

COMBERTON INTEGRATED RETIREMENT COMMUNITY

Design & Access Statement

April 2023



PRP

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Introduction

This Design & Access Statement has been prepared by PRP Architects with input from the project technical team, on behalf of Endurance Estates and Inspired Villages. It is in support of a Hybrid Planning application for the site at Branch Road, Comberton, Cambridgeshire.

The document provides an account of the strategic vision and outline and detailed design proposals for a new exemplar Integrated Retirement Community (IRC). It illustrates the design development, extensive engagement process and detailed design proposals.

The vision is to deliver an exemplar and sustainable integrated retirement community.

The Vision

Endurance Estates & Inspired Villages' vision for the new integrated retirement community in Comberton is outlined below:

- To create a vibrant and inclusive Integrated Retirement Community that encourages people to thrive in their later years.
- Deliver a high-quality development with beautifully designed Extra care units, a variety of typologies which will enable residents to age-in-place.
- Offer an integrated approach to care with a comprehensive range of services and amenities available on site.
- Inclusion of a high specification Clubhouse at the heart of the development providing a range of facilities and services for village residents and the wider community to enjoy.
- Designed to promote an holistic focus on health and wellbeing, enabling residents to enjoy a healthy, independent retirement for longer.
- Provision of a range of spacious village gardens open to the residents and wider public which promote active outdoor living such as productive gardening, allotments, places for socialising and activity gardens.
- The design will promote connections and integration into the existing Comberton Village.
- A sustainable design approach which will achieve regulated net zero carbon in operation (regulated energy).
- A design of high architectural quality, a contextual yet contemporary collection of buildings that reflect the richness and variety seen within Comberton Village. The scheme will deliver on Cambridgeshire Quality Charter's four 'C's:

Community, Connectivity, Climate & Character and the design development will reference these key principles as it progresses towards a planning submission. A landscape led approach to the design that creates a combination of active community shared social spaces and more intimate private residential areas.

- The design will achieve high levels of Biodiversity Net Gain.

The Need for Elderly Persons Accommodation

Today in Britain, there are 12.4 million people over the age of 65 , and this will rise by 2024 to nearly 18 million. At the current time, even though the level of need is well documented, as is the projected increase over future years, there are still only around 7,000 specialist dwellings built for retired people each year .

According to the Office of National Statistics (ONS) all regions of the United Kingdom are projected to have a greater proportion of people aged 65 years and over by mid-2028, from 18.2% to 20.7% of the total population over 10 years from 2018. Based on the 2020 population projections, the % change between 2022 – 2040 indicates that this is expected to grow further in the period to 2040 by 31.6%. This means that by 2040, 24.07% of the overall population will be aged 65 and over.

There is a significant shortage in the availability of housing with care in South Cambridgeshire given the scale of the elderly population. This in effect means that there are only limited options available for older people to continue to live independently, particularly when their support needs mean their current home is no longer suitable for their needs. At present, there is only one such housing development in the District providing such accommodation, and this is at a time when the need is projected to grow

It is widely accepted by a range of stakeholders that a new, positive approach is required to respond to the challenges of an increasingly ageing population, and that this needs to create 'environments' where opportunities for secure, independent living is maximised.

Integrated Retirement Communities (IRC's) combine high-quality sustainable housing options for older people, offering them tailored support services as their needs grow over time. They allow residents to acquire/rent a property and to maintain their privacy and independence for a number of years into the future, with the reassurance that 24-hour on-site staff, communal facilities and flexible care and support is available as needed.



Summary of Proposals & Application Approach

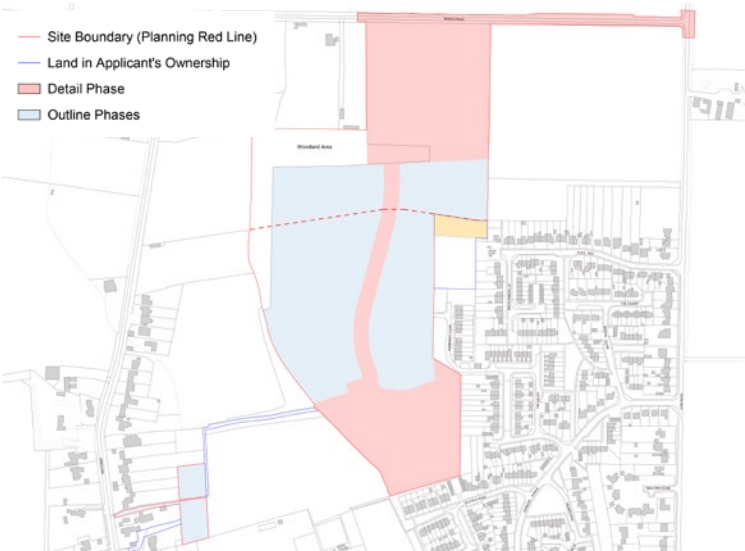
This hybrid planning application is for the construction of an Integrated Retirement Community (IRC) of up to 200 extra care units (Class C2) with ancillary communal and care facilities and green space consisting of:

- A full planning application for 56 Extra care units including the village centre (Use Class C2), means of access, landscaping, open space and all other associated works and infrastructure; and,
- An outline planning application (all matters reserved except access) for up to 140 extra care units with ancillary community space, gardens, green space, landscaping, solar generation and all other associated works and infrastructure.

The proposed development will be focused around a high-quality Clubhouse which will house a range of facilities and services to serve residents and will also be open to the wider community. The on-site services and facilities include a restaurant/café, meeting space, well-being centre (pool, gym, fitness studio) as well as a variety of green space including allotments, public open space, a community orchard, and amenity space.

The design for the IRC at Comberton has evolved through a landscape led approach; this has the development of robust landscape framework principles at a wider strategic level as well as at the more intimate building and human scale. The landscape design includes the retention and enhancement of existing hedgerows, a community orchard and will deliver a significant Biodiversity Net Gain on the site. The design will establish meaningful new pedestrian links to the wider community and Comberton Village centre.

The design has evolved through extensive community engagement and independent design review panel.



Hybrid Application (Phased Development)



Aerial view of Proposals

Phase 1 Accommodation Includes:

- 24 no. Apartments within Clubhouse Building
- 21 no. Apartments (2 no. Apartment Buildings)
- 11 no. Cottages & Bungalows
- 56 no. Total Extra Care Units
- Communal & Community Facilities (Clubhouse)
-
- Extensive shared and private gardens
- 62 no. Parking spaces including disabled spaces (1:1 provision)
- 28 no. Secure cycle spaces



Illustrative view of Clubhouse entrance

The Concept of an Integrated Retirement Community

The retirement housing that is provided by Inspired Villages is an integrated retirement community that provides specialist accommodation and care to older people in need, whilst offering a lifestyle choice.

An integrated retirement community gives residents a home for life, offering the choice of different levels of care and support as and when required. Residents live independently whilst enjoying the sense of community and companionship that comes from design and operation of the development, with the comfort of knowing that there is care available.

Integrated retirement communities provide residents with individual self-contained homes, together with a variety of additional communal facilities. Care is provided to residents on an ‘as needed’ basis, and every encouragement is given to maintaining independence and lifestyle choice. An important feature of integrated retirement community is the creation of lively balanced communities of people ranging from active, independent residents, to those requiring a higher degree of care.

The main benefits of this form of housing is:

- Foster a vibrant community ethos and promote health and wellbeing amongst its residents
- Residents own their own property, have their own front door, and are able to maintain their independence and privacy, or be as involved with the wider community as they would like
- A Clubhouse building provides a range of social programs and wellbeing and support services
- Create a positive knock-on effect on the wider housing market by freeing up under-occupied family homes in the local area as well as smaller properties suitable for first time buyers further down the housing chain
- Provide flexible care and support onsite, allowing residents to age in place and have a ‘home for life’, receiving increasing levels of support as their needs change over time
- Deliver significant savings and efficiencies for the NHS and wider care system, preventing unnecessarily long stays in hospital

The development of this exemplar Integrated Retirement Community at Comberton will allow residents to stay within their local area, comforted by knowing they will receive the care they need over time, in a beautiful village setting at the heart of the community.










Retirement Housing	Integrated Retirement Communities	Care Homes
Also known as sheltered housing, retirement flats or communities	Also known as extra care, retirement villages, housing-with-care, assisted living or independent living	Also known as Nursing Homes, Residential Homes, Old People’s Home
 Offers self-contained homes for sale, shared-ownership or rent.	 Offers self-contained homes for sale, shared-ownership or rent.	 Communal residential living with residents occupying individual rooms, often with an en-suite bathroom.
 Part-time warden and emergency call systems. Typically no meals provided.	 24-hour onsite staff. Optional care or domiciliary services available. Restaurant / Cafe available for meals.	 24-hour care and support. Meals included.
Typical facilities available: <ul style="list-style-type: none">• Communal lounge• Laundry facilities• Gardens• Guest room	Typical facilities available: <ul style="list-style-type: none">• Restaurant and Café• Leisure Club including: gym, swimming pool, exercise class programme• Communal lounge and/or Library• Hairdressers• Gardens• Guest room• Activity (Hobby) rooms• Social event programme	Typical facilities available: <ul style="list-style-type: none">• Dining room• Communal lounges• Activities• Gardens
 Typically 40 - 60 homes.	 Typically 60 - 250 homes.	 Sizes vary considerably.



Image source: ARCO



Client Team – Site Promoter



Endurance Estates is a dynamic property company who has successfully obtained planning permission for over 4000 new homes, several care homes and completed more than 7.5million sq ft of development and investment projects worth in excess of £2billion.

Endurance Estates with its team of in-house planners, project managers and delivery experts work with landowners to promote sites for development through the planning process.



Client Team – Developer & Operator



Inspired Villages was established in 2017 and has eight operational villages in England with a further three in construction. In total they have 20 sites legally secured including sites in pre-planning, planning application, pending/under construction or operational. The business is targeting 34 secured sites by 2026 providing over 5,000 age-appropriate homes for older persons. Following four years of phenomenal growth and numerous awards, Inspired Villages is one of the UK's most innovative and ambitious retirement village brands.

Their ethos to put the health and happiness of their residents at the heart of everything, offers a vibrant community where people who want to get the most out of life do it together.

Inspired Villages is backed by a joint venture partnership between Legal & General and NatWest Group Pension Fund. They are a member of ARCO (Associated Retirement Community Operators), the UK sector body for retirement communities.

Inspired Villages believe in great service, high quality and attention to detail. Their experienced team is responsible for developing entire communities – secure environments where people can enjoy and explore, be free and independent, yet receive tailored, flexible and supportive care all within the privacy of their own one or two-bedroom apartment. Each village offers a retirement lifestyle built on knowledge, expertise and ethics, where passion and understanding can be found in the fabric of every building. Their ethos is simple: they put the health and happiness of their residents at the heart of everything they do, with the promise of a life less ordinary for today's generation of older people.

Inspired Villages are motivated by the admiration and respect they have for their residents, their families, and the lifestyle they desire and deserve. They believe that great places are measured not only by the quality of the architecture but by the emotions they provoke in the people who experience them.

The residents, families and visitors, along with Inspired Villages' staff and their hard-working ethos, are the key factors which make their villages great places for all to enjoy.

Industry Recognition



Retirement Living Operator of the Year
2019 & 2020



Retirement Living Operator of the Year
2019, 2020 & 2021



3-Star Outstanding The Times Top 100 Best
Companies to work for in 2019 & 2022



Setting Standards for
Retirement Communities
Membership



Existing Inspired Villages



Great Alne Park



Durrants



Austin Heath - Cafe & Bar



Austin Heath - Restaurant



Glifford Lea - Cinema & Library



Austin Heath



Austin Heath



Great Alne Park



Great Alne Park



Great Alne Park



Great Alne Park



Great Alne Park



The Design Team

A full design team of specialist consultants appointed for the project include:-



PRP - Architects



DLP - Planning Consultants



LDA - Landscape & LVIA
(Visual Impact Assessment) Consultants



Hydrock - Civil, Highways & Structural Engineers



RPS - Archaeology and Heritage



ESD - Sustainability, Environmental,
Mechanical & Electrical Engineers



Concilio - Public Engagement



Hayden's - Arboriculture



Ecology Solutions - Ecology

HAPPI Housing Design Awards

PRP Recognition for design quality with year on year awards in the HAPPI category



* Introduction of the HDA HAPPI Awards

Health & Wellbeing

Health and wellbeing is central to the design, construction, and operation of Inspired Villages at Comberton.

Health and wellbeing is central to the design, construction, and operation of Inspired Villages at Comberton. The end product is focused on providing exceptional quality homes and improving the health and wellbeing of their occupants.

There are several aspects of the design for the Integrated Retirement Community at Comberton that will promote Health and Well-being which are considered within the design, including:

- Provision of an abundance and variety of outdoor spaces
- Optimise air quality and ventilation to the spaces
- Carefully consider acoustics within the design
- Optimise accessibility throughout the site and home and alignment with the 16 point criteria of Lifetime Homes
- Provide community and social spaces and facilities within the Clubhouse and landscape design
- Establish positive community connections to Comberton Village through the use of shared facilities
- Creates a series of shared garden spaces
- Provide private external space for residents
- Encourage social interaction and community ethos
- Maximise natural daylight within the home and within circulation spaces
- Ensure circulation spaces are minimised to promote neighbourliness
- Optimise number of dual aspect homes – the design at Comberton achieves a very high level of dual aspect Extra care units with natural light and ventilation to at least 2 sides of the home
- Use low VOC (Volatile Organic Compounds) products throughout



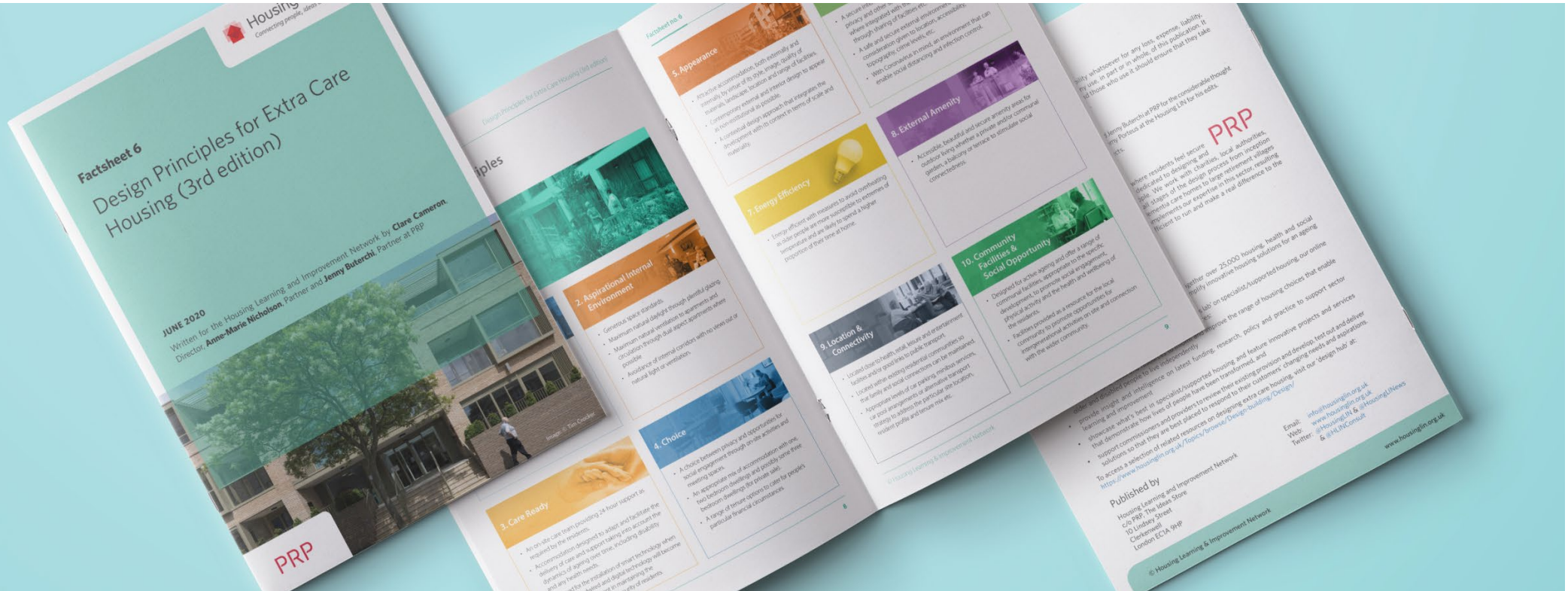
Design Guidance & Standards

Specific design guides and policies have been referred to during the design and development of the proposed design. These are directly applicable when designing for older people and have been key in the design of the Integrated Retirement Community at Comberton.

These include good practice when designing for Integrated Retirement Communities such as the HAPPI report and Design Principles for Extra Care.

Standards that have been considered include:

- HAPPI (Housing and Ageing Population Panel for Innovation) principles
- Housing LIN / PRP Design Principles for Extra Care
- DDA
- Lifetime Homes



Planning Policy Context

The proposals will follow best practice planning policy and urban design principles that are aimed at delivering good design. Local planning policy provides the main context for decisions on development proposals. The Development Plan for South Cambridgeshire District Council comprises:

- South Cambridgeshire Local Plan 2018
- Adopted Policies Map 2018

The relevant policies of the development plan are:

- Policy S/3: Presumption in Favour of Sustainable Development
- Policy S/4: Cambridge Green Belt
- Policy S/5: Provision of New Jobs and Homes
- Policy S/7: Development Frameworks
- Policy S/9: Minor Rural Centres
- Policy NH/2: Protecting and Enhancing Landscape Character
- Policy NH/3: Protecting Agricultural Land
- Policy NH/6: Green Infrastructure
- Policy NH/8: Mitigating the impact of development in and adjoining the Green Belt
- Policy NH/13: Important Countryside Frontage
- Policy NH/14: Heritage Assets
- Policy SC/5: Community Healthcare Provision
- Policy TI/8: Infrastructure and New Development

Regarding the provision of specialist older persons housing, the Development Plan is 'silent' on both the levels of need within the area and specific provision to meet this, and as such significant weight must be given to other 'material considerations' when considering these proposals.

Other, planning policy 'material considerations' include the following:

- National Planning Policy Framework
- National Planning Practice Guidance
- Emerging Greater Cambridgeshire Local Plan
- National Design Guide;
- National Model Design Code;
- Living with Beauty.

National Planning Policy Context

The National Planning Policy Framework (NPPF) sets out the Government's objectives for the planning system, and in terms of housing includes the objective of significantly boosting the supply of homes, with particular regard being given to the needs of groups with specific housing requirements, the elderly being one such group.

The NPPF, also, updates the definition of Older People, these being noted as people over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs encompass accessible, adaptable general needs housing, through to the full range of retirement and specialised housing for those with support or care needs.

National Planning Practice Guidance

National planning practice guidance (PPG) sets the operational context for the planning system and is with the NPPF an important material planning consideration. Paragraph 001 (Ref ID: 63-001-20190626) of the PPG sets out that the need to provide housing for older people is critical. No other grouping of need is described in this way.

It is noted that people are generally living longer, and this, in addition to the demographic profile means that the proportion of older people in the population is increasing. The Planning Practice Guidance (PPG) recognises that offering older people a better choice of accommodation to suit their changing needs for longer, feel more connected to their communities and importantly this has a beneficial impact on both social and health systems as people remain generally healthier and can live independently.

The PPG places a requirement on Local Authorities to plan for the needs of older people, and this will entail both identifying the levels of need and where specific provision should be made to meet this over set time-scales.

Emerging Greater Cambridgeshire Local Plan

Cambridge City Council and South Cambridgeshire District Council are preparing a joint Local Plan to deal with future development needs. The Regulation 18 'First Proposals' public consultation was undertaken last year and closed on the 13th December 2021.

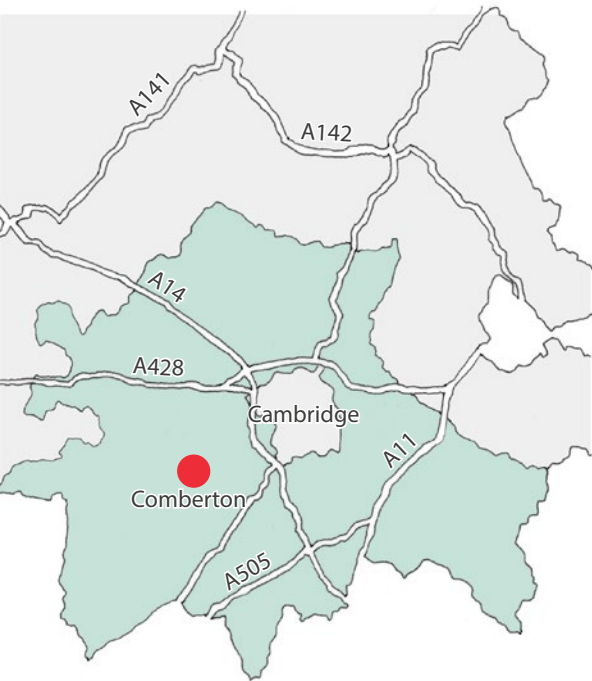
Given its stage of preparation, and that the Plan is in its infancy, this can only be afforded limited weight in the decision-making process, and only so far as it complies with Government planning policy. At this point in time, there is no indication that the Council are considering specific policies or allocations to meet the needs of an ageing population and as such proposals for development to meet this recognise need should be judged on their merits.

Site Location

The site is located in Comberton, a village in South Cambridgeshire, England. It is a civil parish located 6 miles to the west of the centre of Cambridge.

Neighbouring villages include Toft, Hardwick, Coton and Barton. According to the 2021 Census, the population of Comberton is approximately 2,250.

The B1046 is a primary road that runs east-west through the village, serving as a main link into Cambridge. 'Long Road' runs north-south connecting the village to the A428 and A1303, in turn linking through to the M11, A14 and wider transport network.



Map of South Cambridgeshire



Landscape & Visual Context

This section provides an analysis of the site within its wider spatial context. It outlines how context has helped inform the spatial planning of the proposals to ensure the development is located appropriately within the landscape and is well integrated with Comberton.

Landscape Context

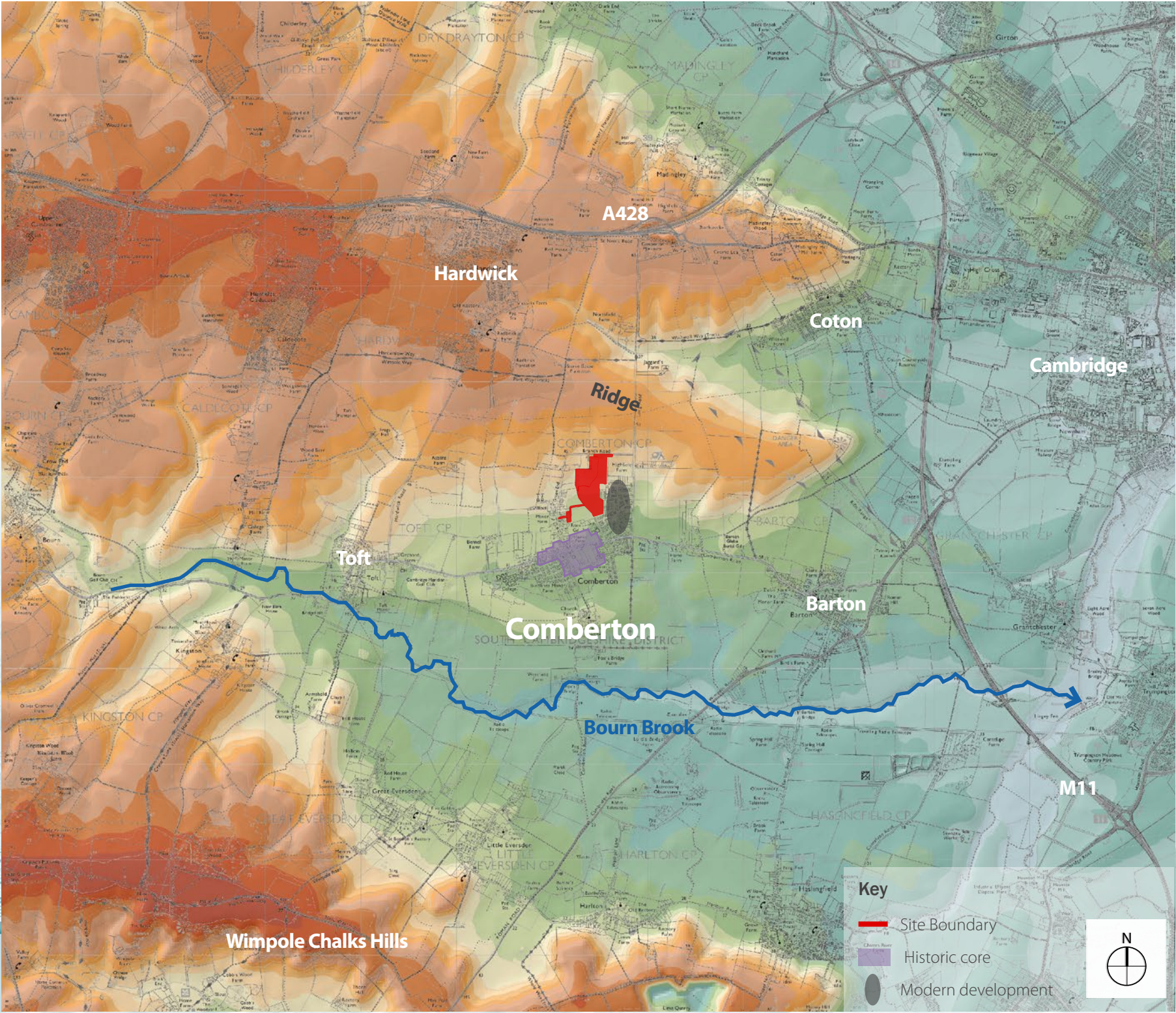
Topography

Comberton is located on the northern edge of the valley floor of the Bourn Brook – a broad valley that extends 3km south to the foothills of the Wimpole chalk ridge.

The historic core of Comberton is located on the northern edge of the valley floor, at an elevation of 25-30 metres AOD, with modern development on the north side of the village extending onto the lower valley side up to 35-40 metres AOD. To the north of the village, the valley side rises to a ridge at an elevation of 55-60m AOD, separating Comberton from the villages of Hardwick and Coton.

The site rises from its southern boundary at around 30 metres AOD to its northern boundary on Branch Road at around 45 metres AOD.

Topographical Context



Landscape Context

Settlement Growth & Character

Comberton is divided by a small brook located in a shallow valley between two parts of the village. To the north of the brook the village originates from a pond and green at the crossroads of several streets forming the centre of Comberton Conservation Area. The village has extended along these streets and beyond the historic core to housing areas to the south-west, east and north-east of the crossroads, including the residential development at the site's eastern boundary.

The northern side of the village is contained by a road network surrounding the village: Green End to the west, Branch Road to the north and Long Road to the east.

The landscape around the village is characterised by large arable fields, with smaller enclosed fields nearer the village edge. Mature trees and hedgerows within and to the edges of the village provide a sense enclosure, giving the settlement a well-treed character. Trees and vegetation at the northern edge of the village, associated with the allotments and gardens off Fox's Way, soften views to housing from the north.

To retain the sense of connection between villages and their rural surroundings, SCDC set a policy (Policy NH/13: Important Countryside Frontage), that defines where land with a strong countryside character *“penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area”*. Comberton has two “Important Countryside Frontages”, one along Barton Road facing north and one along Swaynes Lane facing south.

Whilst the site does not form part of the Important Countryside Frontage along Barton Road, it is important to retain and reinforce woodland along the site's western edge to ensure the proposals integrate with the well treed character of the landscape that extends to Barton Road.

Comberton's Landscape Setting



Landscape Context

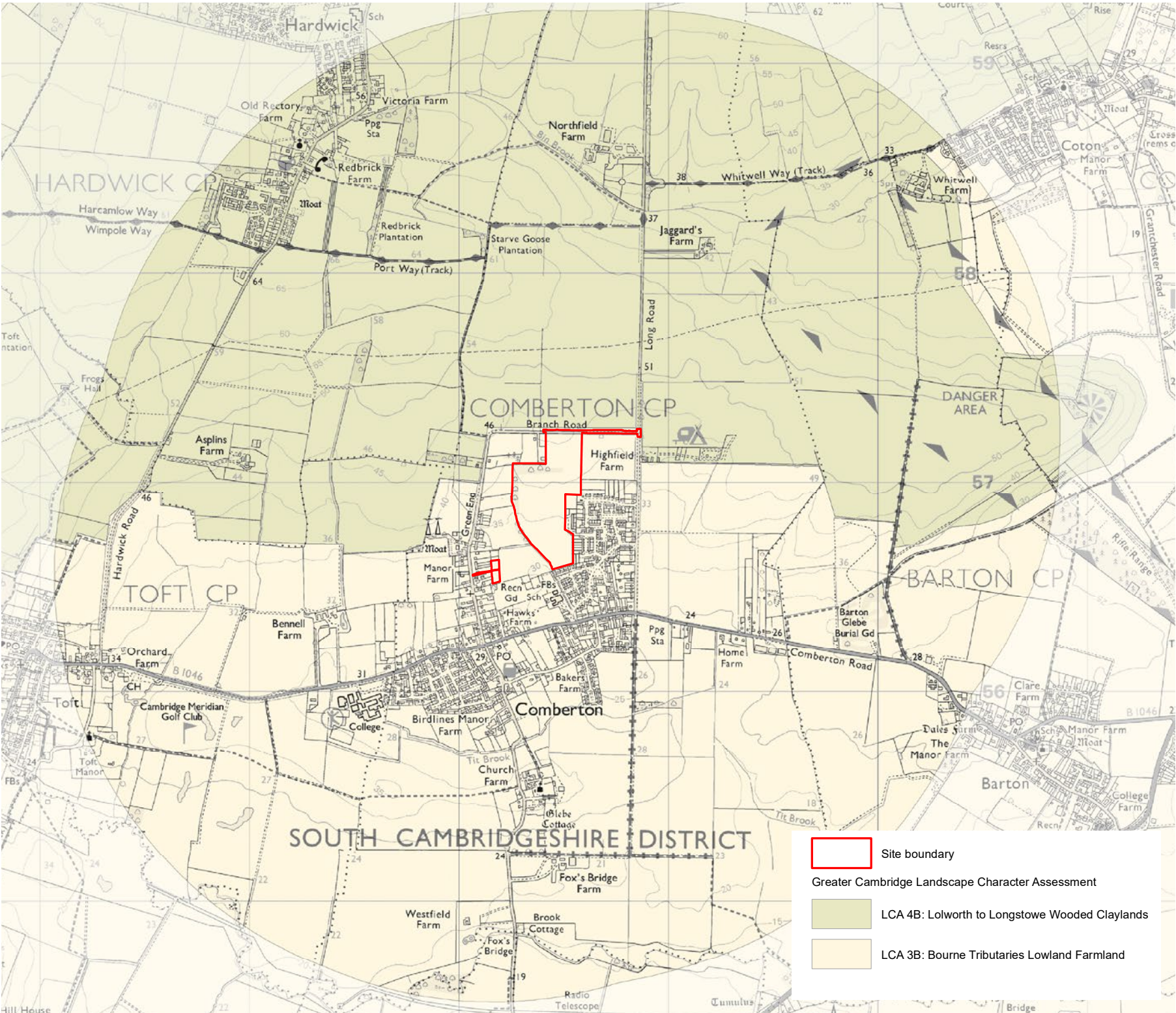
Local Landscape Character

The site is located within the Bourn Tributaries Lowland Farmlands Landscape Character Area (LCA 3B), as defined in the Greater Cambridge Landscape Character Assessment. Branch Road, Green End and Long Road form the boundary between the Lowland Farmlands to the south (encompassing Comberton) and the Wooded Claylands to the north.

The Bourn Tributaries Lowland Farmlands Landscape Character Area is described as *“a well settled rural landscape... that is strongly influenced by the wide, shallow valley of the Bourn Brook”*, where settlement edges are largely well defined by mature trees, copses and thick hedgerows, adding intimacy and visual enclosure to village edges.

Landscape guidance for the Lowland Farmlands Landscape Character Type (LCT) is as follows:

- Conserve existing woodland and hedgerows within and at the site edges, reinforcing the settlement edge of Comberton through tree planting and hedgerow management.
- Reflect the existing settlement pattern, contained within a network of roads that define the northern and eastern edges of the village by safeguarding the northernmost field as open grassland, bounded by hedgerows and woodland, to act as a transition to the wider countryside.
- Enhance and improving access to the recreation ground by retaining permissive routes through the site and improving the footpath to Green End, connecting eastern and western parts of the village.
- Provide a sequence of green spaces within the development, including the provision of an area of biodiverse grassland for ecological mitigation.
- Reflect existing vernacular buildings of Comberton in through architectural detailing, materials and colours. For larger buildings, a combination of storey heights, orientation, roof structure, architectural components and materials should be used to break up built form and reduce massing and visual impact.



Visual Context

Wider Visual Environment

A Landscape and Visual Impact Assessment (LVIA) forms part of the suite of documents submitted with the planning application and forms the basis of the site's visual analysis.

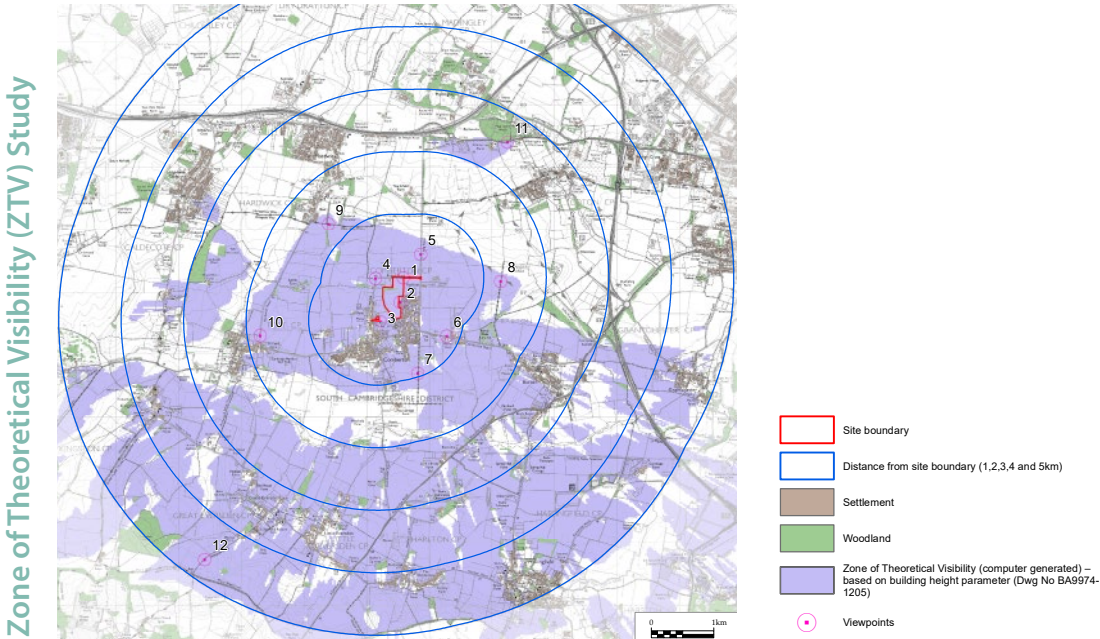
Within the wider landscape, the site (and much of Comberton) is visually well contained in all directions by the ridge to the north of the site that extends to the east and west (LVIA Viewpoint 11), by a series of localised ridges and valleys to the west, and by the extent of vegetation within the wider landscape comprising mature field and roadside hedgerows and extensive tree cover within and to the edges of Comberton (LVIA Viewpoint 7 & 9). The ridge of the Wimpole Chalk Hills to the south of the village is a distinctive feature in the landscape and gives rise to panoramic views across the Bourn Valley (LVIA Viewpoint 12), albeit Comberton is barely perceptible from the ridge due to distance.

Visual Environment of the site

Within the immediate vicinity of the site, there are only a few locations where the site is visible, namely from Comberton Recreation Ground (LVIA Viewpoint 3), from the edge of the residential area to the east and south of the site (LVIA Viewpoint 2); and from Branch Road along the site's northern boundary (LVIA Viewpoint 1).

The woodland and hedgerows along the site boundaries, including Jubilee Wood within the recreation ground that will, within 15 years, be approximately 9m high; and buildings and garden vegetation within surrounding residential areas, significantly restrict views into the site.

The woodland that marks the field's western boundary and extends eastwards into the site, partially separates the site into two areas: a southern, larger area that descends towards the core of the village; and a northern, smaller area located on higher ground. Locating development on the northern parcel would be more visually prominent and extend the village substantially northwards beyond its current extents. Extending the existing tree belt to the eastern boundary would serve to enclose proposed buildings in views from the surrounding landscape.



Viewpoint 12: Wimpole Chalk Hills (4.65km, south)



Viewpoint 7: South of Comberton (950m, south)



Viewpoint 9: Port Way, near Hardwick (1.32km, north-west)



Viewpoint 1: Branch Road (site boundary, north)



Viewpoint 3: Comberton Recreation Ground (27m, south-west)

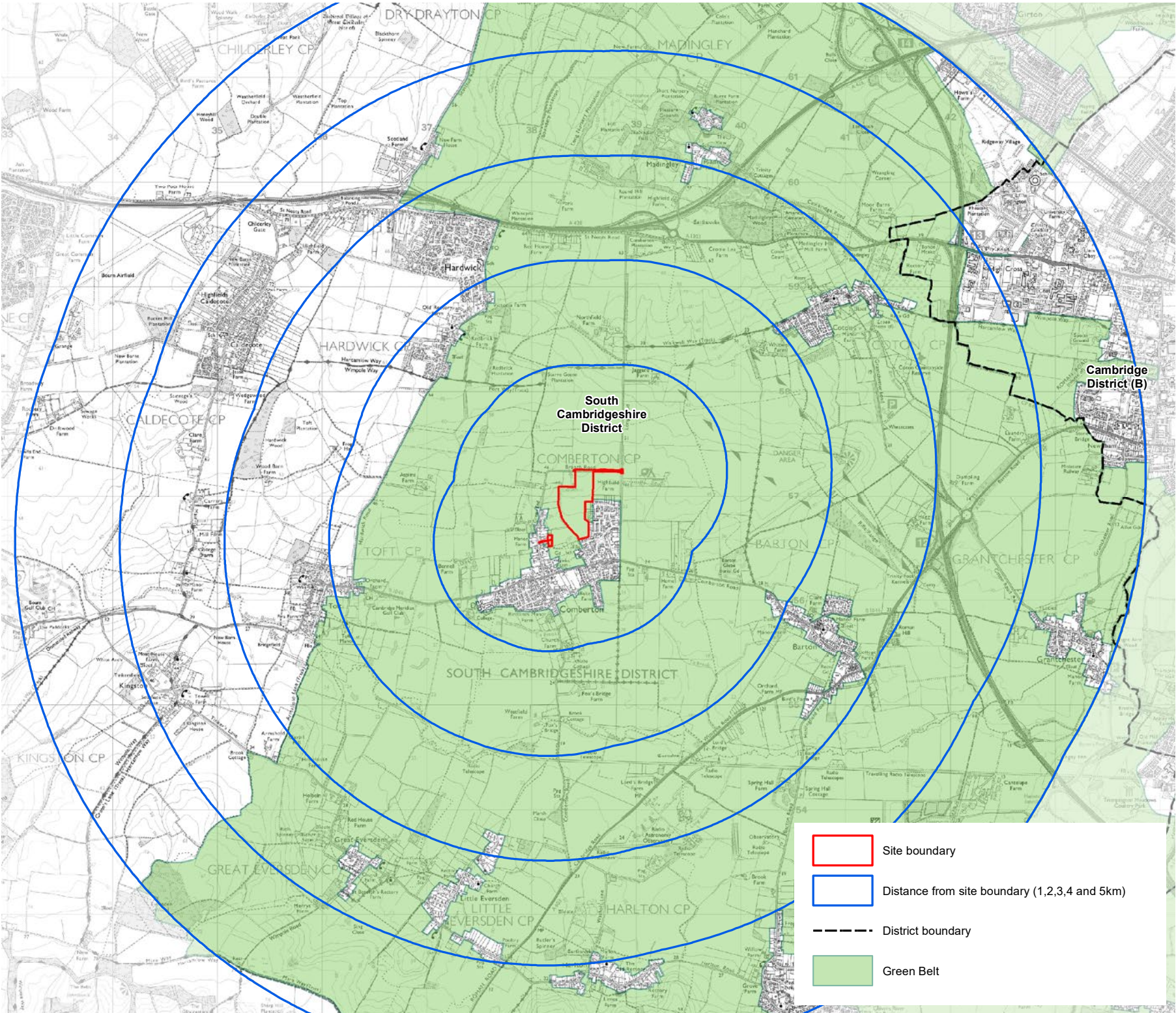
Green Belt

Comberton lies approximately 7km to the west of the centre of Cambridge, towards the outer edge of the Cambridge Green Belt, which extends approximately 1km west of the village.

Green Belt Assessment

A Green Belt Assessment is submitted with the application and assesses the potential harm to the Green Belt by reason of inappropriateness. The considerations taken into account in assessing harm to the Green Belt are potential loss of openness and conflict with Green Belt purposes. These considerations have influenced the location of development and the proposed landscape strategy, as set out in the pages that follow.

Cambridge Green Belt



Strategic Landscape Principles

A set of strategic landscape principles, derived from analysis of Green Belt, landscape and visual considerations, has guided the location of development and has influenced the landscape structure within which the proposals sit. The key design principles are as follows:

Reflecting the settlement pattern

Retain compactness of the village and locate development primarily towards the lower reaches of the site, reflecting the valley character of the settlement that sits beneath the localised ridgeline to the north of the site. Where development rises up the valley side, it should relate to the built edge off Fox's Way / Normandy Close, and face outward, positively addressing the woodland at the site's western boundary. Taller buildings should be located within the lower reaches or core of the site, with lower buildings located to the northern and eastern edges. Woodland, tree belts and hedgerows should be used to soften the appearance of the development, reflecting the wooded and well treed character of Comberton.

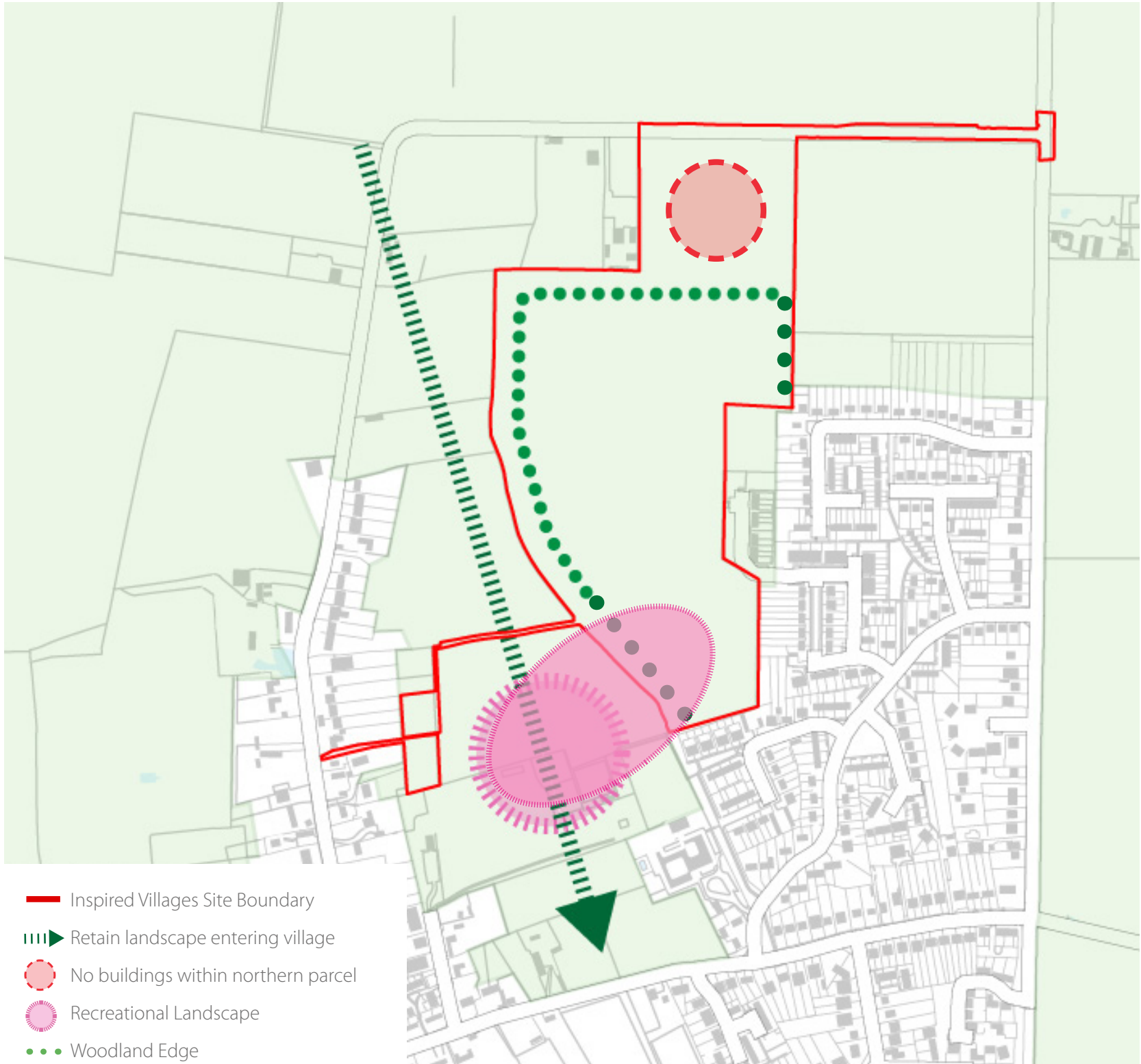
The northern parcel

No buildings should be located within the northern parcel, but should be set back behind the tree belt, which should be extended to contain the proposals. The proposed access road that runs through this parcel should reflect the alignment and character of the rural lanes approaching Comberton from the north. The remainder of the parcel should reflect the character of small fields at the edges of the village, acting as a transition to the wider arable landscape.

Retain sense of landscape extending into the core of the village

The sense of landscape reaching into the core of the village is important. The woodland belt at the site's western edge, in combination with fields between the site and Green End, would maintain the connection to the landscape beyond Branch Road. The proposals should seek to reinforce landscape extending into the core of the village. Where larger areas of open space are proposed, these should be located close or adjacent to the existing recreation ground, reflecting the transitional character of the recreational landscape. Open spaces aligned with the woodland and northern reaches of the site should be more naturalistic in character and function.

Update site boundary + additions for PRP - extend green dotted line. + recreational landscape into site but call Community landscape

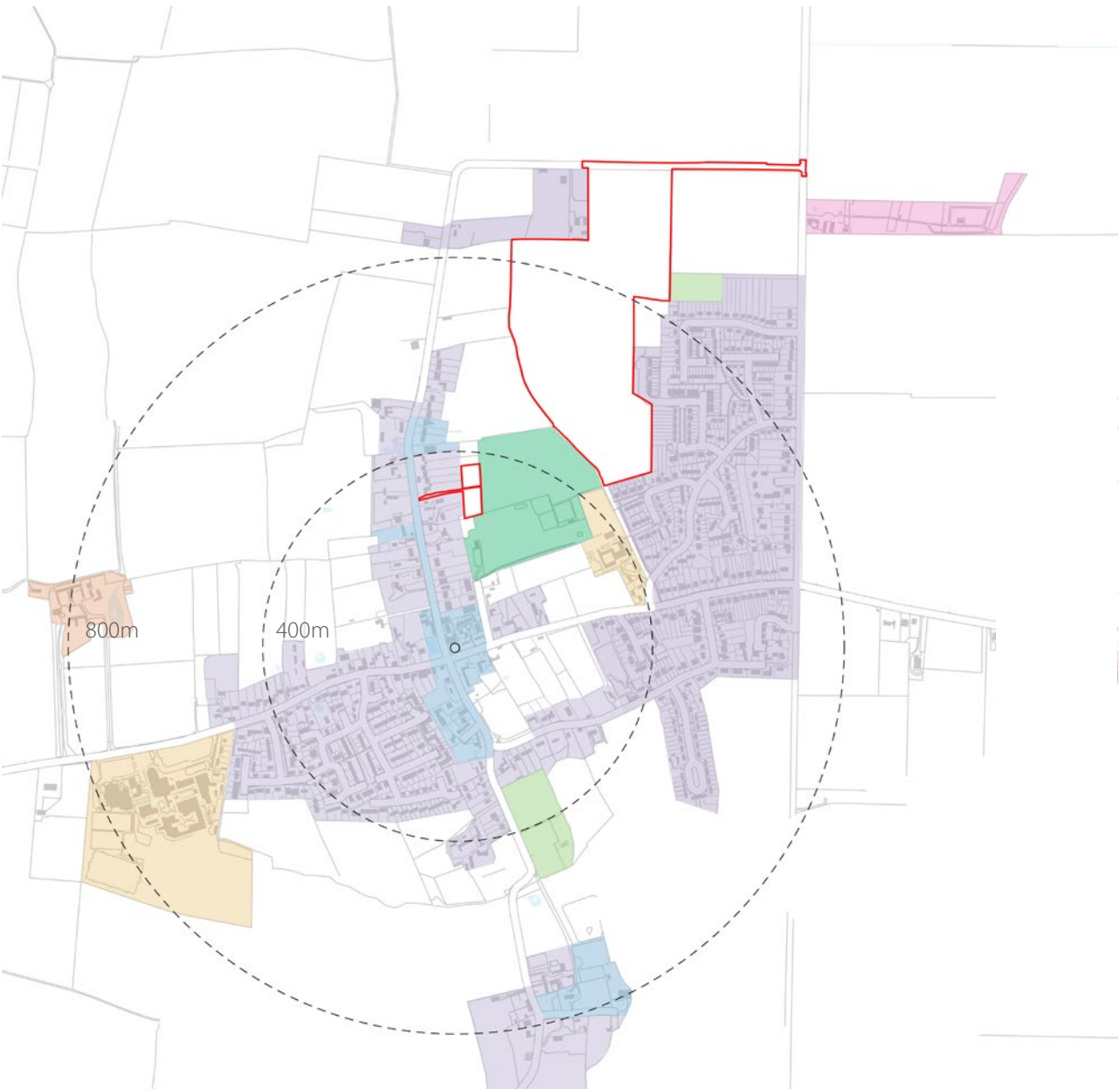


Aerial View



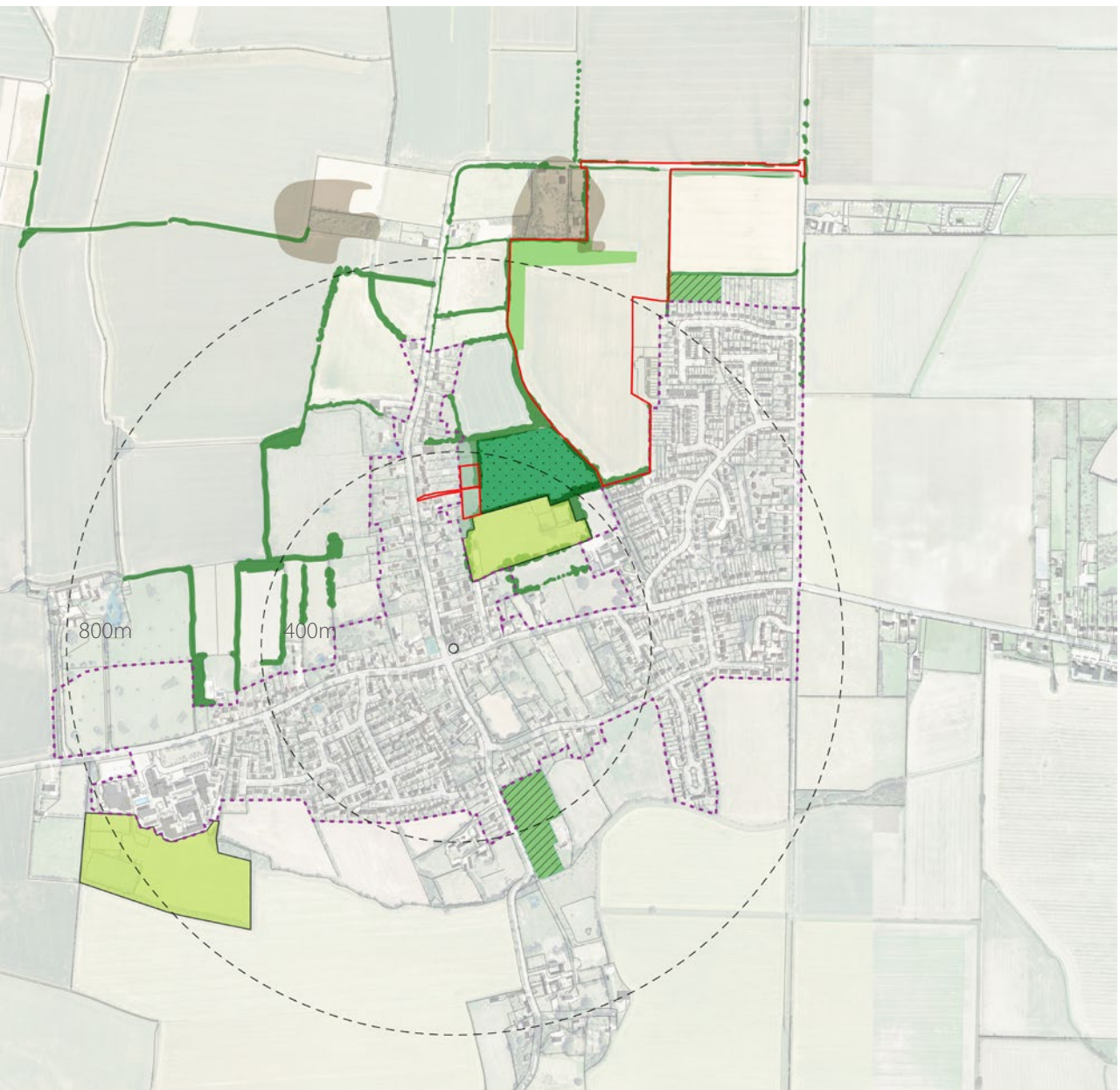
Wider Infrastructure

Land Uses



- Site Boundary
- Residential
- Education
- Allotments
- Playing fields
- Highfield farm touring park
- Other public uses
- Employment

Open Spaces & Ecological Designations



- Site Boundary
- Playing fields
- Existing tree planting
- Woodland Priority Habitat
- Allotments
- Recreation Ground / Community Asset
- Hedgerows
- Traditional Orchards Priority Habitat
- Public Rights of Way (PROW)

A number of Public Rights of Way connect key aspects of the village together. The Diamond Jubilee Walk, although not a PRow also serves as a link between key parts of Comberton.

The proposed 'Comberton Greenway' will be an active travel route from Comberton into Cambridge. It will be one of twelve Greater Cambridge Greenways. The aim of these Greenways is to make it easier and safer for walkers, cyclists and horse riders to travel in and out of the centre of Cambridge.

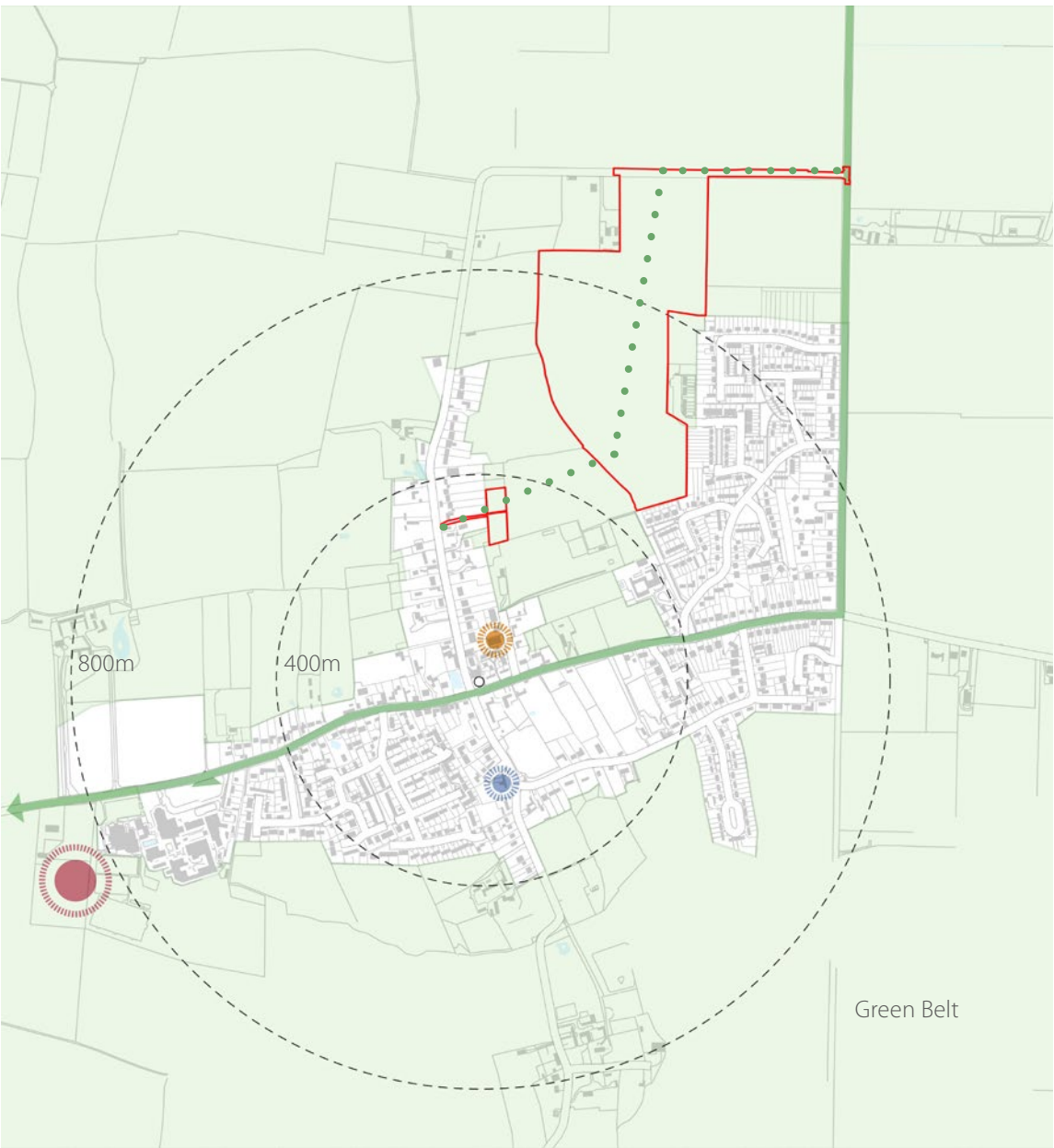
The vision for the new development is that it will compliment and add to the existing range of community facilities within Comberton. There are exciting opportunities to make meaningful new connections to the wider movement network and Comberton Village centre.

Transport



- Site Boundary
- Proposed Comberton Greenway
- PRow (public right of way)
- Diamond Jubilee walk
- Possible cycle route

Strategic Opportunities



- Site Boundary
- Green Belt boundary
- Comberton Greenway
- Potential to support Greenway
- Village Hall
- Local Public House
- Leisure Facilities