

## Introduction

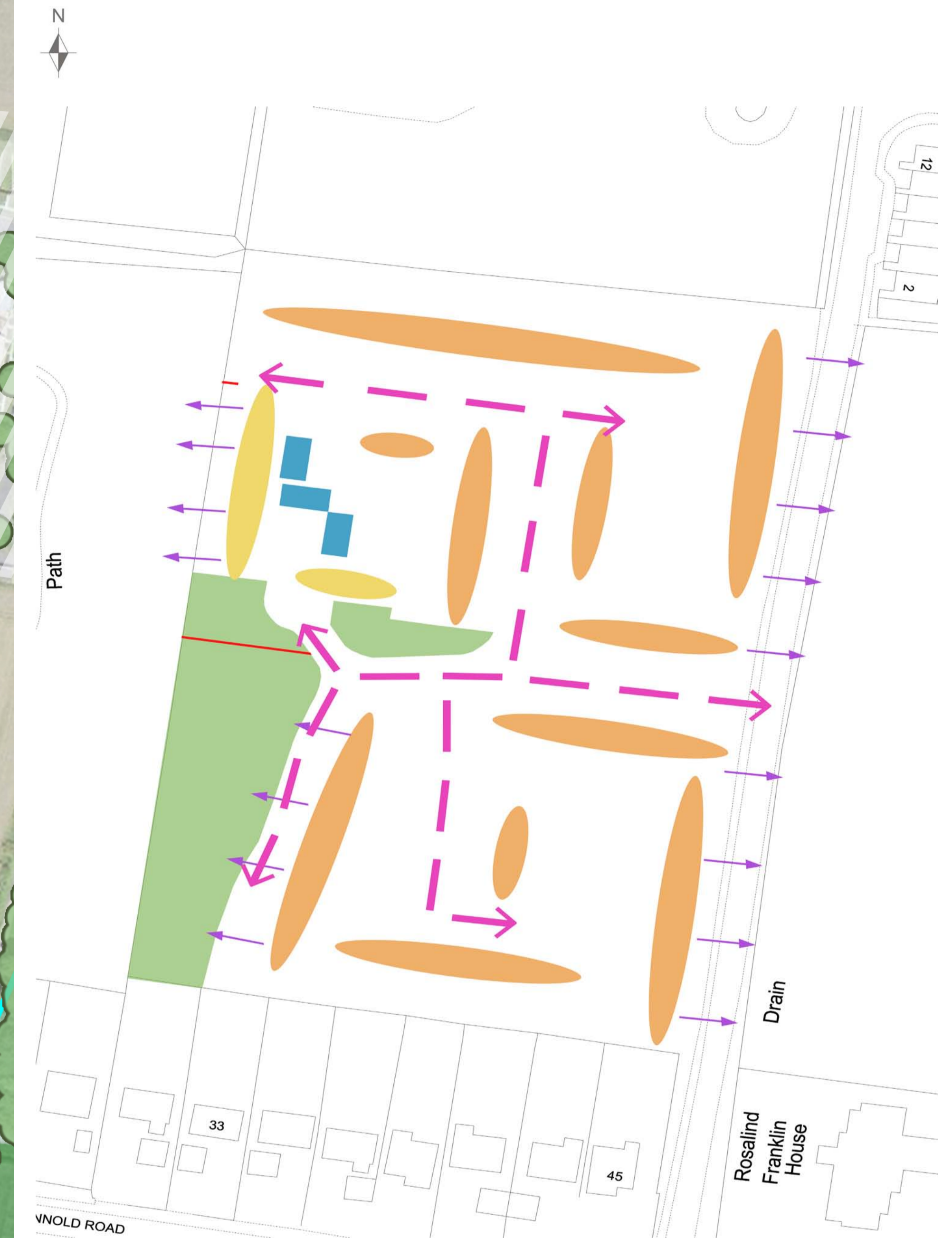
Manor Oak Homes are working with a team of consultants to submit a full planning application for up to 60 new homes on land to the West of Cody Road at Waterbeach in Cambridgeshire. The development is situated North of both the village centre and Merton Park. Access to the development will be situated on the East boundary of the site via Cody Road.

Waterbeach is a large fen-edge village located approximately 6 miles North of Cambridge. The village can be accessed via the A10 which connects the village to various main road networks. The village has good public transport links with Cambridge which offers a large variety of facilities. The village itself offers a wide range of services and facilities which are within walking and cycling distance of the site.

This exhibition shows the initial examination of the site, outlines proposals for its redevelopment and seeks your views to inform the forthcoming planning application.



## 2.0: Site Analysis: Constraints and Opportunities



### Key

- Site Boundary
- Existing Trees
- Development Frameworks (Policy DP/7)

- Conservation Area (Policy CH/5)
- Environment Agency Flood Zone 2 Medium Risk (Policy NE/11)
- Protected Village Amenity Area (Policy CH/6)
- Green Belt (Policies ST/1, GB/1, GB/2 & GB/3)

### Key

- Apartments
- Housing
- Housing looking out of the site
- Public Open Space
- Apartment Car Parking
- Proposed Road
- Proposed Footpath

## 3.0: Site Analysis: Planning Policy, Archaeology and Ecology

### Planning Policy

The Planning Policy context for the proposed development is provided by the National Planning Policy Framework (March 2012) and the adopted South Cambridgeshire Local Development Framework.

The site is an undeveloped parcel of agricultural land that is immediately adjacent to the existing boundary of the Development Framework for Waterbeach. It is accessible to the services and facilities provided within the village by walking, cycling and public transport.

Waterbeach is identified as a Minor Rural Centre in the Council's LDF, making it a suitable village for some additional development. South Cambridgeshire District Council are currently in the process of preparing a new Local Plan for the area and The Strategic Housing Land Availability Assessment (SHLAA) has identified various site options for consideration in the new local plan; this site was viewed as one with development potential.

The recently produced Issues and Options Report has also identified the site as having development potential. 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. As there is a shortfall in housing land supply in South Cambridgeshire, the principle of providing residential development at the site is acceptable in planning terms. The planning application will endeavour to deliver the associated LDF policy requirements.

### Archaeology

Northamptonshire Archaeology has undertaken consultation with Cambridgeshire Historic Environment Team, in order to determine the necessary archaeological response. The adjacent site was evaluated in 2004 and some evidence for Roman activity was found (Historic Environment Record Number ECB2325).

Since further evidence for Roman activity is considered likely, it has been recommended by the Historic Environment Team that a programme of archaeological investigation is undertaken prior to any development on site. This would be secured through a negative condition applied to planning permission.



### Ecology

In early November 2012, First Environment Consultants Limited was instructed to carry out an Extended Phase 1 Habitat Survey of the site. This was undertaken to determine the presence of any important habitats or species which might be impacted on by potential development of the site.

Ecological data supplied by Cambridgeshire and Peterborough Environmental Records Centre revealed no statutory wildlife sites within a 2.0 km radius of the land, but there were three non-statutory nature conservation sites. Due to the distance between the sites and the land (>1.0 km), the presence of barriers including roads, a railway line and extensive residential areas, and the lack of any direct connectivity, the proposed development is unlikely to impact adversely on any of the citation species or habitats in these sites.

No rare vascular plants were recorded, and all species recorded were common and widespread.

The consultees for the desk study were:

- Multi Agency Geographic Information website;
- National Biodiversity Network Gateway website;
- Cambridgeshire and Peterborough Environmental Records Centre.

A total of nine species of bird were observed during the visit, of which all were Species of Low Conservation Concern (RSPB Green list). The only nests found were old, these belonging to Woodpigeon *Columba palumbus* and Magpie *Pica pica*.

Only one of the trees along the northern boundary contained an old woodpecker hole and some decay features, but these had very low potential for bat roosting and/or hibernation. Furthermore, the majority of site was thought to be of relatively low value to foraging or commuting bats, and the only cover was along the hedgerow and the line of trees, both of which are being retained.

## 4.0: Proposals: Transport and Drainage

### Transport

The proposed development of the site will result in a number of new vehicle trips on the highway network. The predicted number of trips are shown in the table below.

Proposed Vehicle Trips						
	AM Peak (0800-0900)			PM Peak (1700-1800)		
Mode	Arrivals	Departures	Total	Arrivals	Departures	Total
Person Trips	8	28	36	20	13	33

Table 5.4

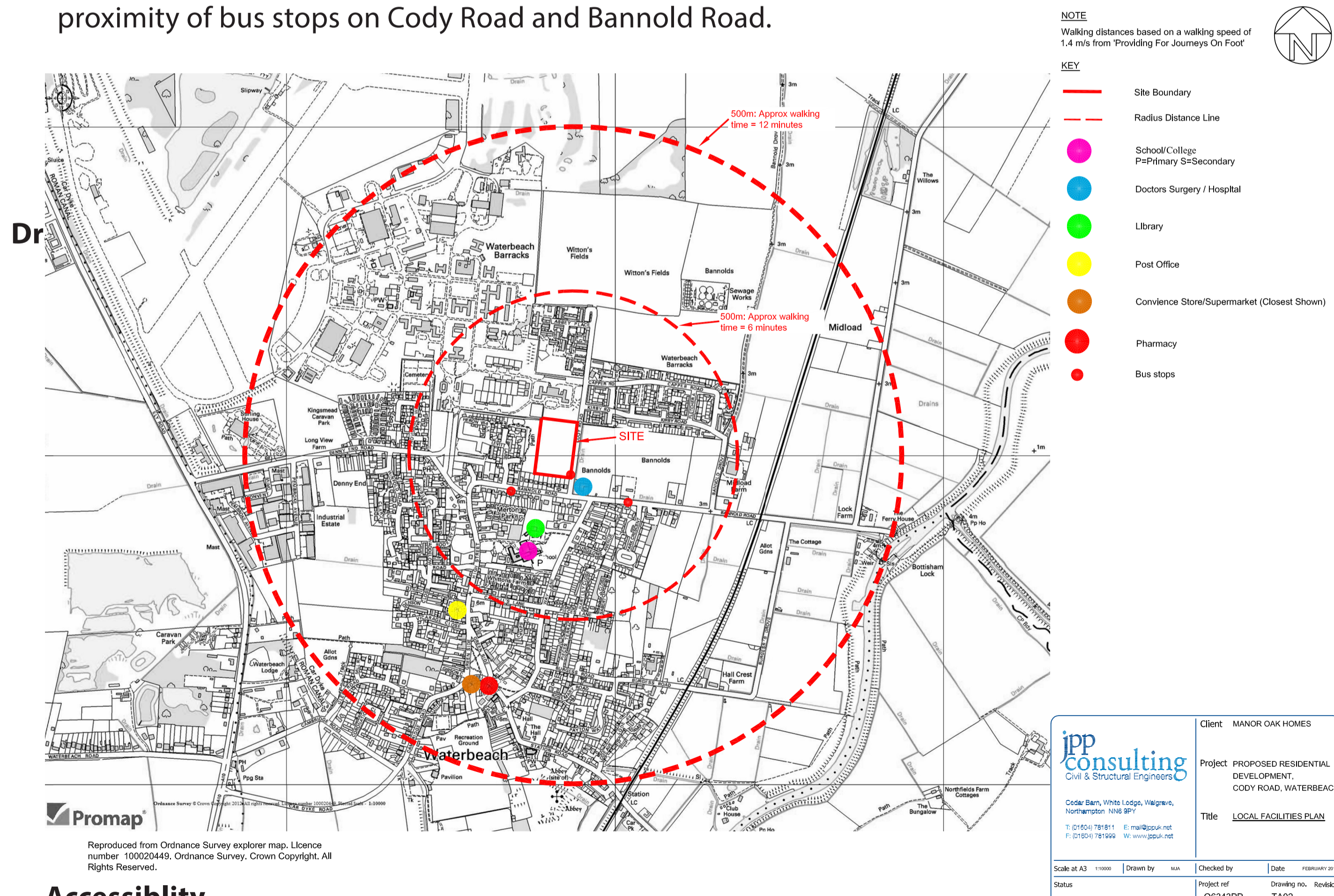
A Transport Statement has been completed to understand the impact of these new vehicles on the highway network. The Transport Statement concludes that any impact is minimal and generally insignificant.

### Parking

Car parking will be provided on site for all dwellings generally in line with South Cambridgeshire County Council's parking guidelines.

### Accessibility

The proposed development is located within a sustainable location which is within acceptable walking and cycling distances of many local facilities. The proposed development is located within close proximity of bus stops on Cody Road and Bannold Road.



### Accessibility

### Design

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

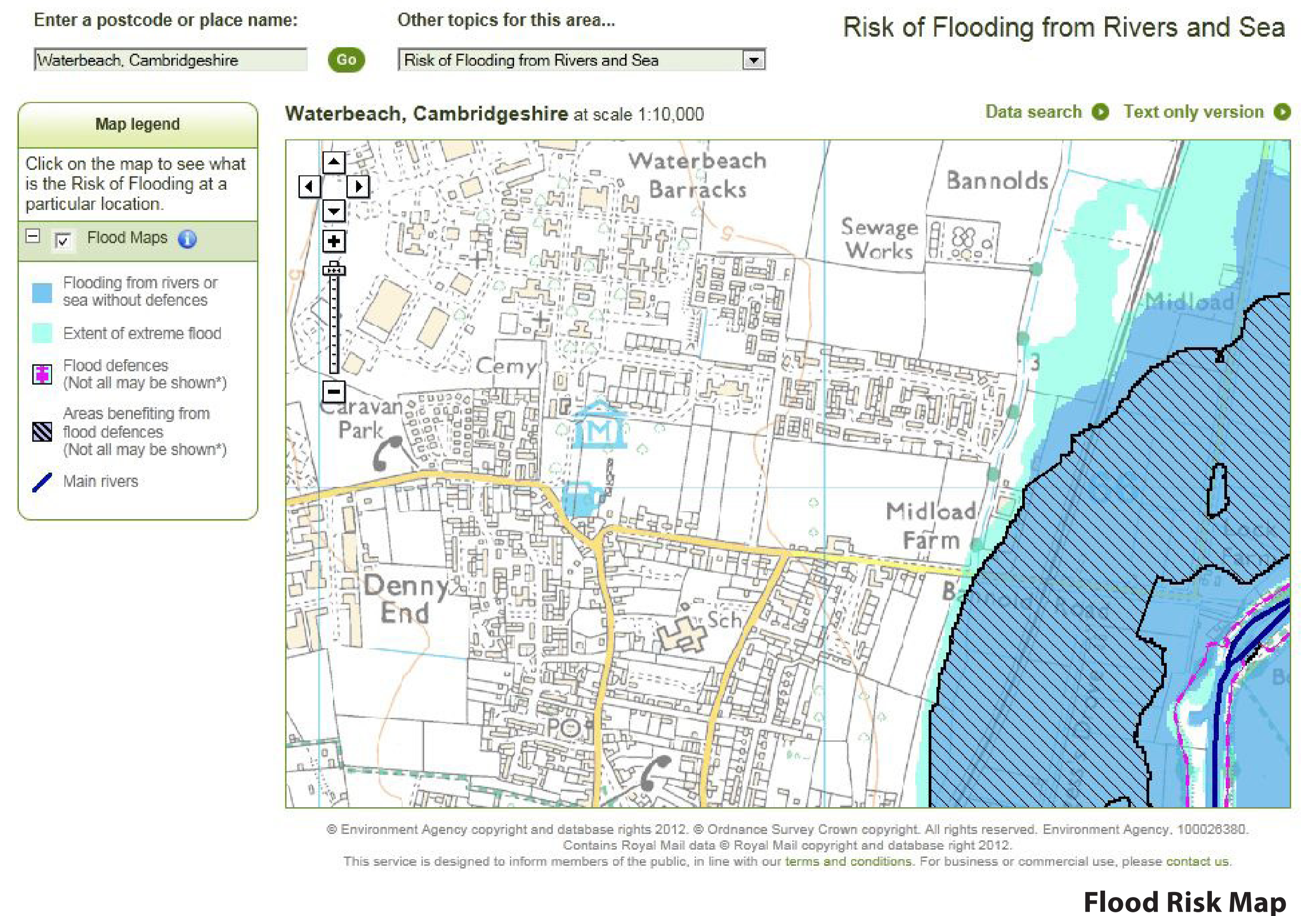
- Building Regulations Part H
- Sewers for Adoption 7th Addition
- Code for Sustainable Homes
- National Planning Policy Framework

Sustainable Urban Drainage Systems (SUDS) will be utilised including:

- Plots soakaways where underlying soil conditions are deemed appropriate.
- Attenuation features will be incorporated into the drainage design to provide temporary surface water storm attenuation during extreme rainfall events which will then discharge into the adjoining watercourse.

### Flooding

The site is located within Flood Zone 1 as defined by the Environment Agency's Flood Map. Flood Zone 1 is defined as a low flood risk zone with a risk of flooding less than 1 in 1000 years or 0.1%



## 5.0: Proposals: Masterplan

- The Masterplan is for identification purposes and shows a development of 60 dwellings.
- Most of the proposed dwellings are family houses ranging from compact 2 bed homes to larger 5 bed detached homes.
- There are also 12 apartments which are situated to the West of the site, overlooking both the proposed Public Open Space and the adjacent development. These properties will be a mixture of 1 bed and 2 bed apartments.
- Incorporated into the site are approximately 40% affordable dwellings ranging from 1 bed apartments to 4 bedroom family homes. These dwellings have been distributed across the site to provide a variety of tenure.
- A linear Public Open Space is situated along the Western boundary of the site. This area will join the adjacent developments POS to create one large green space. Two new footpaths will be provided, linking the two developments together.
- The dwellings to the West of the development look out onto the Public Open Space for both this site and the adjacent development. The dwellings to the East of the site look out onto Cody Road and the open fields.
- The entrance to the site is situated off Cody Road and will have views directly through the development, straight onto the public open space.



## 6.0: Proposals: House Types and Street Scene



Conceptual House Types



Conceptual Image of Site Entrance



# LANDSCAPE MASTERPLAN

## CODY ROAD, WATERBEACH - RESIDENTIAL DEVELOPMENT

Key	
	Site Boundary
	Existing Trees
	Existing Shrub
	Proposed Trees
	Proposed Shrub
	Proposed Hedge
	Proposed Feature Shrub
	Proposed Wildflower Meadow

# 8.0: Proposals: Landscape Public Open Space

Key	
	Site Boundary
	Existing Trees
	Proposed Trees
	Existing Shrub
	Proposed Shrub
	Proposed Hedge
	Proposed Feature Shrub
	Proposed Wildflower Meadow

## Public Open Space

The Public Open Space (POS) has been placed to link up with and enhance the existing POS and playground to the west of the site. Established off-site hedgerows along the boundary are largely retained with new footpaths providing easy access and improved connectivity.

Play equipment from the Kompan-Robinia Range has been chosen for its use of natural materials. Additional interest is provided by the use of colour in the safety surface.

New planting will include a Wild Flower Meadow mix to increase biodiversity and provide additional interest by attracting wildlife to the site. Such mixes encourage bees, butterflies and other insects which provide prey for a variety of birds. Locating the wildflower meadow close to the play area will provide an opportunity for children to enjoy closer interaction with flora and fauna.



Natural wooden playground structures to be used to reflect the rural feel of Waterbeach. Playground equipment by KOMPAN - Robinia range or similar.



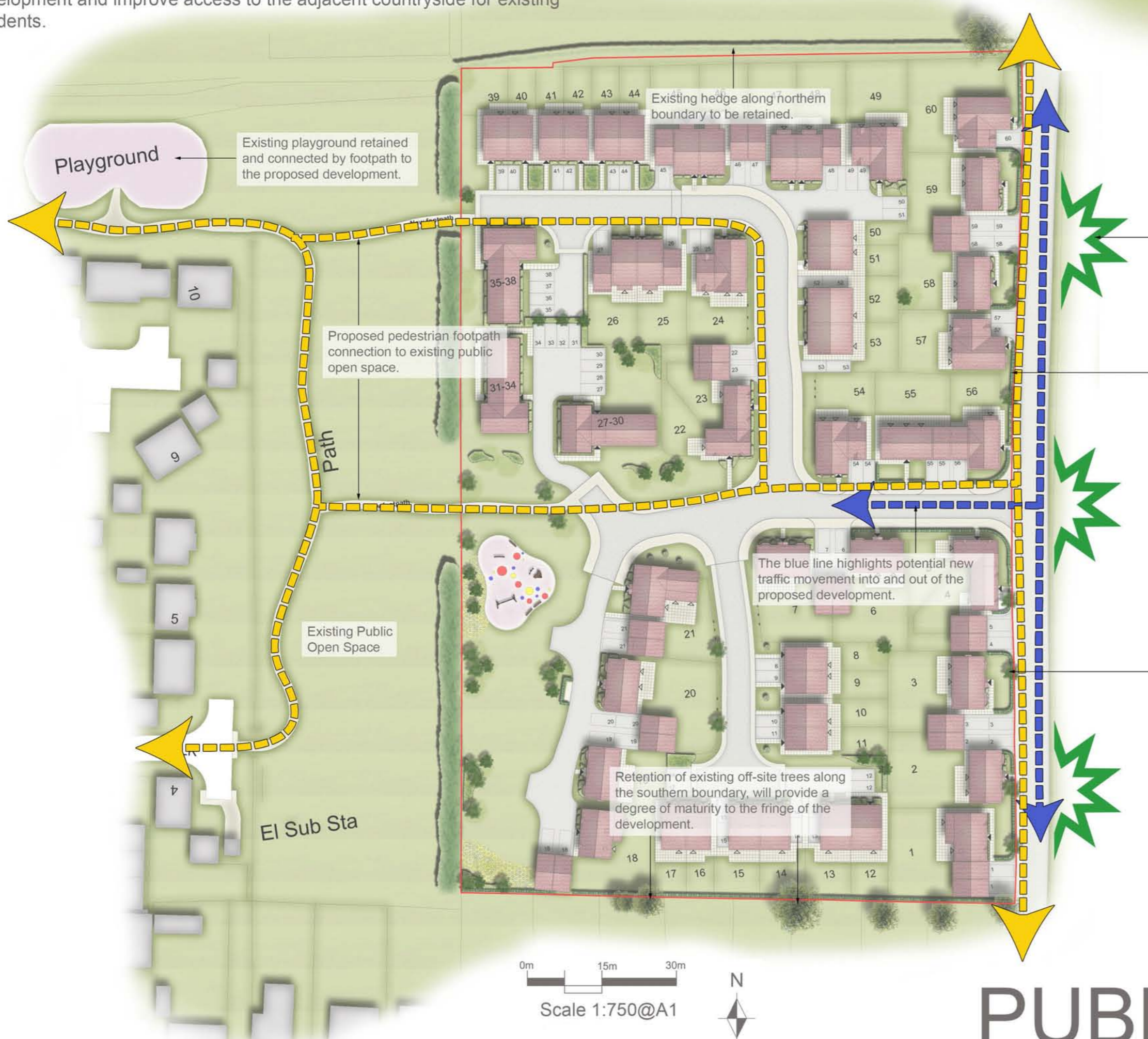
The above images reflect the desired intent to provide an attractive development, which blends well into the existing fabric of Waterbeach

The proposed buildings to the east, adjacent to the public open space, provide passive surveillance, by overlooking the POS.

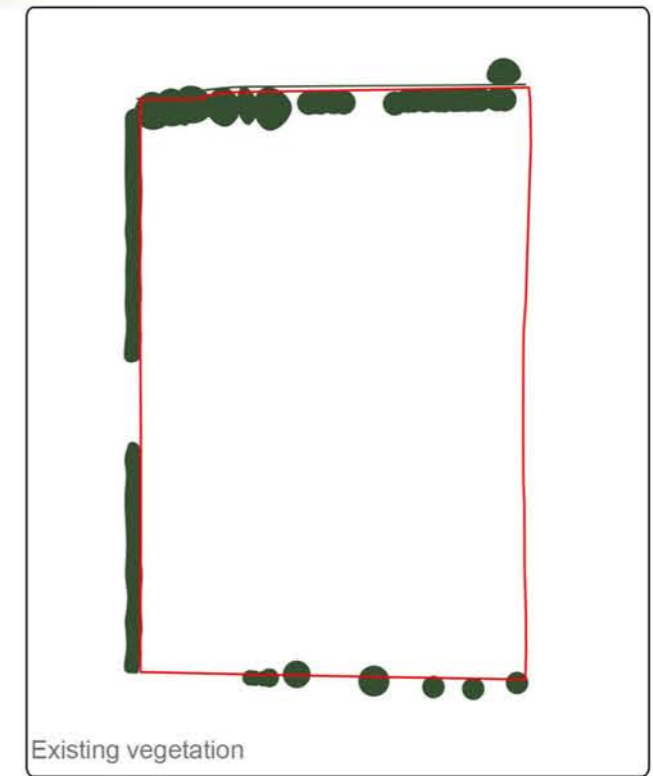


## Overview & Supporting Information

The proposed development is linked with the existing pedestrian infrastructure to the west. These footpaths aid in the integration of the new development and improve access to the adjacent countryside for existing residents.



### Existing & Proposed Vegetation



The two inserts above clearly demonstrate an improvement to the overall vegetation coverage.

# PUBLIC OPEN SPACE PLAN

## CODY ROAD, WATERBEACH - RESIDENTIAL DEVELOPMENT