

February 2020

DEVELOPMENT SITE REPORT

LAND OFF OAKINGTON ROAD, COTTENHAM, CAMBRIDGESHIRE



Quality Assurance

Site name: Land at Oakington Road, Cottenham

Client name: [REDACTED]

Type of report: Development Site Report

Prepared by: Jonathan Stewart

Signed:

Date: 17.02.2020

Reviewed by:

Signed:

Date: XX.02.2020

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1.0

INTRODUCTION

1.1 INTRODUCTION

This vision document has been prepared to demonstrate the development potential for Land at Oakington Road, Cottenham, on behalf of [REDACTED] in support of the allocation of the site in the Greater Cambridge Regulation 18 'Issues and Options' Consultation.

The site is being promoted as it is considered to represent a sustainable location for development which will help to meet the housing needs of Greater Cambridge during the next Local Plan period. The land is considered to be available, achievable and suitable and the development proposals will bring a number of benefits to support the delivery of a sound and sustainable spatial strategy as part of the Local Plan, including:

- Delivery of affordable housing;
- Locating residential development within easy access of the City of Cambridge and within walking/ cycling distance of the services on offer within the village, reducing the need to travel by private car.
- A landowner who wishes to work with the local community in order to shape a proposal which meets the needs of the village, for example housing types and tenures, open space provision, etc.
- Support Cottenham's local economy, including shops and services; and
- Enhance biodiversity levels across the site and deliver green infrastructure.



Figure 1; Site Location Plan

1.2 SITE CONTEXT

The site is located immediately south of Cottenham and lies within the boundaries of South Cambridgeshire District Council (SCDC). The site measures approximately 4.22ha and is currently in agricultural use.

The centre of Cottenham, with its range of services and facilities, is located approximately 700m to the north east of the site. The services include, but are not limited to a Doctors Surgery, Hotel, Public Houses, a Co-op Food Store, Restaurants, Pre-school and a Primary School, a Community College, a Sports Centre including pitches and a hall and a Care Home.

The development site is located outside of the Cottenham Conservation Area and contains no heritage assets.

LEGEND

-  Site Boundary
-  Bus Stop
-  School
-  Commercial Centre
-  Local Green Space
-  Protected Village Amenity Area



Figure 2; Site Context Plan





2.0

SITE BASELINE

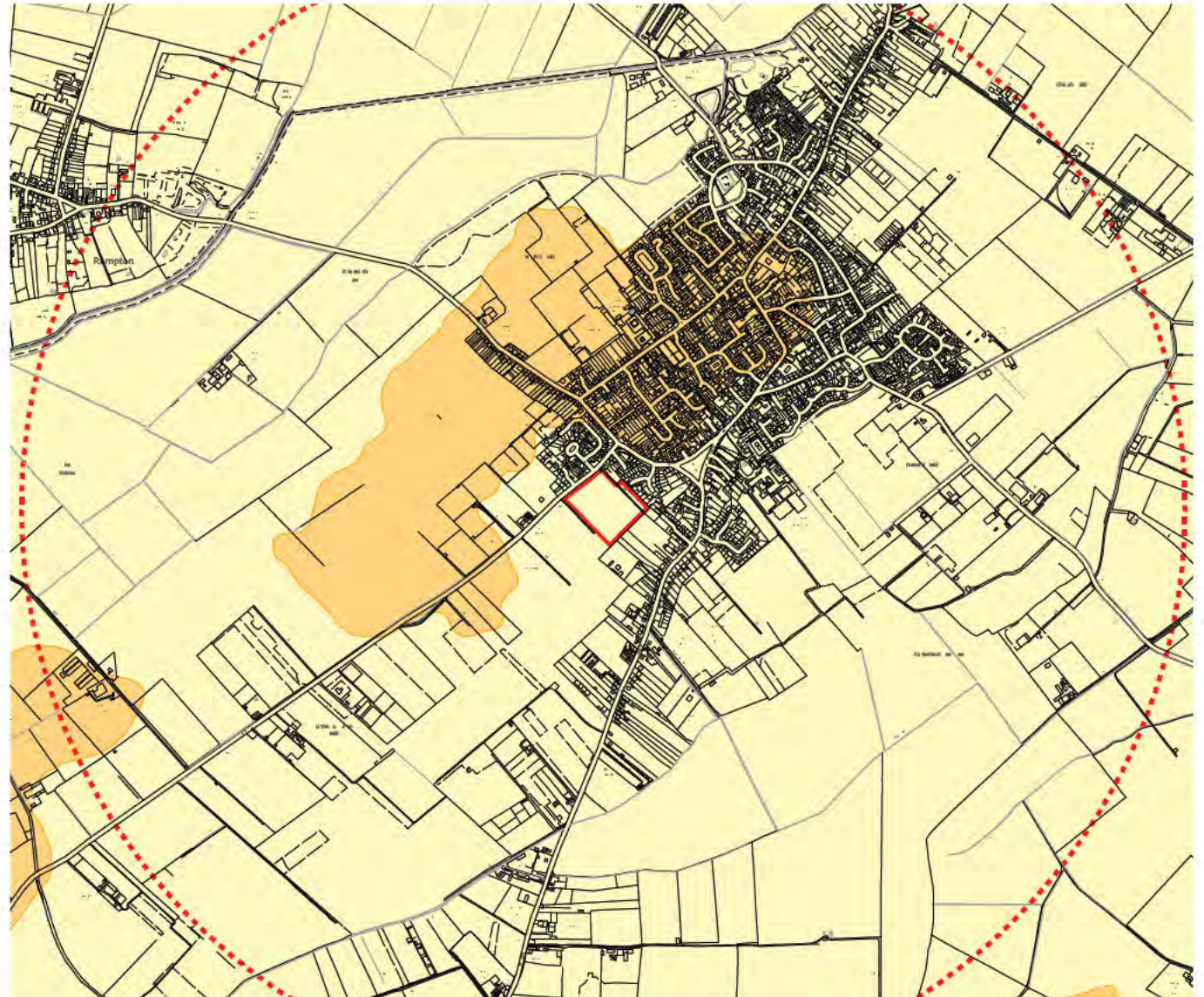
A desktop assessment of the baseline context of the site, including designations, landscape character, flood risk and topography to determine the key opportunities and constraints of the site.

2.1 TOPOGRAPHY



The site is located on a relatively flat section of land, between 0-10m Above Ordinance Datum (AOD).

To the north and west of the site, land levels gently increase to 10-20m AOD towards the King Georges Playing Field and Sports and Social Club.



LEGEND





-  Proposed Development Site
-  2km Radius
-  0m-10m
-  10m-20m

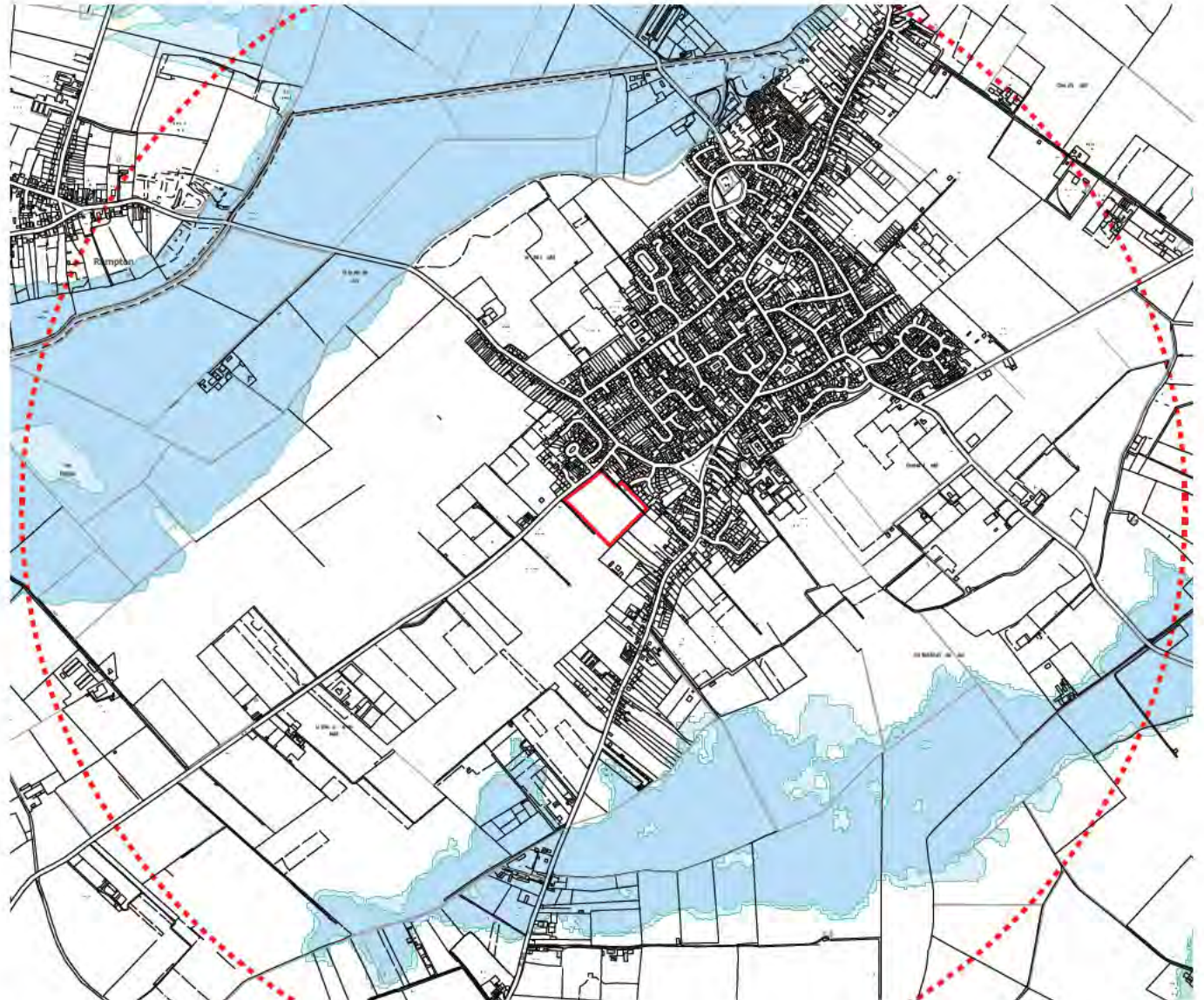
Figure 3; Topography Map

2.2 FLOOD RISK



The site falls within Flood Zone 1, that is land which has a less than 1:1000 annual probability of river or sea flooding.

Flood Risk Zones 2 and 3 are within 2km of the site, associated with the flood defences for the River Great Ouse to the north and the alignment of the sustainable drainage network to the south.



LEGEND





-  Proposed Development Site
-  2km Radius
-  Flood Zone 3
-  Flood Zone 2

Figure 4; Flooding Map

2.3 DESIGNATIONS



The site is located adjacent to a number of designations which will inform the emerging master plan strategy for its development.

Oakington Road forms part of the northern Cambridge Green Belt boundary, which the site is located within.

Moretons Charity Almshouses are located to the north of the site which are subject to a Grade II listing. There are however, a number of existing properties located between them and the site. The Cottenham Conservation Area is located to the north east of the site.

There are also a number of Local Green Space and Protected Village Amenity Area designations located within close walking distance of the site.

LEGEND

-  Proposed Development Site
-  2km Radius
-  Public Footpath
-  Conservation Area
-  Local Green Space
-  Protected Village Amenity Area
-  Scheduled Ancient Monument (SAM)
-  Green Belt
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building

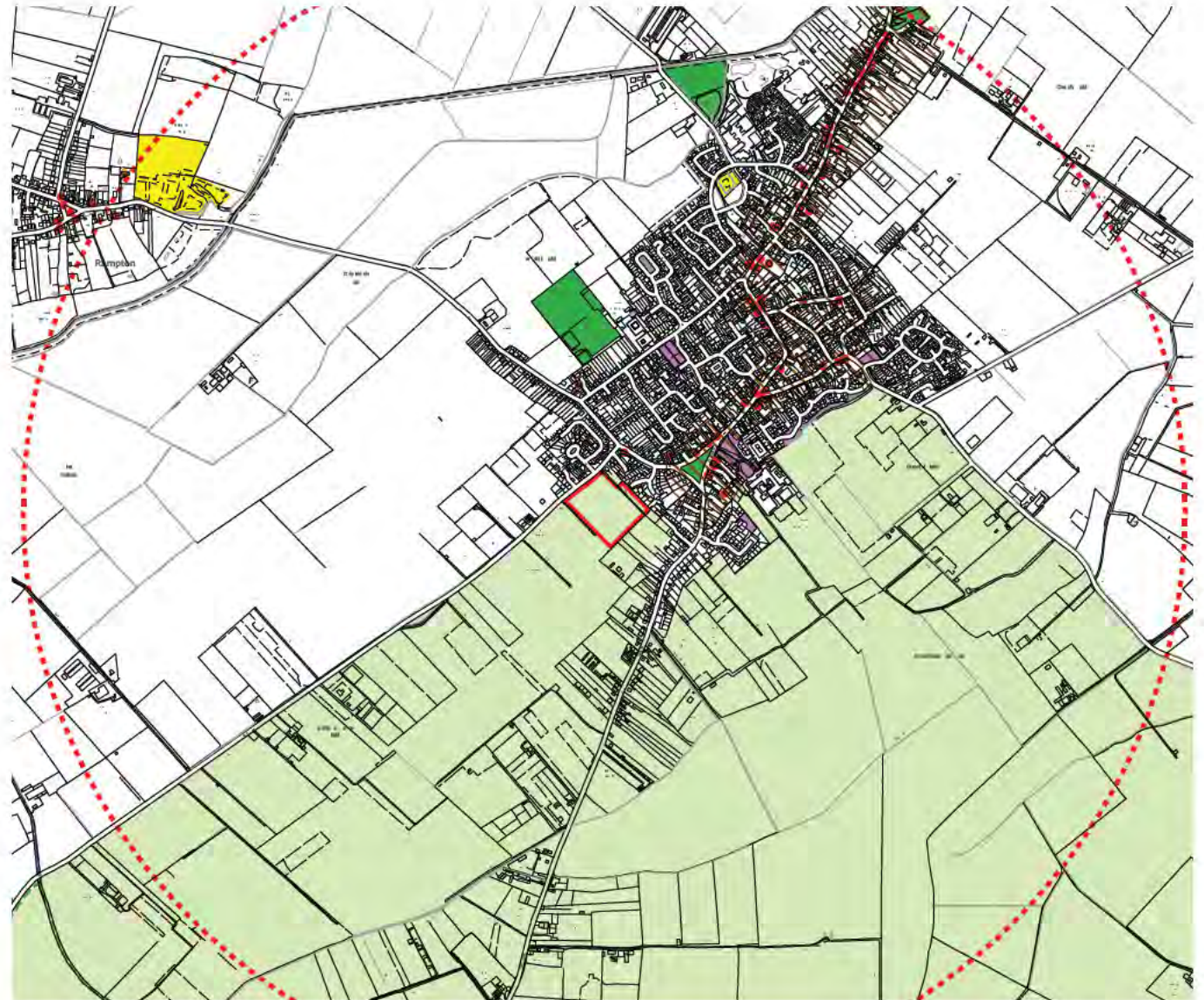


Figure 5; Designations Map

2.4 LANDSCAPE CHARACTER



The site is located within Landscape Character Area 3: Western Claylands according to the Cambridgeshire Landscape Guidelines (1991).

The key characteristics of this area include:

- Gentle undulating landscape which is subdivided by the shallow Ouse Valley;
- Large-scale arable farmland with open fields, sparse trimmed hedgerows and watercourses often cleared of bankside vegetation;
- Scattered woodlands with approximately half of these as ancient semi-natural woodlands of considerable importance in the County context;
- Greatly affected by modern agricultural practices, small increased mechanisation has led to the removal of hedgerows and amalgamation of fields. Larger farm units have created a need for large storage buildings, which can be prominent in the landscape;
- Small villages and hamlets are scattered throughout the area, usually in sheltered places with existing trees. Small grass paddocks typically occur on the edges of the villages.

LEGEND

-  Proposed Development Site
-  2km Radius
-  Urban
-  Western Claylands

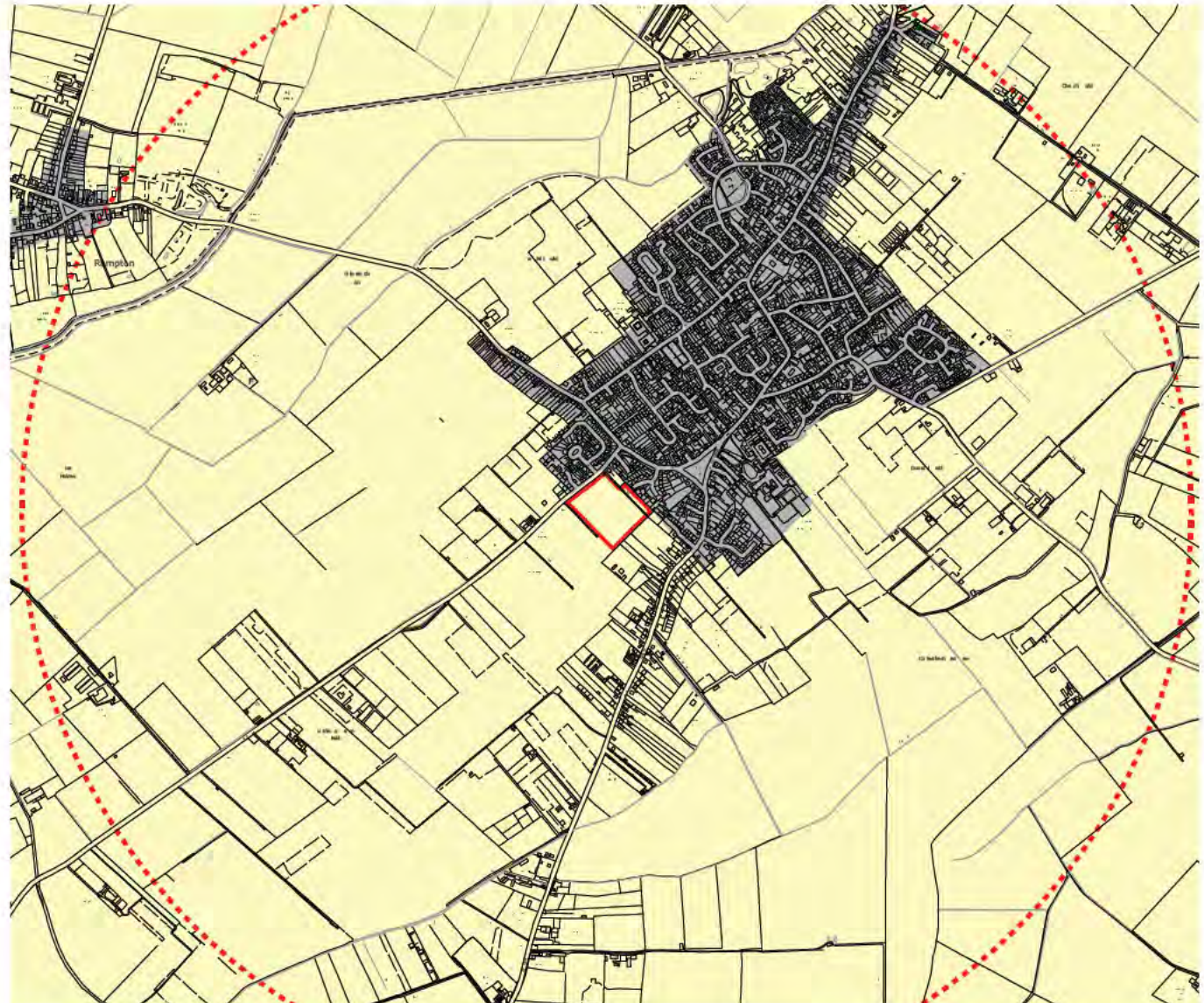


Figure 6; Landscape Character Map

2.5 OPPORTUNITIES AND CONSTRAINTS

Following the completion of the site analysis and baseline information review, a number of Opportunities and Constraints have been identified which provide a framework within which the master plan strategy will be developed. These include:

SITE BOUNDARIES

- The south western boundary of the site is exposed to open views across the site. Careful consideration of the treatment of this boundary will be required.
- The north western boundary is heavily screened from Oakington Road. Consideration needs to be given to how residential dwellings interact with this boundary and also access considerations regarding visibility splays.
- The north eastern boundary addresses the rear boundaries of existing bungalow properties located along Ellis Close. Amenity considerations of existing residents need to be considered in this location.
- The south eastern boundary of the site consists of an existing hedgerow which marks the rear boundaries of properties located on Histon Road including the Cambridgeshire Garden Studios, a commercial use. These rear gardens are of substantial in length.

LAND USE, LEVELS AND DRAINAGE

- The site is located on a relatively flat section of land, consistent with its current agricultural use, between 0-10m Above Ordinance Datum (AOD).
- The eastern part of the site suffers from low risk surface water run off, as such flooding needs to be considered as part of any development proposals, integrating Sustainable Drainage Systems (SUDs) at minimum.
- The site is located within the Cambridge Green Belt which runs up to Oakington Road. This vision does not consider the contribution of the site to Green Belt purposes, however this would be a key consideration in the next steps for the site.

ACCESS AND CIRCULATION

- An existing site access is located to the north west of the site, directly from Oakington Road.
- There could be potential for a connection onto Ellis Close to the north east part of the site, subject to land ownership issues.

LANDSCAPE AND VEGETATION

- The site is screened from Oakington Road to the north west by existing boundary vegetation. Boundary vegetation likewise screens the south eastern boundary.
- The south western boundary is currently exposed with views to the south across the Cambridge Green Belt and this would need to be considered in the site master plan.

HISTORIC

- The Grade II listed Moretons Charity Almshouses are located to the north of the site. The Cottenham Conservation Area is also located to the north east of the site. There is however, substantial separation between the site and these Heritage Assets.

NEIGHBOURING DEVELOPMENTS

- There are a number of residential schemes that have been approved located to the north west of the site. These include:
 - A Bellway scheme for 50 dwellings;
 - A Persimmon Homes development for 126 dwellings;
 - A Redrow Homes scheme for 200 dwellings; and
 - A Cambridgeshire County Council scheme for 154 dwellings.



LEGEND

- Site Boundary (4.22ha)
- Existing Vegetation
- ▨ Green Belt
- ✖ Listed Building
- Conservation Area
- - -> Open Views
- ▴ Existing Access Point
- Existing Highway
- 🚌 Existing Bus Stop
- Surface Water Flood Low Risk
- Cottenham Development Framework
- Local Centre
- Schools
- Local Green Space
- Protected Village Amenity Area

Figure 7; Opportunities and Constraints Plan





3.0

THE VISION

A conceptual master plan is outlined, demonstrating the development potential of the site, and the principles underpinning this concept.

3.1 MASTER PLAN STRATEGY

The preliminary concept plan identifies a proposed residential development of approximately 75 dwellings arranged around a ribbon of publicly accessible open space to create a soft, green interface with the surrounding countryside.

The proposed master plan strategy provides five parcels of development set around the central access point into the site cushioned by a new linear publicly accessible green space to transition between the built up area of Cottenham and the wider Green Belt.

The five parcels of residential development will each provide a different character to create a high quality edge of settlement extension to the village of Cottenham.

The northern parcel will take a more urban form providing higher density two storey dwellings, similar to the existing neighbouring properties. The parcel to northeastern boundary could provide lower rise 1-1.5 storey dwellings in reference to those existing properties located on Ellis Close.

The three southern most parcels would take the form of a more rural character to provide a village edge to Cottenham in response to the adjacent Green Belt by providing a range of densities and frontages acting as a back drop to the linear public open space.

This public open space area will provide a soft boundary to the site and include informal play space provision and recreational routes.

The boundaries of the site will be enhanced including the retention and reinforcement of existing native hedgerows and tree species to help define the new settlement edge and create a strong sense of space enhancing biodiversity levels across the site and delivering green infrastructure.

A number of drainage ponds, forming a sustainable drainage system, are proposed to help address the existing surface water low flood risk areas located across the site.

The existing site access point on Oakington Road will be utilised and improved to meet the required highway standards to serve the site. A potential additional access point may be possible for pedestrian and cycle users through to Ellis Close, which will enhance legibility across the site and provide a more direct route to the existing shops and services in Cottenham.



LEGEND

- Site Boundary (4.22ha)
- Existing Vegetation
- Proposed Trees
- ◀ Access
- Development Parcels
- ⋯ Proposed Pedestrian & Cycle Links
- - - Proposed Roads
- ➔ Potential Connection
- SUDS / Drainage Ponds
- Informal Play Space
- Public Open Space

Figure 8; Conceptual Master Plan

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