

# Manor Oak Homes welcomes you to Beach Road, Cottenham

This is a **public consultation event** for the residential development of the parcel of land on the corner of Beach Road and Long Drove. The proposals will be an **Outline application** for the erection of a residential development containing up to **63 dwellings** including affordable housing, access, car parking and associated works, open space, landscaping, with all matters reserved except for access. The application will establish the principle of development.

The total site area is **2.05 Hectares** (5 Acres)

**63** proposed residential dwellings

The development will provide the following house types:

Market Dwellings:

2 Bedroom	<b>12</b>
3 Bedroom	<b>12</b>
4 Bedroom	<b>14</b>
<b>Total:</b>	<b>38</b>

Affordable Dwellings:

1 Bedroom	<b>10</b>
2 Bedroom	<b>10</b>
3 Bedroom	<b>5</b>
<b>Total:</b>	<b>25</b>

This is an illustrative mix and is subject to change following further discussions.

**40%** of the proposed dwellings will be affordable housing.

The areas of proposed **Public Open Space** totals **0.46 Hectares** and incorporates on site water attenuation (22% of the total area)

**Traffic calming** may be proposed on site as part of the development via use of subtle changes of surface finish and texture



This consultation has been organised to inform the local community of the emerging proposals and **to give you the opportunity to ask questions and make comments.**

Comment forms are available near the entrance and we would be grateful if you would assist us by completing one. All comments will be logged and given due consideration.

The exhibition boards and comment forms will be available on our website:

[www.manoroakhomes.co.uk/BeachRd-Cottenham](http://www.manoroakhomes.co.uk/BeachRd-Cottenham)

Comments should be sent to:  
[peter.mckeown@carterjonas.co.uk](mailto:peter.mckeown@carterjonas.co.uk)

## 1. INTRODUCTION

BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT





**About the Site:**

The site is located on the Eastern edge of Cottenham. The Cambridge Greenbelt lies directly south, on the opposite side of Beach Road. Our proposals must reflect the proximity of this. The site has some existing boundary vegetation that we will seek to retain where possible. No part of the site is liable to flooding and there are no current Tree Preservation Orders (TPO's ) in place.

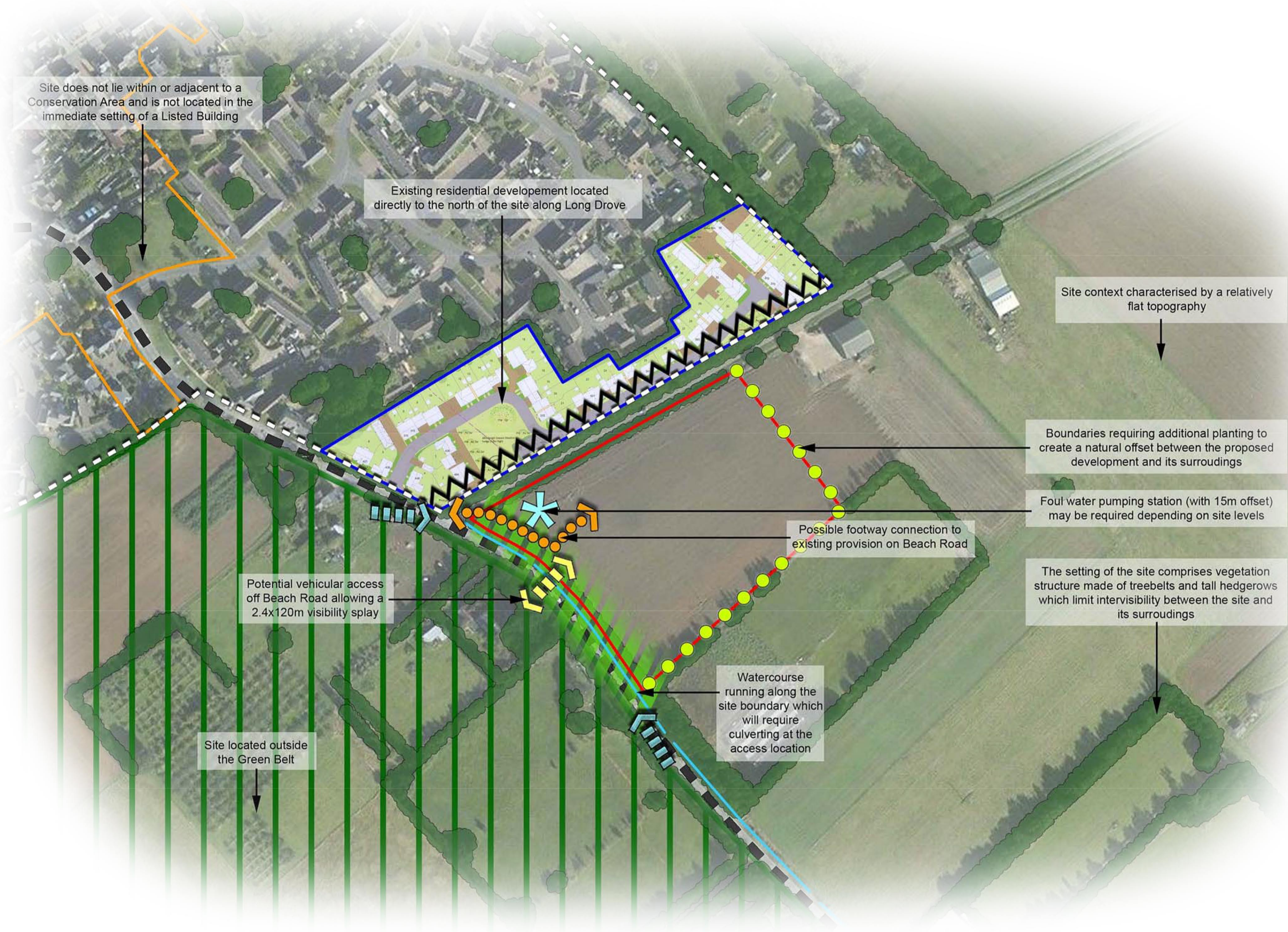
**Planning Background:**

The Planning Policy context for the proposed development is provided by the National Planning Policy Framework (NPPF) and the adopted South Cambridgeshire Local Development Framework (LDF). The site is an undeveloped parcel of land that is adjacent to the existing boundary of the Development Framework for Cottenham with residential development present on the opposite side of Long Drive. It is easily accessible to the services and facilities provided within the village.

Cottenham is identified as a Minor Rural Centre in the Councils adopted LDF, however within the emerging Local Plan it is to be upgraded to a Rural Centre. It is one of the largest and most sustainable villages in the District and is therefore a suitable location for development. It is considered that the proposed development represents an appropriate scheme for the site, it will provide needed housing, including a mix of both market and affordable. South Cambridgeshire has accepted that there is a shortfall in housing land supply in the District and as a result the principle of providing residential development on the site is acceptable in planning terms. The planning application will endeavour to deliver the associated LDF policy requirements.

**2. PLANNING POLICY CONTEXT**  
 BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT





- Key:
- |                                                                          |                                     |                                                            |                                                        |
|--------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------|--------------------------------------------------------|
| Application Site Boundary                                                | Interface with Built-up Edge        | Additional Planting Required to Create a Robust Green Edge | Water Course                                           |
| Approved New Built Residential Development (Site LPPS 2013)              | Main Road Corridor                  | Cambridge Green Belt                                       | Potential Location of Foul Water Pumping Station - TBC |
| Key Vegetation Structure and Woodland Blocks                             | Proposed Vehicular Access           | Cottenham Conservation Area                                | Key View                                               |
| Important Boundary Vegetation to Be Retained and Infilled Where Required | Proposed Pedestrian Access Required | Existing Built-up Edge                                     |                                                        |

The site and its surroundings have been assessed to identify their key landscape characteristics and how they relate to the wider context. This information has been used to inform the layout and associated Public Open Space.

The site is located next to an existing new development recently completed by David Wilson Homes (to the north west). A small road called Long Drive separates our site from the adjoining development. The site is comprised of a number of typical field hedge boundaries and a denser landscaped boundary to Beach Road.

There is an opportunity to create a new pedestrian link within our site, away from Beach Road through potential Public Open Space. The proposed landscape treatment will seek to strengthen existing boundary vegetation to filter views and soften the development from the open countryside. A new linear Local Equipped Area of Play (LEAP) is proposed along one of the linear POS boundaries.



# 3. SITE APPRAISAL

## BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT





# 4. ILLUSTRATIVE MASTERPLAN

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**Example Precedent Play Images**





Existing vegetation associated with the south eastern site boundary retained an enhanced as part of the landscape strategy.

Proposed naturalistic trim trail equipment located along the linear park, providing opportunities for informal play.

Additional tree and shrub planting provides a defensible green edge to the proposed development, assisting in integrating the proposals into the wider countryside setting to the south east.

Proposed swathes of shrub planting and hedge planting defines the linear park.

- Key:**
-  Existing Trees and Vegetation to be Retained
  -  Proposed Tree Planting
  -  Proposed Shrub and Hedgerow Planting
  -  Proposed Trim Trail Equipment with Bark Chipping Matting
  -  Proposed Hoggin Path

Singular hoggin path traversing the linear park along the south eastern and north eastern site boundaries.

**Example Precedent Landscape Images**



Open space designed for informal recreation and communal amenity breaks up the development and assists in integrating the new built form. These areas comprise of informal recreation space, pedestrian linkages, informal seating areas and attenuation features which will be planted with marginal / reed planting and wet meadow mixes to contribute positively to the biodiversity of the local area. Structural native planting and native trees will be included within these spaces.

The proposed streetscenes will be defined by soft landscaping which include appropriate feature tree planting, ornamental and flowering shrubs and formal hedges to assist in placemaking. Ornamental species will be incorporated to provide variety and colour and will be more appropriate to the residential context, while the use of native species where possible will assist in extending the biodiversity enhancements across the site.

# 5. PUBLIC OPEN SPACE

BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT





Proposed children's play space comprising naturalistic timber equipment.

Proposed development set back from existing vegetation associated with the southern corner and south western site boundary, ensuring space for future long term health.

Proposed attenuation basin in the southern corner of the application site. Opportunities to provide ecological enhancements through reed / marginal planting and wet grassland seeding to the south, with a potential informal recreation area to the north.

The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset the proposals have sought to respond to, and where possible enhance, the existing vegetative features of value within the site, including the retention of existing field boundaries and key trees. When combined with the proposed tree planting it is considered that the site positively contributes to the green infrastructure of the localised setting. This green strategy will not only contribute to the sustainability of the site, but also assist in creating a high quality development which integrates well with Cottenham and is conducive to happy and healthy family life.

The landscape proposals have been informed by the site constraints and opportunities, and local policy objectives to ensure that an appropriate and high quality landscaped setting is achieved. The key objectives are to:

- Retain key components of the existing vegetation and treescape associated with the site's boundaries to assist the integration of the proposals into the receiving environment.
- Where possible, reinforce the existing, retained planting with appropriate new planting to assist the integration of the proposals.
- Ensure opportunities for habitat creation and biodiversity enhancements are maximised.
- Ensure that areas of open space and green links are maintained to maximise the development's contribution to localised and wider green space provision.
- Provision of a linear park in along the south eastern site boundary, comprising a trim trail and children's play space.

# 6. GREEN SPACE & BIODIVERSITY

## BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT

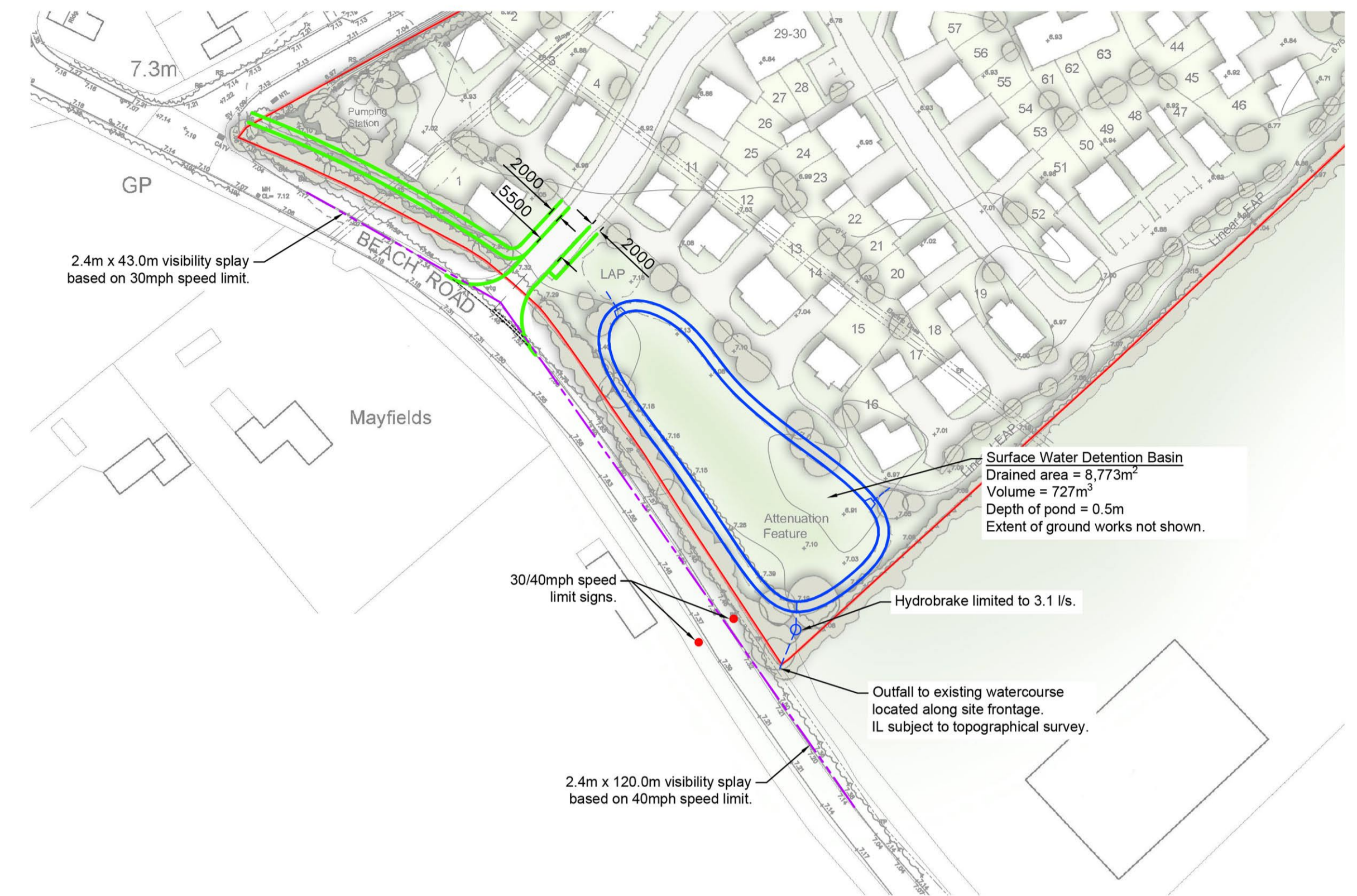
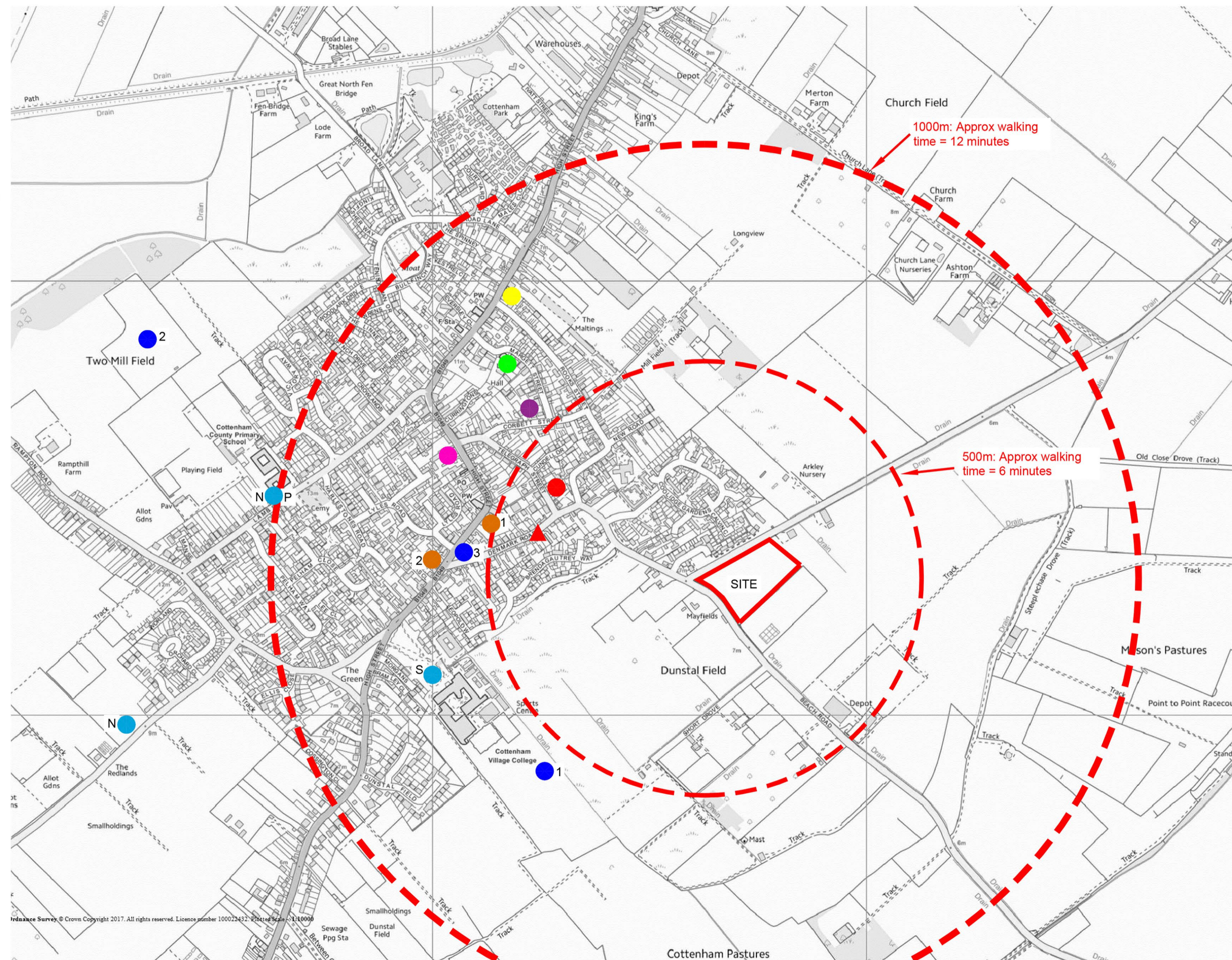


Cottenham is considered to be a sustainable village which benefits from a range of existing services and facilities including: primary school, secondary school, post office, sports and recreation facilities and employment opportunities.

There is an existing bus stop at Telegraph Street, Cottenham, approximately 485m to the north west of the proposed site access. This stop is served by buses providing regular links to and from Cambridge and Histon.

The proposed development is located in a sustainable location and is located within acceptable walking and cycling distance of local facilities, including the primary school.

The site can be accessed off Beach Road with a footway link via Long Drive. Visibility Splays, relevant to the speed limit, will be acknowledged and adhered to.



The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the existing highway network via Beach Road. A Transport Statement has been undertaken which shows that the proposed development will not have an adverse impact on the highway network.

Car and cycle parking for the development will be provided in line with guidance set out in the Cambridgeshire's Design Guide for Streets and Public Realm 2007.

The drainage for the site will be designed in line with current legislation.

Sustainable Urban Drainage Systems (SUDS) will be utilised on the site. Surface water will discharge to the existing watercourse located adjacent to Beach Road and will be attenuated to greenfield runoff rates using a detention basin. Foul water will discharge to Anglian Water's foul sewer network.

- KEY**
- Site Boundary
  - Doctors Surgery (D)
  - Dentist
  - Pharmacy
  - Schools  
Nursery (N) / Primary (P) / Secondary (S)
  - Library
  - Post Office
  - Convenience Store  
1. Co-op  
2. Costcutter
  - Leisure Facilities  
1. Leisure Centre  
2. Recreation Ground  
3. Pub - The Chequers
  - ▲ Bus Stop

## 7. HIGHWAYS & DRAINAGE

BEACH ROAD, COTTENHAM - RESIDENTIAL DEVELOPMENT



### Properties by Number of Bedrooms



KEY

<span style="color: purple;">■</span>	Four + Bedroom	14
<span style="color: red;">■</span>	Three Bedroom	17
<span style="color: blue;">■</span>	Two Bedroom	22
<span style="color: green;">■</span>	One Bedroom	10

### Properties by Tenure



KEY

<span style="color: darkred;">■</span>	Affordable Units	25 (40%)
<span style="color: green;">■</span>	Private Units	38 (60%)

### House Types:

The housing mix has been designed to be in accordance with local need and information contained within the latest Strategic Housing Market Assessment and Local Policy.

New properties will not back onto the sensitive boundaries addressing the open countryside. Dwellings along the 3 sensitive edges will front out, providing a strong and traditional development edge providing passive surveillance to the new public open space.

The affordable housing will be provided in 3 distinct clusters addressing different parts of the site for added variety and enjoyment.

**Manor Oak Homes thanks you for your attendance.**

Engagement with the local community is an important part of the planning process and your views are important to us.

Comment forms are available near the entrance and we would be grateful if you would assist us by completing one. All comments will be logged and given due consideration.

Comment forms should be left at the exhibition or sent to us at the following address:

[peter.mckeown@carterjonas.co.uk](mailto:peter.mckeown@carterjonas.co.uk)  
[www.manoroakhomes.co.uk/BeachRd-Cottenham](http://www.manoroakhomes.co.uk/BeachRd-Cottenham)

**Thank you for attending.**

House types will reflect local style and detailing. Corner units could be dual aspect with two active frontages to provide a more active and well surveyed street scene.

This illustration is representative of the proposed street scene. It provides an idea of the overall form and scale of the development, but does not seek to provide a 'finished' look due to the outline nature of the planning application.



Beach Road

# 8. HOUSING MIX & DESIGN

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