4.0 Conclusion & Parameter Plans

4.1 Parameters
1.0 INTRODUCTION

1.1 THE PROJECT
This Design and Access Statement Addendum has been prepared by LDA Design on behalf of Gladman Developments Ltd (GDL). This document is supplemental to the Design and Access Statement that was prepared in support of an Outline Planning Application at Rampton Road, Cottenham (referred to in this document as ‘the Site’).

The original application was submitted in May 2016 (S/1411/16/OL) and sought permission for residential development incorporating up to 200 homes and up to 70 apartments with care (C2), and associated public open space.

The application was submitted in outline, with all matters reserved except access.

1.2 THE PURPOSE OF THIS DOCUMENT
The aim of this document is to present a coherent explanation for the changes to the proposed development of the Site, taking into account the following matters:

- Relocating the Apartments with Care adjacent to the secondary access road;
- Realignment of drainage basin allowing for greater depths of woodland planting;
- A new pedestrian and vehicular access to the south-east of the site creating a link to the outline application Persimmon site (S/1606/16/OL) and the approved Endurance site (S/1952/15/OL) beyond; and
- Increased tree planting along the north-western development edge, particularly to the south-western corner of the residential area.

The changes outlined in this Addendum do not change the principles established in the submitted Design and Access Statement, a document which as amended continues to give a robust account of the proposed development.

1.3 DOCUMENT STRUCTURE
The main sections and the content of the document are:

Section 1: Introduction
Sets out the scope and aim of the document.

Section 2: Reasons for the Amended Scheme
Provides a review of changes to the strategic context along with comments received regarding the site proposals.

Section 3: The Revised Proposals
Presents the revised Development Framework and Illustrative Masterplan. Explains the principles that underpin the amended illustrative masterplan regarding drainage, access and movement, landscape and green infrastructure, character and urban structure.

Section 4: Conclusion & Parameters
Provides a brief summary of the key parameters supported by a Parameter Plan.

FIGURE 01: SITE CONTEXT PLAN
The revised scheme has been informed by consultation with SCDC, including the Case Officer and Huskisson Brown Associates (HBA), representing SCDC with regards to landscape matters.

**2.1 SCDC INVOLVEMENT**

Following receipt of SCDC Case Officer comments regarding the proposals on 14 September 2016, GDL met with SCDC to discuss the impact of the comments on the proposals on 26 September 2016.

The Council determined that, in order to progress towards a positive resolution of matters, the parameters of the proposed development must be appropriately addressed. These matters are as follows:

- Appropriate amendments to the proposed Development Framework and Illustrative Masterplan showing:
  1. The relocation of Apartments with Care closer to the secondary entrance where it is better related to the village;
  2. The creation of a vehicular and pedestrian link between the Site and adjacent proposed developments off Oakington Road, including the outline application Persimmon site (S/1606/16/OL) which would also link to the approved Endurance site (S/1952/15/OL) (see Figure 02 opposite for locations); and
  3. Additional tree planting along the north-western built edge, particularly to the south-western corner.
- Provide detailed Parameters in relation to the layout of the proposed development including density, building height and landscaping in particular.

**2.2 HBA INVOLVEMENT**

HBA produced a Landscape Consultation response dated 05 September regarding the proposed development at the Site, raising an objection in relation to landscape.

LDA Design contacted HBA on 05 October 2016 to discuss the parameters of the proposed development in order to reassure HBA that the scheme had been designed to minimise effects on landscape and visual receptors and enhance the landscape in accordance with SCDC District Design Guide.

It was agreed that a Parameters Plan would be produced that confirmed:

- The proposed built form within the Site would not exceed two storeys (8.5m above finished floor level to ridge height of buildings);
- The proposed density within the Site to transition from a more dense urban core to a less dense, informal edge;
- The mitigation planting of a replacement hedgerow along Rampton Road to allow visibility splays at new junction; and
- The re-aligned drainage basin within the proposed woodland area.

The Parameter Plan is found at Section 4 of this document.
The amended Development Framework opposite responds positively to the matters raised in Section 2 of the DAS Addendum. The changes to the Development Framework are as follows:

- Apartments with Care have been located immediately north-west of the secondary access road, behind existing development off Rampton Road, in order to have a better relationship with the village. Residential development replaces the previous location for the Apartments with Care;

- A vehicular and pedestrian access is proposed to the south-east to provide a link with the neighbouring outline and approved application sites S/1606/16/OL and S/1952/15/OL respectively;

- The drainage basin has been realigned to allow for a greater area of woodland in the north-west of the site.

- Additional tree planting has been located along the north-western edge of the proposed built development, particularly around the south-western corner of the residential area.
3.2 ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan identifies how the principles set out in the revised Development Framework could be applied in a layout that responds sensitively to the Site’s constraints, characteristics and opportunities to provide a sustainable and viable development.

Its purpose is to demonstrate how the development parameters identified can be accommodated alongside the proposed and existing open space and landscape features.

This plan is for illustration only; it is not sought for approval at this stage.

The Masterplan illustrates the following:

- Up to 200 dwellings of varying size and tenure as well as up to 70 apartments with care;
- A hierarchy of streets and “drives” differentiated by the use of varying widths and materials;
- The relationship between the Site’s open spaces and residential areas; and
- The integration of the development with the existing edge of Cottenham, enhancing the green edge to the village in views from the west and north west.

Further detail regarding the illustrative layout, the movement network and the site-wide landscape treatment can be found in the following pages.
3.0 THE REVISED PROPOSALS

The Illustrative Masterplan presented on page 7 of this document is underpinned by a series of frameworks or layers which combine to deliver the overall spatial vision for the Site. The next few pages examines each of these frameworks in turn, demonstrating in greater detail how a masterplan for the Site could function.

3.3 PRINCIPAL LAND USES

The Site’s Principal Land Uses as presented in the Illustrative Masterplan, are shown on Figure 05 opposite.
3.4 SURFACE WATER DRAINAGE

Section 5.2 of the submitted DAS included a drainage plan forming the basis of the Outline proposal.

The revised drainage strategy, opposite still incorporates Sustainable Urban Drainage Systems (SUDS) to control the surface water discharge from the development in order to mimic the pre-development greenfield runoff rates. This includes some retention in an on site drainage basin next to the Site’s northern boundary.

The indicative strategy, subject to further detailed investigations and drainage design, is illustrated on Figure 06 opposite, and includes the following:

- Gravity based system within the proposed road network utilising Site topography, draining surface water naturally to the north;

- Relocation of proposed detention basin at the Site’s lowest point to retain excess water within the Community Woodland.
3.5 VEHICULAR ACCESS STRATEGY

Section 5.3 of the submitted DAS included an access and movement plan forming the basis of the Outline proposal.

Vehicular access to the Site continues to be provided off Rampton Road along the north eastern boundary of the Site, but an additional secondary access to the south-east links with neighbouring development sites. This link will provide vehicular and pedestrian access between the Site and the adjacent Persimmon application site (S/1606/16/OL) and potentially the approved Endurance site (S/1952/15/OL) beyond.

The relocation of the Apartments with Care has meant that the street layout has had to be amended slightly, but there remains a clear hierarchy of streets within the Site, as illustrated on Figure 07 opposite.
3.6 GREEN INFRASTRUCTURE

Section 5.4 of the submitted DAS included a drainage plan forming the basis of the Outline proposal.

The proposals continue to offer an opportunity to make significant enhancements to the Green Infrastructure (GI) of the site. The proposals include improvements to landscape character, biodiversity and recreation.

The amended masterplan, as shown on the plan opposite (Figure 08) includes additional tree planting along the north-western edge of the built development to further soften views towards the Site.

The realignment of the drainage basin allows for a wider area of planting between the site boundary and the drainage feature, enhancing the screening properties of the proposed Community Woodland in the north of the Site.

The following pages illustrate sections through the Site and how the underlying topography and proposed landscape planting successfully screen the development from views in the wider landscape, as well as meeting SCDC District Design Guide aspirations for creating a green edge to Cottenham by extending the Community Woodland around the village.
3.0 THE REVISED PROPOSALS

**Figure 09**: Section A-AA running through length of site illustrating sloping land in north-west of site and elevated plateau to south-east.

**Figure 10**: Section B-BB running through width of site illustrating the elevated plateau that continues from Rampton Road, through the site and beyond.
3.0 THE REVISED PROPOSALS

FIGURE 12: SECTION C-CC ILLUSTRATING EFFECTIVENESS OF PROPOSED PLANTING ONCE MATURE ALONG SOUTH-WESTERN BOUNDARY OF SITE

FIGURE 13: SECTION D-DD ILLUSTRATING EFFECTIVENESS OF PROPOSED PLANTING ONCE MATURE ALONG NORTH-WESTERN BOUNDARY OF SITE

FIGURE 14: SECTION E-EE ILLUSTRATING THE SOFT EDGE TO THE PROPOSED BUILT FORM WITHIN THE SITE
3.7 CHARACTER & DENSITY

Section 5.5 of the submitted DAS included a character plan forming the basis of the Outline proposal.

As shown on the plan opposite (Figure 16), the character of the Site is still broadly split into three character types; the formal core, informal edge and an informal green edge, albeit the built areas have changed slightly in response to comments from SCDC and the change in surrounding context with approved and proposed development immediately to the south-east of the Site.

Located towards the north and western edges of the developable area, the character of the proposals will be defined by larger properties at a lower density than elsewhere in the development. These houses generally front towards open space, are set back from the streets, have larger front gardens and a more varied building line, all contributing to an informal edge that responds well to the development’s settlement edge location.

Towards the centre and east of the Site, the houses within the formal core would generally be smaller then those at the Site’s edges and would be at a higher density. The higher density of the houses is more appropriate in this location being closer to the existing edge of Cottenham and adjacent to proposed development sites to the south-east (Persimmon and Endurance sites). The buildings would generally be aligned along the primary street loop road and feature shallow setbacks and consistent building lines, particularly along the Site’s Green Corridor which is designed to reflect the historic linear settlement pattern along Main Street in Cottenham Conservation Area.

3.8 BUILDING HEIGHT

The proposed development will only consist of 2 storey dwellings (8.5m above finished floor level to roof ridge), with units of slightly different architectural style and massing used in strategic locations to terminate key vistas and define key public open spaces.

LEGEND
- Site boundary
- Informal landscape setting
- Formal core
- Informal edge
3.8 URBAN STRUCTURE

Section 5.6 of the submitted DAS included an urban structure plan forming the basis of the Outline proposal.

The overall structure of the proposed development continues to a large extent to be determined by considerations of access and movement, the provision of green infrastructure and the response to landscape context. However, within this framework the arrangement of dwellings along the main public open space also has a key role to play in establishing an attractive and legible environment.

The plan opposite identifies the key structuring elements of the proposed development as presented in the revised Illustrative Masterplan. The key change being the relocation of the Apartments with Care, which overlooks the green corridor to provide informal surveillance of this public open space.
4.0 CONCLUSION & PARAMETERS

6.1 KEY PARAMETERS

The following parameters, as shown on the Development Framework and the Parameter Plan (dwg no. 4564_006) opposite and against which the proposals should be secured, are as follows:

- Planning Application Site Boundary: The Site area promoted by the applicant is approximately 14.16 ha;
- Land Use: The Site’s Land Use, as presented in the Development Framework, is apportioned as shown on the table opposite.
- Access: The primary and secondary vehicular access points to the Site will be from Rampton Road. The internal street layout of the Site is a reserved matter;
- Building Heights and Appearance: The scale and appearance of the proposed buildings within the Site is a reserved matter with exception to building height which is to be a maximum of 8.5m above finished floor level to roof ridge (2 storey buildings) and density which is outlined on the Parameter Plan. The internal layout of the buildings is also a reserved matter;
- Landscape: The proposals include large areas of new woodland planting, new lengths of native hedgerows to the Site boundary and a new community orchard.

<table>
<thead>
<tr>
<th>OVERAll site area</th>
<th>14.16 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND USE</td>
<td>ON SITE</td>
</tr>
<tr>
<td>Residential</td>
<td>6.23 ha</td>
</tr>
<tr>
<td>Public Open Space</td>
<td>7.43 ha</td>
</tr>
<tr>
<td>Green Infrastructure</td>
<td>0.44 ha</td>
</tr>
<tr>
<td>Total</td>
<td>14.16 ha</td>
</tr>
</tbody>
</table>

The extent of developable land for housing (up to 200 units) along with up to 70 apartments with care and directly associated uses totals 6.23ha. The proposed Public Open Space is 7.43ha which greatly exceeds the requirement as set out by South Cambridgeshire DC’s SPD.

6.3 CONCLUSION

The development of the Site will be in line with the development principles of the surrounding area, has been informed by a full consideration of the Site, its context and characteristics and is based on the fundamental principles of sustainability.

The proposed development is considered to offer a range of benefits for existing and new residents including:

- Close proximity to local amenities, in particular the recreation ground and Les King Wood as well as the village High Street;
- Good public transport, road, cycle and pedestrian connections to wider amenities and employment areas;
- Extents of development do not extend northwards beyond existing northern edge of the settlement along Rampton Road;
- The proposed development defines a more consolidated and positive western edge to Cottenham village.
- Enhanced green approach to Cottenham along Rampton Road and Oakington Road;
- New public open space through the centre and to the settlement edge enhancing the recreational and biodiversity functions at the edge of Cottenham; and
- Up to 40% new affordable homes.