College with services (Citi 8) departing every 15 minutes during the day.

The Site's Development Potential

Given the wider development pressures within Greater Cambridge, it is vital that sites such as that under the control of Southern and Regional are given due consideration for development.

To the south of Cottenham, the presence of the Green Belt actively suppresses the development potential of the village given that there are strict limits on the settlement's ability to grow. To the east there are highway access constraints and constraints due to multiple land ownership. As such, the northern limits of the village must be considered to provide a rare option for future strategic growth.

The site off Kingfishers Way is available, suitable, and with a robust and implementable strategy to mitigate the existing flood risks on the site, it is achievable. The New Cut Drain that forms the northern boundary of the site is a physical asset that can be used as part of any development strategy as a new defensible and strong boundary of the village and would guarantee the openness of the countryside to the north of Cottenham, beyond the drain. This can be incorporated into any masterplan, with appropriate landscaping provided along this new boundary that will reinforce this boundary as a new line between the settlement and the countryside. This will also soften the edge of the development and ensure a smoother transition between the built form and urban environment of the village and the open countryside to the north of the drain.

Conclusion

The site north of Kingfisher Way, to the north of Cottenham should be considered available, suitable and achievable, with Southern & Regional Developments committed to its promotion alongside other lands at Cottenham that will be demonstrated through separate submissions.

It is requested that the Council consider the identified site both on its own and in conjunction with adjacent land promoted by S&R with respect to progressing the development options available to Cottenham. Through the developable lands it is clear that Cottenham has the opportunity to accommodate a generous level of housing with scope for circa 300 dwellings to be delivered to the north/east of the village alone.

This site forms part of the overall ownership of Southern and Regional Developments and given that these land ownerships form together a larger area of land that could be possibly delivered, there is flexibility in how this site could be implemented. As such, it could be delivered in a phased approach, or only development in part.

The site is not Green Belt and is not affected by landscape designations; whilst the flood risk associated with this area of the village has been over stated and will be demonstrated to be reduced through discussions with the Environment Agency revised flood modelling.

Yours sincerely,


Katherine Else MRTPI Bsc Hons PG Dip
Managing Director


ENC

- Site Location Plan
- Call for Site Form
- Land Ownership Note

