



DAVID WILSON HOMES  
WHERE QUALITY LIVES

# Land west of Beach Road, Cottenham

## **VISION DOCUMENT**

December 2021





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# 1.0 INTRODUCTION

## 1.1 PURPOSE OF THE DOCUMENT

**This Vision Document has been prepared by Carter Jonas LLP on behalf of Barratt David Wilson Homes (BDW) in order to promote the site for potential future residential development of approximately 80 new homes and open space on land off Beach Road, Cottenham.**

The Site is located within a highly sustainable location and therefore we believe it is suitable for a residential development.

Through a combination of text, sketches and photographs, the purpose of this document is to set out and explain the process that has led to the initial design concepts, informed and influenced by the site and the local context.

The key role of the document is as follows:

- To illustrate the process that has led to the development proposal and explain the design principles and concepts that have been applied.
- To introduce the masterplan and explain the ideas that have guided it.
- To set out a high-level vision and broad design principles and to explore scale and form for future development, albeit at this early design stage.
- To act as a basis for consideration of the land for development and to enable positive future engagement with the Local Planning Authority, local community and stakeholder groups.

### Document structure:

#### Section 1: Introduction

Describes the purpose of the document, content and scope.

#### Section 2: Site

Provides an introduction to the site and description of development.

#### Section 3: Context

An assessment of the site's planning background, landscape, townscape, heritage, transport links and facilities.

#### Section 4: Design

Setting out the vision process and design principles before introducing the masterplan. Explains the various components of the masterplan, such as the open space strategy, transport, land use, as well as more detailed development principles.

#### Section 4: Next steps

Consultation and engagement

#### Section 6: Conclusions

Provides the summary of the proposals.



**Fig 1:** Cottenham Village Green and High Street

## 2.0 THE SITE

### 2.1 SITE DESCRIPTION

The Site is located on the south-eastern edge of Cottenham, to the south west of Beach Road. Existing residential development wraps around the site to the north, with a mixture of arable farmland, paddocks, and orchards beyond the site to the south and east. There is also a large area of woodland and scrub beyond the western boundary.

The Site itself is a small arable field under a single ownership. The Site is flat, rectangular in shape and measures approximately 3.70 ha. The site is highlighted on the aerial photographs below and opposite.

Further analysis of the site and its surrounds is provided in Section 3 - Understanding Context.



Fig 2: Aerial proposed site





Fig 3: Aerial view of Cottenham highlighting proposed site



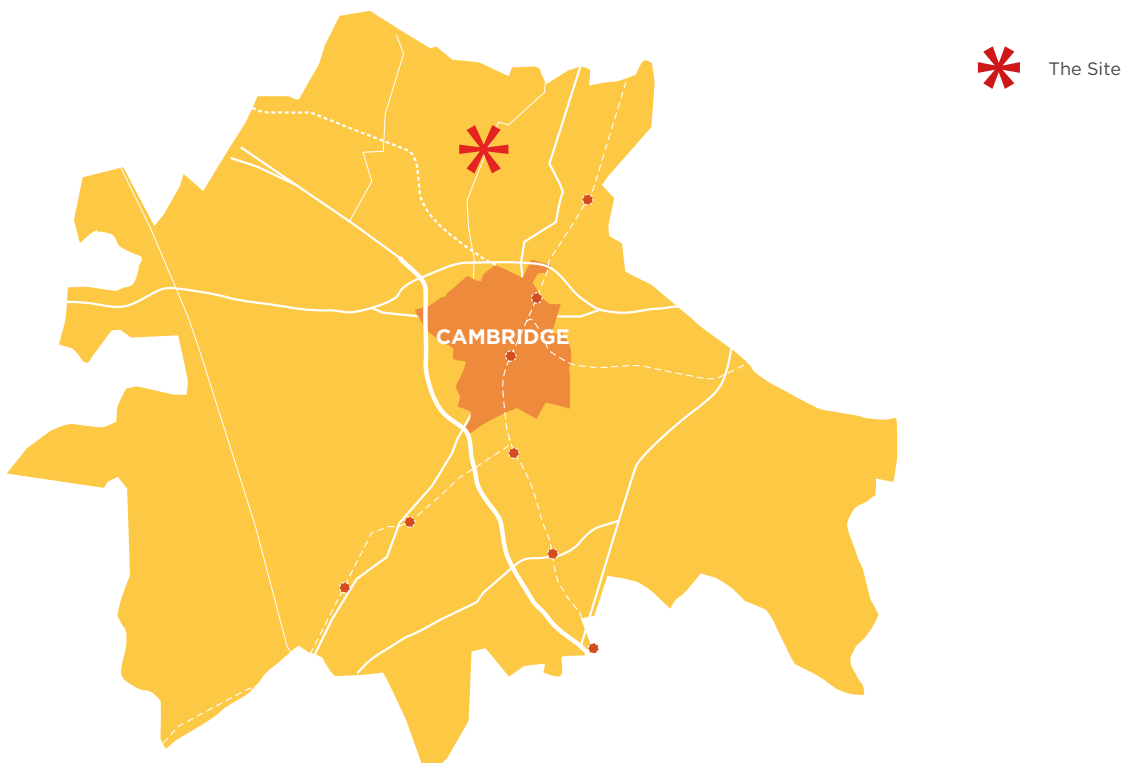
# 3.0 UNDERSTANDING CONTEXT

## 3.1 WIDER CONTEXT

**A large and vibrant village, Cottenham is located towards the northern edge of the Greater Cambridge Shared Planning Boundary, within South Cambridgeshire District.**

The city of Cambridge is located to the south, with Cambridge City Centre just 9km away. Neighbouring villages include Rampton, 2.6km to the west, Oakington, 4.9km to the south west and Landbeach, 3.6km to the south east. The village had an approximate population of 6,400 in 2017, this will have risen subsequently however as a result of recent housing developments.

The main road running through the centre of the village is the B1049, most commonly known within the village as the High Street. The B1049, provides the main route to Histon, Impington, the A14 and Cambridge to the south and to the village of Wilburton and the A1123 to the north. The other key routes connecting Cottenham to the outlying villages, include, Oakington Road, Rampton Road and Beach Road, which passes The Site.



**Fig 4:** Location of Cottenham within Greater Cambridge Local Plan area



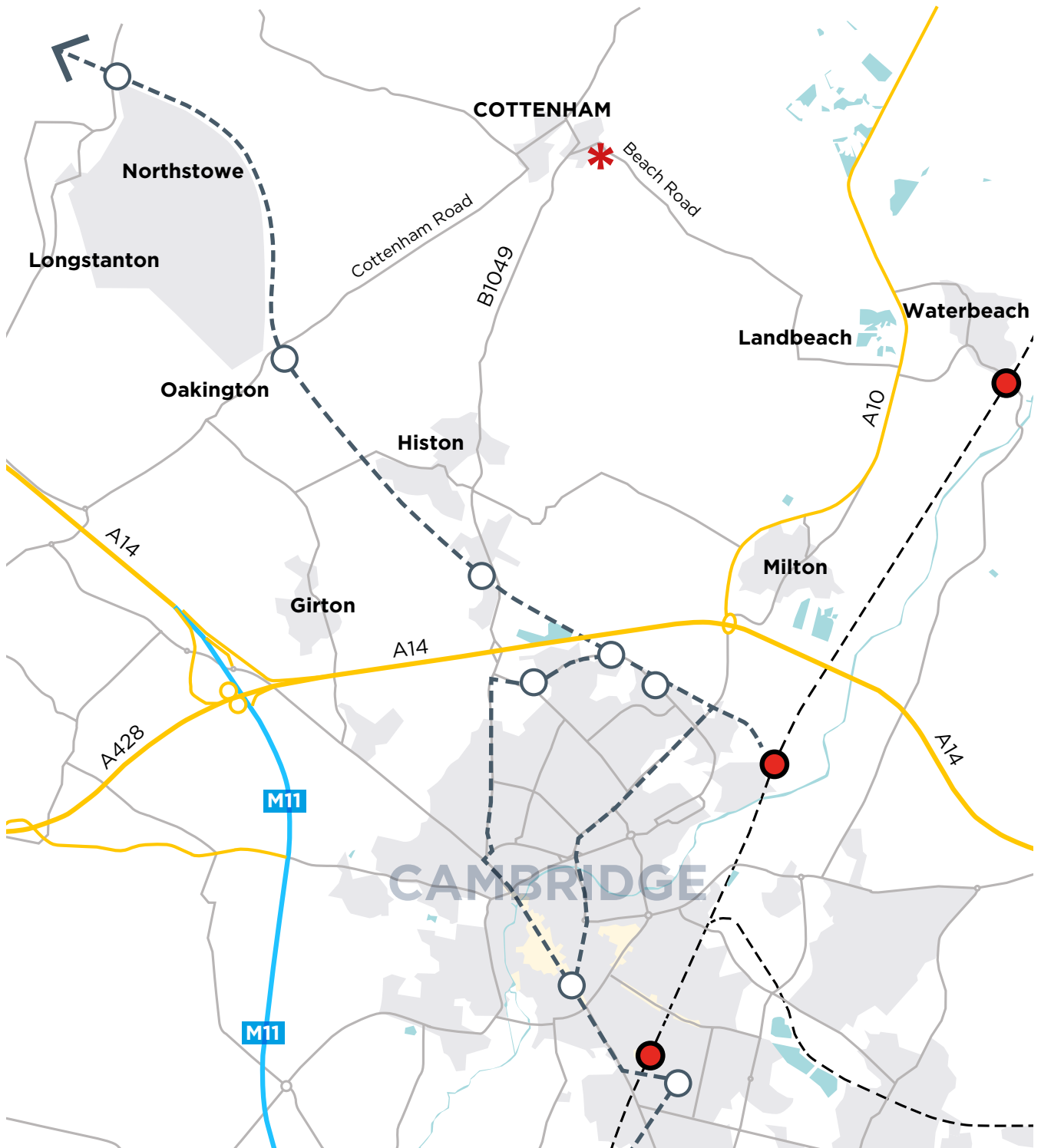


Fig 5: Location of Cottenham within the wider context



### 3.2 PLANNING POLICY CONTEXT

**The South Cambridgeshire Local Plan was adopted on 27th September 2018. It runs to 2031. Within this Plan, Cottenham is identified as one of five Rural Centres in South Cambridgeshire, ‘the largest and most sustainable villages’ within the District. The other Rural Centres, as identified through the Plan comprise; Cambourne, Great Shelford & Stapleford, Histon and Impington and Sawston.**

Rural Centres are considered the largest, most sustainable villages in the district with good access to a secondary school, employment opportunities, a variety of services and facilities and good public transport services to Cambridge. Since the Rural Centres represent the most sustainable villages in South Cambridgeshire the Local Plan places no ceiling on the number of houses to come forward in future developments in these Settlements.

The Cottenham Neighbourhood Plan was made in May 2021. The Plan identifies that to remain sustainable **“a village should provide local homes and employment opportunities for current and future generations, with adequate education, health, leisure and recreation facilities within easy walking distance for most residents and good public transport link”.**

The Greater Cambridge Plan will supersede the South Cambridgeshire Local Plan. It seeks to shape development within the area through to 2041.

Within the Plan Cottenham is reclassified as a ‘Minor Rural Centre’ relegating it from its status as a ‘Rural Centre’. The Plan states that the reclassification of Cottenham is to reflect a revision to the criteria for Rural Centres that requires that they must have high quality public transport in the form of a segregated public transport route. In essence this is deemed to be access to either one of the Greater Cambridge Partnership schemes or the Cambridgeshire Guided Busway. Within Minor

Rural Centres Policy S/SH places an indicative limit on housing development of just 30 units.

Cottenham continues to benefit from good public access and a range of shops and services. It remains a sustainable location for future development. By all other measures Cottenham remains comparable to the other Rural Centres, if anything the recent developments in the village have consolidated this. It is considered that this site remains suitable for in excess of 30 houses. To summarise:

- **Cottenham continues to offer good access to a secondary school, employment opportunities, a variety of services and facilities and have good public transport services to Cambridge.**
- **In terms of population, amenities and services Cottenham remains largely comparable to the other Rural Centres. Equally, it is evident that Cottenham has a greater range of facilities relative to the minor rural centres and is better able to accommodate growth;**
- **The Neighbourhood Plan (May 2021) identifies a desire locally to consolidate and enhance existing services and amenities. Key issues highlighted in the plan include limitations on education, medical, leisure and recreational facilities however aspirations in the plan point to the retention of Cottenham as a Rural Centre.**
- **The demotion of Cottenham’s status at the expense of the nearby centres of Waterbeach and Northstowe presents real challenge to the future viability of Cottenham, in terms of services and amenities. The Neighbourhood Plan raises concern about the potential of rival centres to draw residents from Cottenham. The promotion of local centres at the expense of Cottenham flies in the face of the neighbourhood plan aspirations.**

Given the sustainability of Cottenham to accommodate future growth it is inappropriate to pre-judge and place a limit on the scale of future development.

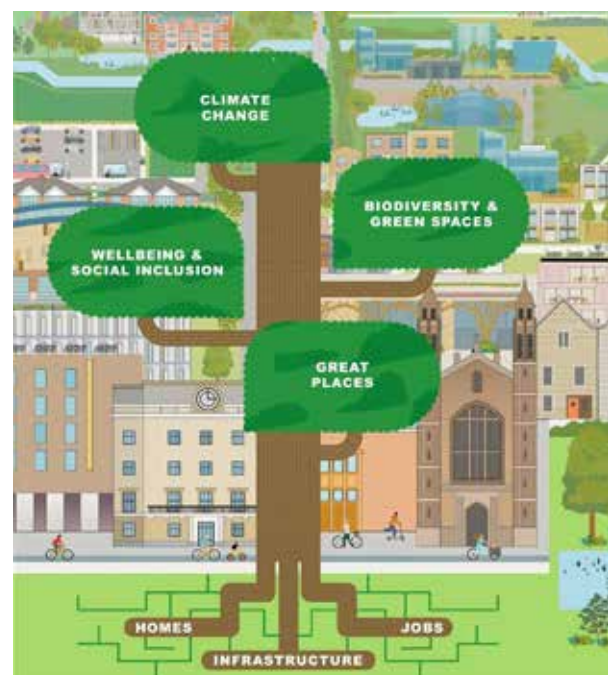
The site adjoins but falls outside of the built form of Cottenham. Currently the site is an open field. The Greater Cambridge Plan reaffirms the sites classifications as Green Belt. Policy GP/GB seeks to protect land in the Green Belt making clear that the plan should seek to “preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre, maintain and enhance the quality of its setting and prevent communities in the environs of Cambridge from merging into one another and with the city”.

It is clear that development of this site will not impinge on the environs of Cambridge. A Green Belt review has been undertaken having regard to the potential development of the site concluding that the release of the parcel for residential development would have only minor impacts on the functions of the Green Belt. Similarly, given the nature of the site and the surrounding landscape, a Landscape Visual Impact Assessment has also been prepared for the site. It notes that the site is within a transitional area at the edge of the Fen Edge Village and bordered by a series of orchards, hedges and trees to the southeast, by (mostly modern 2-storey brick) housing on Brenda Gautry Way to the north and further residential areas to the west. To its northeast and eastern edge, the site fronts Beach Road and includes a number of dwellings on the road frontage, with further estate development beyond. It is considered that development of the site can be managed sensitively so as to be read as part of the existing settlement and minimise any impacts on the local landscape.

Policy GP/QD seeks to achieve high quality development. It requires that development be designed with communities in mind, namely to:

- **Ensure that buildings are orientated to provide natural surveillance and maximise opportunities to create active ground floor uses;**
- **Create active edges on to public space by locating appropriate uses, as well as entrances and windows of habitable rooms next to the street;**
- **Use design to minimise adverse impact on neighbouring buildings and spaces in terms of privacy and overlooking, sunlight and daylight, overshadowing and other micro climate considerations, artificial lighting, vibration, noise, fumes and odour, and other forms of pollution;**
- **Introduce mixed uses proposals in a way that can benefit all occupants where appropriate, avoiding the mixing of incompatible uses.**

The Masterplan proposals hereby demonstrate the ability to deliver these objectives through the development of the site.



### 3.3 LANDSCAPE CHARACTER AREAS

**There are four published Character Landscape Assessments relating to Cottenham, which are illustrated on the diagram opposite. A brief summary of the published landscape character assessments in the context of The Site is provided below.**

#### **National Character Area (Natural England, 2014)**

The Site lies on the edge of National Character Area (NCA) 88: Bedfordshire and Cambridgeshire Claylands, which is described as:

**“...a broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA in the east.”**

**“The Bedfordshire and Cambridgeshire Claylands National Character Area (NCA) covers most of north and mid Bedfordshire and western Cambridgeshire, and part of east Buckinghamshire and Northamptonshire. The underlying clay geology (shared with the adjacent Upper Thames Clay Vales NCA in the southwest) gives a gently undulating topography that is divided by broad, shallow river valleys that gradually widen as they approach The Fens NCA in the east. These lower-lying claylands completely enclose the Bedfordshire Greensand Ridge NCA. A distinct boundary exists in the east where the Bedfordshire and Cambridgeshire Claylands NCA meets The Fens NCA.....”**

#### **Regional Landscape Character Assessment**

The East of England Landscape Framework identifies that the Site lies within the ‘Lowland Village Farmlands’ landscape character type (LCT) in the East of England Typology. This LCT is described as:

**“A well settled, low lying landscape which is often crossed by major river corridors. The high density of settlement, intensive agriculture and major transport infrastructure mean that this is often busy, rural landscape.”**

#### **Cambridgeshire Landscape Guidelines (Cambridgeshire County Council, 1991)**

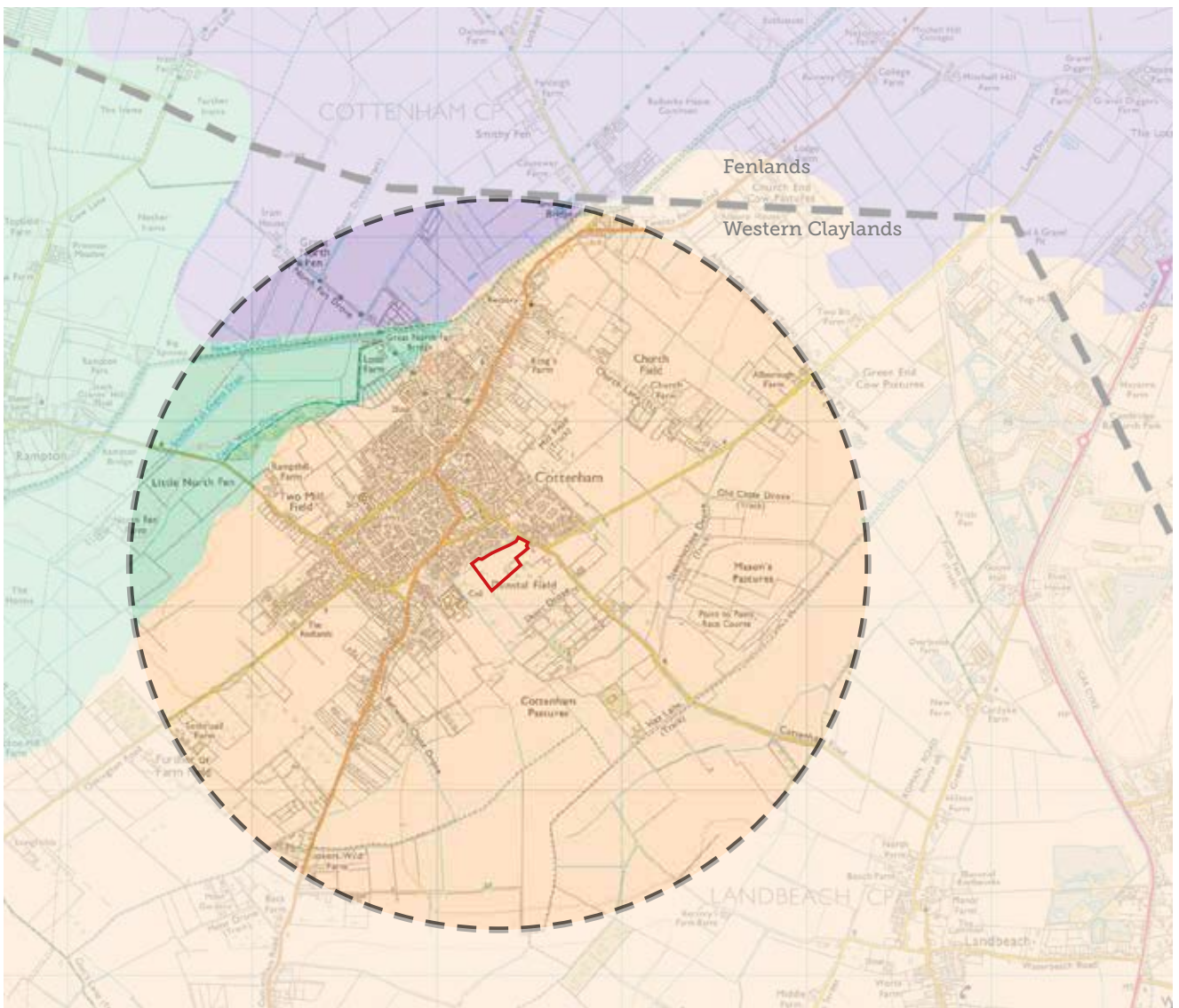
The County level assessment for Cambridgeshire shows that the Site lies within the Landscape Character Area (LCA) 3: Western Claylands.

#### **District Landscape Character Assessment**

The South Cambridgeshire District Design Guide was adopted in March 2010. Within this document, the Site is located as within the LCA E: Fen Edge.

**“This character area has a mostly flat, low-lying landscape with open views. However, scatterings of clumps of trees, poplar shelterbelts and occasional hedgerows sometimes merge together to give the sense of a more densely treed horizon. Straight running ‘lodes’, drains and north-south droves are distinctive features. The Great Ouse river and the ‘lodes’ are enclosed by raised banks, which sometimes provide valuable grassland habitats, or are marked by lines of willows. Low sand and gravel fen ‘islands’ rise above the flat landscape and have provided an historic focus for settlements. Smallholdings for market gardens, flower growing nurseries and orchards introduce additional local variety and interest in the landscape.”**

Fig OX: Landscape character areas



**Fig 6:** Landscape Character Areas

- Site boundary
- Lowland Village Farmlands
- Wooded Village Farmlands
- Planned Peat Fen



### 3.4 THE GREEN BELT

**The Cambridgeshire Green Belt surrounds Cambridge, extending around 3 to 5 miles from the edge of the City and incorporates many of South Cambridgeshire’s larger and most sustainable villages.**

The Green Belt abuts the southern edge of Cottenham. The Site itself forms the northern most extent of the Green Belt, illustrated on the plan below.

Liz Lake Associates have undertaken a Green Belt Review of The Site, which has been submitted as part of this submission.

The review concludes there would be only limited effect on the Green Belt if the land was released for development. The assessment has highlighted that the land is rather separate from the wider landscape, and that the parcels are well contained by existing features including existing settlement edges, together with strong patterns of vegetation, resulting in the land being somewhat separate to the more rural and open characteristics of the wider landscape. The analysis concludes that the effect of releasing land from the Green Belt

would have a very limited overall effect on the remaining functions of the Green Belt, which would be preserved as a result.

The release of land from the Green Belt would enable strong boundaries to be maintained and would also enable the boundaries to be strengthened and reinforced through new planting. In addition, parts of the land would be suitable for Green Belt enhancement, in line with paragraph 138 of the NPPF, comprising new planting, ecological features, enhanced buffers where appropriate, as well as improved access routes to connect with existing public routes, resulting in a beneficial change to the condition and quality of the remaining land.

The photographs opposite illustrate the contained nature of the site from a number of view locations outside The Site.

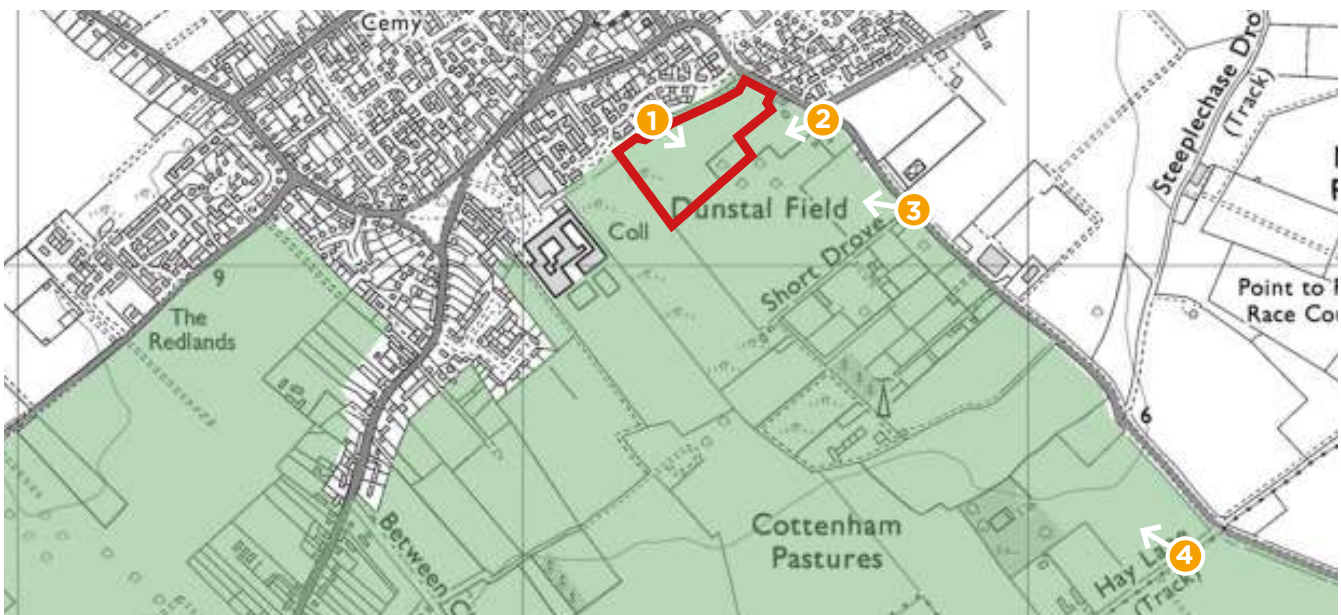


Fig 7: Cambridgeshire Green Belt





**View location 1:** View looking south towards the Site from pathway behind Brenda Gautrey Way



**View location 2:** View looking west towards the Site from junction at Beach Road and Long Drive



**View location 3:** View looking north west towards the Site from Beach Road



**View location 4:** View looking north west towards the Site from Hay Lane

### 3.5 TOWNSCAPE CHARACTER

**Running through the centre of the village, the High Street defines the village’s historic linear settlement pattern, and is where you will find the majority of the remaining historic buildings, many of them listed.**

More than a mile long, the High Street is landmarked by the Village Green to the south and All Saints Church to the north. There is a mix of property types and architectural styles throughout the historic core of the village from small terraces, semi-detached houses, through to large, detached villa properties. The streetscape provides a mix of both wide and narrow fronted properties. The properties are mostly two-storey with some three-storey, such as the Hop Bind PH and The Tall House.

The pepper-potting of business and retail with residential dwellings creates an active and vibrant environment along the majority of the High Street, which is further enhanced by the on-street parking. Detached properties with rear yards and parking, accessed by narrow passageways are common.

The majority of the properties along the High Street hug the back of the pavement, with some of the larger properties having small set-back behind dwarf brickwork walls, railings or grass verges.

The predominant material used in the village is the local buff brick, which is commonly combined with slates tiles on pitched roofs, resulting in a subtle and muted colour palette. However, painted render and brickwork, black timber boarding tiles, and thatched roofs can also be found, adding to the variety and richness to the character of the village. Architectural detailing is rich throughout the village but often simple and understated, such as timber casement windows and dormers. Chimneys are prominent to both the street and roofscape.

Permeating out from the High Street is a network of finer-grain streets and lanes leading to the post-war and later 20th century developments on the edge of the village. Detached and semi-detached properties are prevalent, with some short terraces. Parking is mainly on-plot with driveways and garages. Unfortunately, some of the newer developments fail to incorporate or reference the details of the local vernacular.

In bringing forward proposals for The Site, the design will aim to incorporate and reflect the best elements from the existing context and character, to create a new, well designed and vibrant place, which integrates into the existing fabric of Cottenham.



Examples of the subtle and muted colour palette found around the Cottenham.





Brick detailing over doors and timber sash windows is a common architectural features found in the village on both larger villa properties and former worker cottages.



Chimneys are a prominent architectural feature to both the street and roofscape of the village.



The majority of the properties along the historic High Street abut and hug the back of the pavement creating active frontages.



Some properties are set-backs behind dwarf brickwork walls and or railings creating definition between the public and provide realm.



Small planted green spaces woven into the fabric of the village townscape.



The local buff brick with a slate roof covering is the predominant material found on buildings within the village.



Painted brickwork is also found on a number of buildings within the village.



Painted brickwork is also found on a number of buildings within the village.



Examples can be found around the village of the original agricultural buildings in timber weatherboarding. Some have clay tiles as in this example or metal corrugated roofs.

### 3.6 HERITAGE CONTEXT

**Cottenham has a rich history with designated heritage assets and a Conservation Area. There are 66 listed buildings in total within the village, with 64 of them within the Conservation Area. There is also a Scheduled Monument, comprising a medieval moated enclosure.**

Only a very small section of the Conservation Area adjoins the northern corner of The Site. The nearest listed building is the Grade II listed Olde Thatch property on the corner of Denmark Road and Beach Road.

The heritage assets within Cottenham are highlighted on the plan opposite. The photographs illustrate the variety of listed buildings found within the village.



Grade II Listed - Olde Thatch



Grade II Listed - Rose Villa, High Street



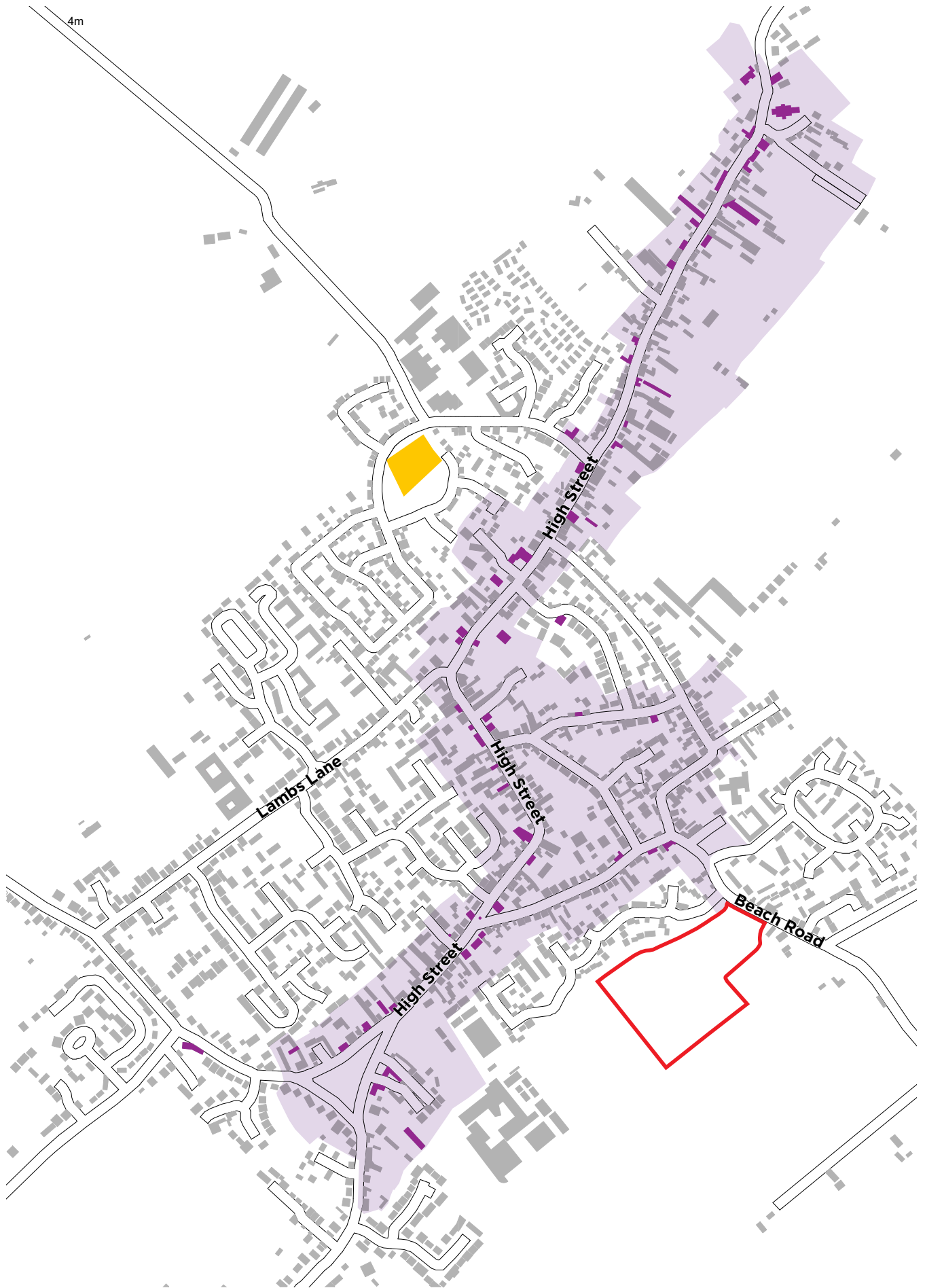
Grade II Listed - 332, High Street



Grade II Listed - 226 & 228, High Street



Grade II Listed - 279, High Street



**Fig 8:** Location of heritage assets within Cottenham



Site boundary



Cottenham Conservation Area



Listed Buildings



Scheduled Monument



# COTTENHAM - A CONNECTED PLACE

## 3.7 STRATEGIC CONNECTIONS

**Cottenham is able to provide high levels of connectivity and accessibility, with access to regular and high quality public transport helping to reduce current and future dependency on journeys undertaken by car.**

### Cambridge Guided Busway

Cottenham benefits from easy access to the Guided Busway from the nearby Oakington station, just 4km (2.5 miles) away from the centre of Cottenham. The Guided Busway provides regular, quick and convenient links to Cambridge City Centre, Cambridge Train Station, Cambridge Science Park, Addenbrooke's Hospital, St. Ives and Huntington.

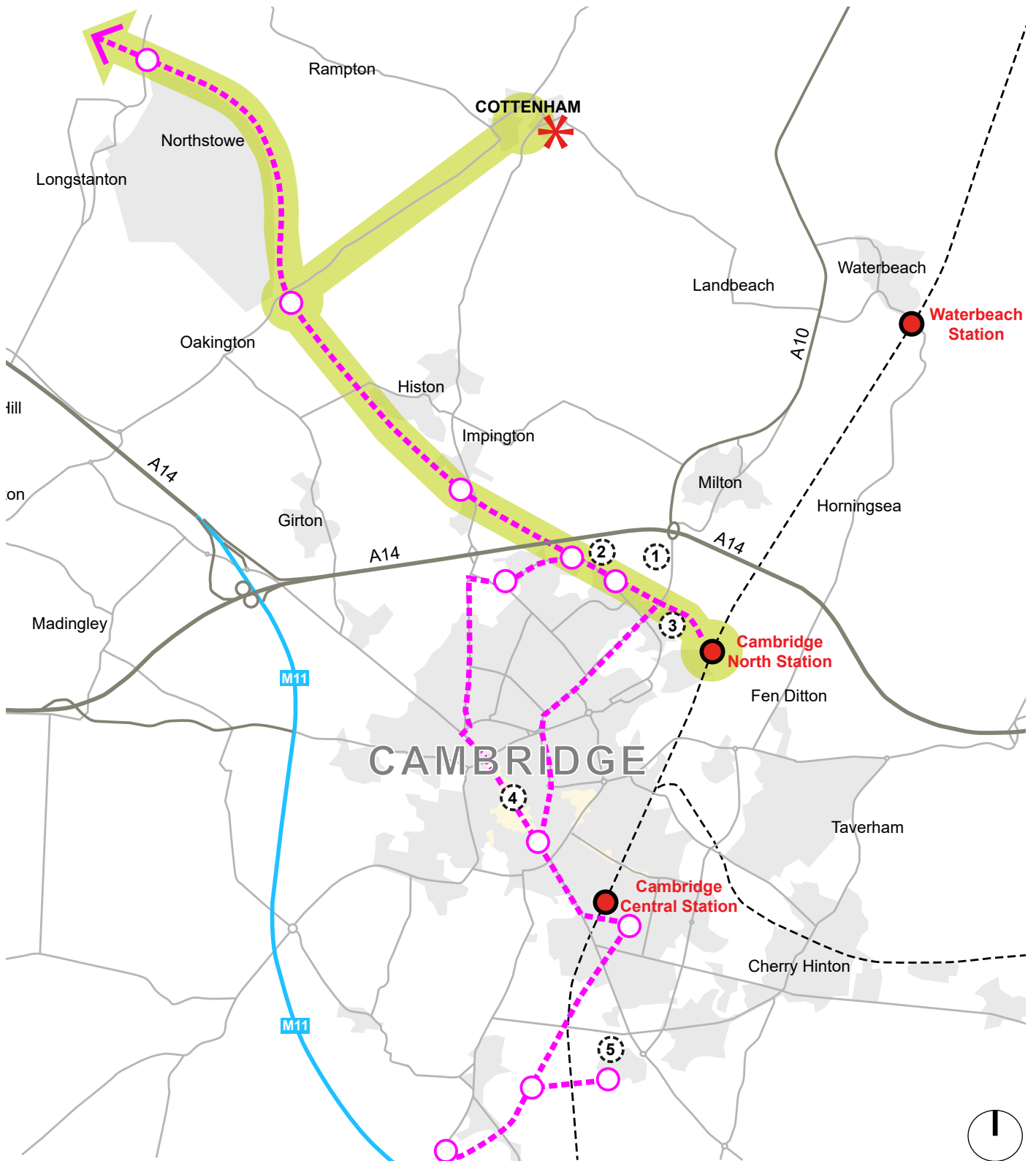


### Greater Cambridge Greenway Network










In addition to the public transport network, Cottenham will also benefit from being linked to the Greater Cambridge Greenways network. This network of Greenways will make it easier both to travel in a pleasant and sustainable way into and out of Cambridge and to enjoy the countryside for leisure purposes.

The plan provides details of the strategic and local connections and routes accessible to Cottenham.





**Fig 9:** Strategic public transport links to Cottenham

-  The Site
-  Guided Busway & stations
-  Greater Cambridge Greenways
-  Train lines & stations
-  1 Cambridge Science Park
-  2 Cambridge Regional College
-  3 Cambridge Business Park
-  4 Cambridge City Centre
-  5 Addenbrooke's Hospital

### 3.8 LOCAL BUS CONNECTIONS

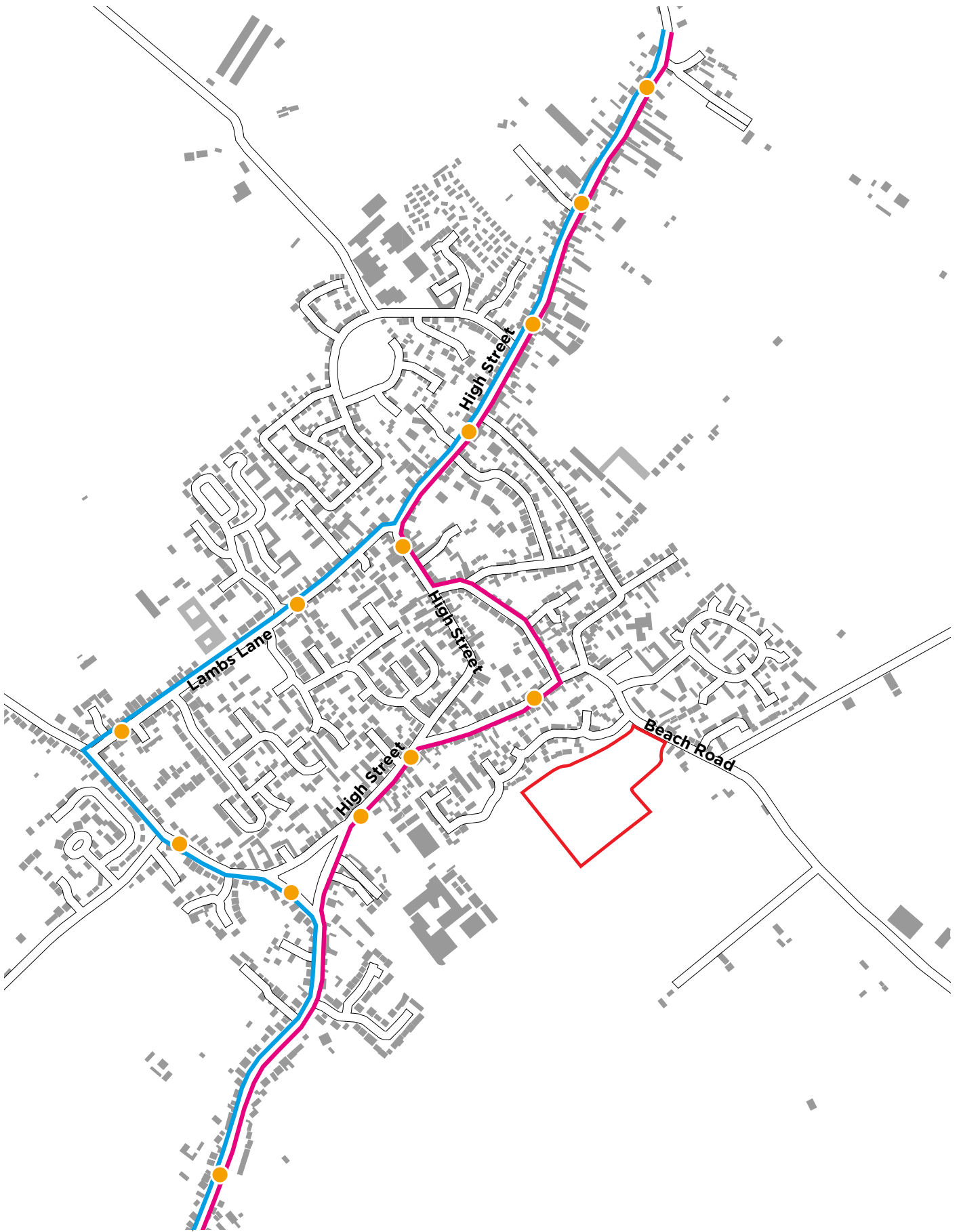
**In addition to strategic public transport connections, Cottenham also benefits from good local public transport services.**

Cottenham is served by a regular local bus services. The 110 Cottenham to Ely service and the No.8 Cambridge to Chatteris service. Both services provide links to neighbouring villages.

The nearest bus stop on Denmark Road is just a 3 minute walk from The Site.

The plan provides details of the strategic and local connections and routes accessible to Cottenham.





**Fig 10:** Bus routes and bus stops

- Site boundary
- Bus service No. 110  
Ely-Cottenham - Impington
- Bus service No. 8  
Cottenham - Chateris
- Bus stops



# COTTENHAM - A SUSTAINABLE PLACE

## 3.9 LOCAL SERVICES & FACILITIES

Cottenham is one of the largest villages in the area, the historic core of the village is found on either side of the High Street (B1049). The High Street creates a linear or ribbon townscape through the village, with housing punctuated by local services and facilities, particularly to the southern half of the High Street. The village green is also located on the southern end of the High Street. Most of the growth of the village has happened since the 1960's.

Cottenham boasts a wealth of local community services and facilities. The site's location means that new sustainable development can be delivered that is able to take full advantage of the local services and facilities available. The proposal will look to maximise the opportunities these services offer to create sustainable development.

The services and facilities within Cottenham include:

- **2 supermarkets/convenience stores**
- **News agent**
- **4 pubs**
- **Takeaways/restaurants**
- **Estate agent**
- **Numerous independent businesses - Butchers, hair dressers.**

In addition to the retail offer, Cottenham also benefits from a number of key community facilities, which include:

- **Secondary school**
- **Primary school**
- **Special education school**
- **Post Office**
- **Sports centre**
- **Pharmacy**
- **2 GP surgeries**
- **Vets**

All the primary services and facilities are within walking distance of the site. The plan opposite highlights these services. The approximate walking and cycling times to some of the key community services are also highlighted.



1. Cottenham Village College & Centre School



4. Cottenham Surgery



5. Cottenham Pharmacy



7. Premier Convenience Store & Post Office



9. Cottenham CoOp supermarket





Fig 11: Key services and facilities

- |  |  |   |  |
|--|--|---|--|
| <b>1</b> Cottenham Village College<br>The Centre School<br>11 min. walk - 3 min. cycle | <b>6</b> Dental Practice<br>7 min. walk - 2 min. cycle                     | <b>11</b> The Chequers PH<br>7 min. walk - 2 min. cycle               | <b>16</b> Butchers<br>7 min. walk - 2 min. cycle         |
| <b>2</b> Cottenham Primary School<br>13 min. walk - 4 min. cycle                       | <b>7</b> Post Office/<br>Convenience store<br>11 min. walk - 3 min. cycle  | <b>12</b> Wagon & Horses PH<br>7 min. walk - 2 min. cycle             | <b>17</b> The Chequers PH<br>7 min. walk - 2 min. cycle  |
| <b>3</b> GP surgery<br>4 min. walk - 1 min. cycle                                      | <b>8</b> Library<br>8 min. walk - 2 min. cycle                             | <b>13</b> The Cottenham Club<br>9 min. walk - 3 min. cycle            | <b>18</b> Bakery<br>8 min. walk - 3 min. cycle           |
| <b>4</b> GP surgery<br>9 min. walk - 3 min. cycle                                      | <b>9</b> CoOp supermarket<br>8 min. walk - 3 min. cycle                    | <b>14</b> The Hop Bind PH<br>8 min. walk - 3 min. cycle               | <b>19</b> Community Centre<br>8 min. walk - 3 min. cycle |
| <b>5</b> Pharmacy<br>7 min. walk - 3 min. cycle  | <b>10</b> Premier Expresss Convenience store<br>7 min. walk - 2 min. cycle | <b>15</b> Curry Palace Indian Resaurant<br>8 min. walk - 3 min. cycle |  |

## 4.0 DESIGN - Environmental & Placemaking approach

### 4.1 CREATING PLACE

**The design narrative for the new development is set around the principles of an environmental and placemaking design approach, that delivers a development that responds and reflects positively to the context and opportunities of the site and its surroundings.**

Building on this, a concept design has been developed which bring new site-specific ideas into play, as well as drawing on best practice and principles set out within the Cottenham Neighbourhood Plan. 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 Cottenham.

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 well-being, a place that future residents are proud to call home. The scheme will provide ready access to local services and facilities including open space, leisure, education, retail, health services, landscape and public transport. It will deliver a wide range of choice of new, sustainable, high quality rural homes, including affordable housing.

The proposed development will deliver a high standard of design across all elements of the scheme, irrespective of price and tenure. The scheme will focus on establishing a strong sense of community, with accessibility to community facilities



**Positive identity** to ensure that the new development responds to the site and contextual opportunities, so fully integrating with its surroundings.

**Viable and sustainable place**, which is deliverable and contributes in a positive way to the economic and environmental viability of the area.

**A connected place** which links and integrates with the existing community of Cottenham, with good access to facilities, public transport.

**Welcoming place** which helps to foster a strong sense of place and community. Delivering best practice in development, which is responsive to the environmental constraints, including the existing landscape features. A place people can be proud of.

**Quality homes** of a range of type, size and tenure for local needs, including affordable homes and with space to live and play.

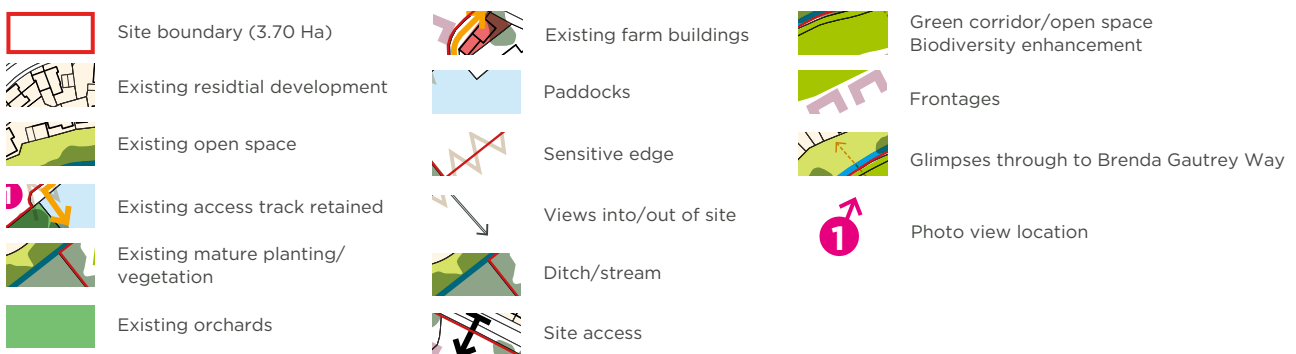


## 4.2 BASELINE SITE ANALYSIS

The plan below illustrates some of the key issues and opportunities presented by the site.



Fig 12: Baseline site analysis plan



Glimpses of existing properties along Beach Road

Existing mature trees along Beach Road

Existing properties along Beach Road



**View location 1:** View looking north east towards Beach Road.

Existing mature vegetation along the north western boundary screening existing properties

Roof tops of existing properties along Brenda Gautrey Way



**View location 2:** View from the southern boundary looking across towards the existing mature planting along the northern boundary.



**View location 3:** View looking towards the heavily screened south western site boundary.

### 4.3 EMERGING CONCEPT MASTERPLAN

**The concept masterplan opposite has been produced to provide an idea of how the site could be developed, delivering around 80 new homes and having regard to the issues and opportunities of 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 in accordance with current planning policy. A traditional approach to the layout is proposed, providing sufficient parking for all homes, and gardens which are of an adequate size.

The irregular perimeter block pattern creates an outward facing development, framing and overlooking areas of public realm such as streets and open spaces. In addition to providing active frontages, it will also provide informal surveillance of the public realm.

Even at this early stage of the design process, the masterplan and ideas presented within this document have sought to provide solutions that are rooted in delivering an environmentally sustainable development.

A new corridor of informal and semi-natural green space is provided along the northern boundary. The space will be multi-functional, providing space for leisure and for environmental, ecological and biodiversity enhancements.

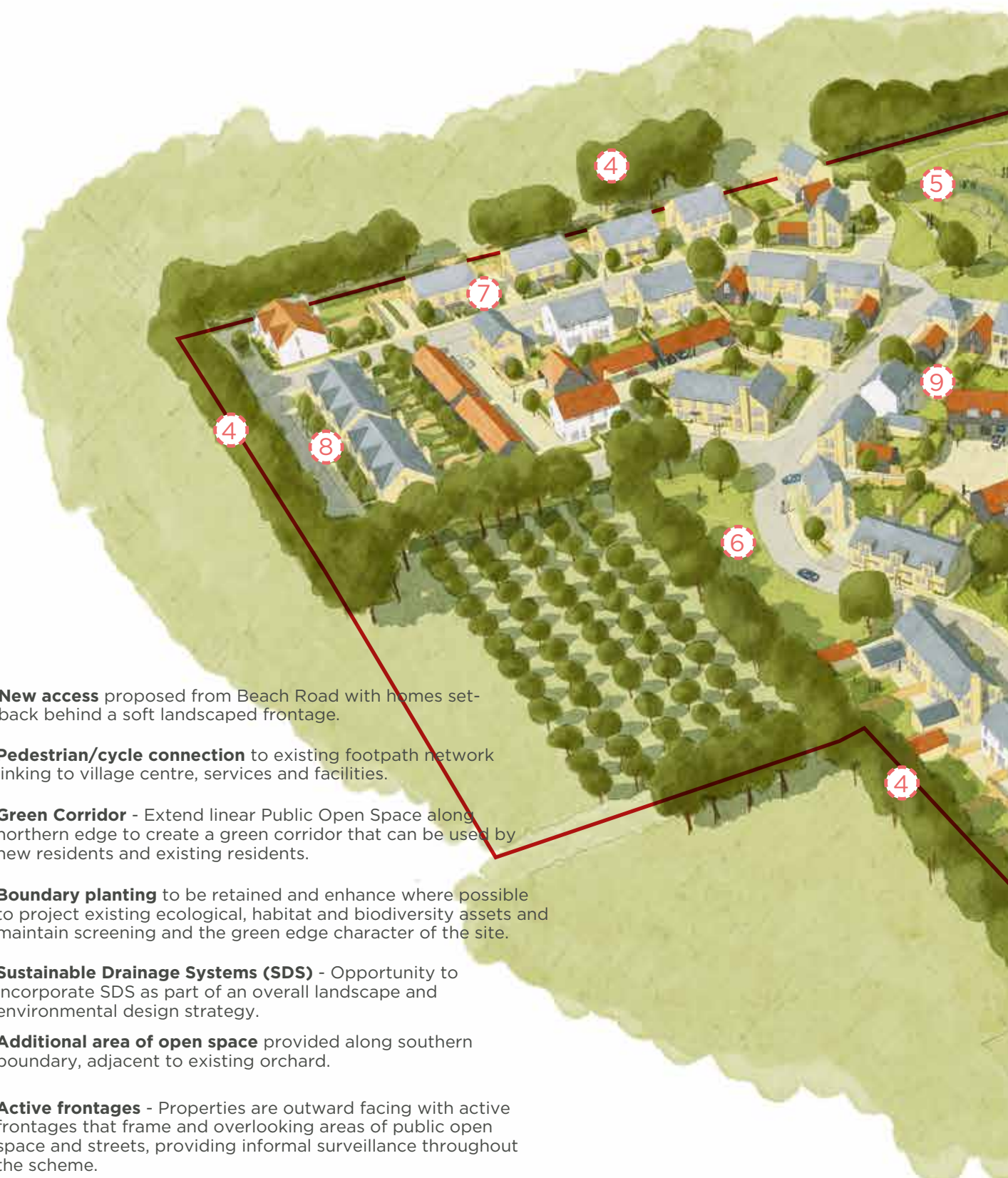
The illustrative concept promotes a pedestrian friendly environment. Materials, textures, landscape and colour will all play their part in defining and reinforce the pedestrian priority nature of the development. Street trees and other landscaping features will act as traffic calming measures and environmental enhancements in addition to creating attractive streetscapes.

-  Site boundary (3.70 Ha)
-  Proposed development parcels & primary frontages
-  Public open space
-  Indicative location for SDS attenuation feature
-  Orchard
-  Indicative primary site access
-  Informal pedestrian routes & links
-  Potential location for children's play space
-  Primary street
-  Secondary/tertiary streets



**Fig 13:** Concept masterplan





- ① **New access** proposed from Beach Road with homes set-back behind a soft landscaped frontage.
- ② **Pedestrian/cycle connection** to existing footpath network linking to village centre, services and facilities.
- ③ **Green Corridor** - Extend linear Public Open Space along northern edge to create a green corridor that can be used by new residents and existing residents.
- ④ **Boundary planting** to be retained and enhance where possible to project existing ecological, habitat and biodiversity assets and maintain screening and the green edge character of the site.
- ⑤ **Sustainable Drainage Systems (SDS)** - Opportunity to incorporate SDS as part of an overall landscape and environmental design strategy.
- ⑥ **Additional area of open space** provided along southern boundary, adjacent to existing orchard.
- ⑦ **Active frontages** - Properties are outward facing with active frontages that frame and overlooking areas of public open space and streets, providing informal surveillance throughout the scheme.
- ⑧ **Single / 1.5 storey properties** along south eastern edge of scheme.
- ⑨ **Material and colour palette** that reflecting the existing townscape character of the village.

**Fig 14:** Illustrative aerial view





# GREEN INFRASTRUCTURE & OPEN SPACE

## 4.4 WORKING WITH NATURE

**The landscaping proposal would deliver an integrated, informal and naturalistic landscape, reflecting the rural character edge of the site and its surroundings.**

Existing trees and hedgerows along the boundaries are maintained and enhanced wherever possible. This will provide an immediate landscape setting to the scheme, maintain the visual containment of the site and more importantly maintain these important ecological, habitat and biodiversity assets.

An informal area of green open space is proposed along the northern boundary, adjacent to the existing public open space to Brenda Gautrey Way. This corridor will provide an important 'greenway' pedestrian link and the opportunity to incorporate children's play.

Sustainable Drainage Systems (SDS), in the form of attenuation pond and swales are also proposed as part of delivering a sustainable and biodiversity response to long-term water management and climate change.

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.



**Fig 15:** Landscape framework plan



## Green Corridor

An important design concept for integrating the proposal with its surroundings, is to extend the existing linear public green space on Brenda Gautrey Way along north edge of the site to create a green corridor. This new, larger corridor can be used by new and existing residents.

Landscaping will create a soft informal character that promotes wildlife and biodiversity. Planting will be a mix of native trees, shrubs, hedgerows with the potential for sections of native wild-flower and grassland planting. Landscaped attenuation features will also be located within the space.

It will be a semi-natural and informal space with the emphasis on nature and wildlife, with a rural character reference and maintaining a soft edge to the development.

The space will be framed and overlooked by the new homes providing informal surveillance and creating a safe and secure public space.



Proposed Green Corridor along the northern edge extending the existing adjacent green space.



**Fig 16:** Green Corridor creating a natural soft edge and encourage wildlife, with new native trees, hedgerows, meadow grasses and flowers complimenting by the existing mature planting along the northern and western boundaries that screen and contain development.

## Street planting

The streets will also have an important part to play within the overall landscape framework and the creation of place. Street trees and shrub planting together with changes in surface materials will provide traffic calming, create an attractive streetscape and a pedestrian priority environment. Street planting can also be designed into the streetscape and utilised to help manage surface water run-off as part of a wider SDS drainage strategy.



Tree and shrub planting incorporated into the streetscape.



**Fig 17:** Streets will be framed by properties with new tree and shrub planting - creating a safe, attractive and verdant streetscape.

## Play spaces

Spaces for children to play and have the opportunity for social interaction and meeting new friends is an important element in the social, mental and physical development and wellbeing of children. They also play an important role in creating place and fostering a lasting sense of community.

Along the proposed Green Corridor there is the opportunity to provide a natural play space, created by using natural, sustainable materials such as timber, hogging and stone and subtle changes to landform. As well as promoting imaginative and active play for children of all ages, they also deliver a visually and environmentally sensitive space.



## Sustainable drainage

Continuing the environmental and sustainability design approach, the proposed solution for dealing with surface water management and run-off is through the use of Sustainable Drainage Systems, or SDS. The existing stream along the northern boundary is an example of SDS.

SDS's look to replicate natural systems with low environmental impact to drain away surface water through collection, storage and cleaning, which is released slowly back into the environment at a 'greenfield rate'. Techniques are likely to include permeable surfaces and attenuation pond and swales.

As well as providing an environmentally friendly and efficient method for dealing with surface water, SDS can also create new ecological habitats and enhance local biodiversity.



**Fig 18:** Illustrative section through proposed Green Corridor

## 5.0 NEXT STEPS

### 5.1 Consultation and engagement

BDW is committed to undertaking continued and meaningful consultation and engagement with South Cambridgeshire District Council, Cottenham Parish Council, other key stakeholders through the plan process.

Stakeholder consultation could include:

- **Design workshops**
- **Public exhibitions**
- **Website**







# 6.0 CONCLUSION

## 6.1 Summary of the proposals

Through this Vision Document it has been demonstrated that the site can accommodate new rural housing in an environmentally sensitive, sustainable and responsible manor. This scheme can deliver approximately 80 new homes offering opportunities across a range of house types, sizes and tenures including an appropriate proportion of affordable housing and green open space.

These initial proposals have been derived from an approach including analysis, assessment and best practice. The proposals would deliver new high quality homes and open space in a sustainable and deliverable location; with access to essential local services and facilities, employment, public transport, education and leisure.

The primary objective is to create a long-lasting environmentally sustainable place by:

- **Designing responsively and in context to the landscape setting of the site and its surroundings.**
- **Designing with local ecology in mind to maintain and enhance the relationship between development and nature.**
- **Provides access to essential local services, facilities and public transport - all within walking and cycling distance of the site.**
- **Delivering a range of much needed high quality rural housing for all ages in, a sustainable location.**
- **New development of an appropriate scale, sustainable, viable and deliverable.**



Fig 19: Illustrative concept masterplanning



Up to 80 New homes



New affordable homes



Existing mature landscape retained and enhanced



New accesses off Beach Road



Tree planting and biodiversity enhancements



Within easy walking and cycling distance of Cottenham services and facilities

# APPENDICES

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